BERKSHIRE HATHAWAY HomeServices

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EXECUTIVE SUMMARY:

91.34 +/- Acres, Highspire and Marshall Roads East Brandywine Township, Chester County, Pa.

- **Downingtown School District**
- **Zoned R2 Residential – single family homes**
- **Sketch Plans from Nave Newell are included**
- **Convenient location with multiple accesses to surrounding areas**
- **Sketches are predicated on On-site water and sewer – or Buyer can investigate existing public water and public sewer within 1.5 miles**
- **No existing property debt**
- **Price will be based on timing and density and deposits**
- **For further information contact Ed Ritti (610-306-3933)**

- **Cooperating / Buyer Brokers or Agents to be paid by Buyer and is not a subject of this offer and future Agreement of Sale with Seller**

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Important contacts –

Seller's Attorney – Willaim Burke – Unruh Turner Burke Freas - cell – 610-692-1371– wburke@utbf.com

Land Planner / Surveyor – Paul Lepard – Nave Newell a Howell Company

- **Cell – 267-431-9829 – plepard@navenewell.net**

Soil Testing – Ann Lane, Evans Mill Environmental – 610-458-8100 ext 100 alane@eme-llc.com

Title Insurance – Betsy Stephanou – Trident Land Transfer – 610-889-7677 Betsy.stephanou@tridentland.com

East Brandywine Township Manager – Luke Reven – 610-269-8230 lukereven@ebrandywine.org