



**BERKSHIRE
HATHAWAY**
HomeServices

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EXECUTIVE SUMMARY:

**9 Townhouse Lots, 2.7 Acres, 450 West Beidler Road
King of Prussia, Upper Merion Township
Montgomery County, Pennsylvania**

- Site is very close to Heuser Park and Valley Forge National Park
- Owner is completing the development approval process – final permitting is in progress
- Township, DEP and Montgomery County NPDES approvals in hand
- Aqua and HOP in progress
- The developer's agreement and improvement escrow will be completed by the Buyer
- Existing zoning – R-3A
- Proposed cul-de-sac with large open space will connect directly to Beidler Road – to be turned over to the HOA
- Public gravity sewer and public water are available to the site with sufficient capacity and reserved EDUs
- Public sewer edu tap in fee - \$10,100 per unit
- Fee-In-lieu of open space is \$2,000 per unit
- Units can be built separately as 3 and 6 unit buildings
- Listed price is \$1,900,000
- Buyer Broker / Coop Broker fee will be paid by the Buyer
- For further information contact Ed Ritti (610-306-3933)

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