

# For Sale

## Prime Development

### Tredyffrin Township, Chester County



#### Features:

- ◆ 6.12 +/- Acres
- ◆ Assemblage of additional parcels possible – total of 6.5 +/- Acres
- ◆ C-1 Zoning
- ◆ Public water, sewer and gas available
- ◆ Level with street / rolling topography

#### Location:

- ◆ Growing demographics
- ◆ Easy access to major highways
- ◆ Minutes from King of Prussia
- ◆ 1 hour to Philadelphia or Wilmington
- ◆ Convenient to public transportation

For additional information, please contact:



Gene Mastrangelo

**TORNETTA**



REALTY CORP.

910 Germantown Pike, Plymouth Meeting, PA 19462

610-279-4000 / FAX: 610-275-6787

Web Site: [Tornetta.com](http://Tornetta.com)

The foregoing information has been obtained from sources deemed to be reliable and the overlay of the subject site on the above aerial is approximate in location and dimensions. No warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

# Howellville Road, Tredyffrin Township

## Location, Location, Location .....



Overlay of the boundaries of the subject site on the above aerial are approximate in location and dimensions. No warranty or representation is made as to accuracy.

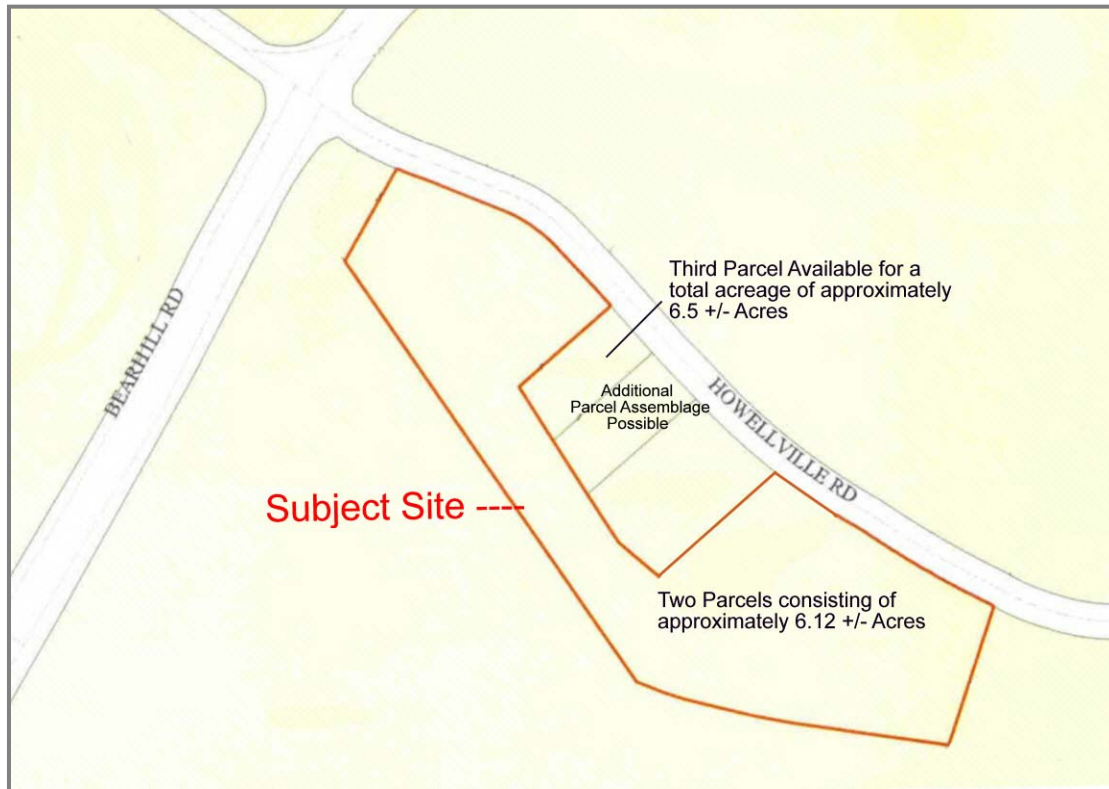


Prime development site suitable for office, retail, medical, financial institution, business or private school, cultural or philanthropic use. Easy access to major highways: minutes from King of Prussia, and approximately one hour from either Philadelphia or Wilmington. Topography is level with street and slightly rolling.

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# Parcel Information



This subject offering can consist of three (3) parcels, totaling approximately 6.5 +/- acres.

The following two (2) parcels totaling 6.12 +/- acres are to be sold as a package:

Parcel # 4310 00140400 has a lot size of 5.60 +/- acres for a total assessment of \$299,470 and Parcel # 4310 00140500 has a lot size of .522 +/- acres for a total assessment of \$7,520. Parcel # 4310 00140400 currently has a residence and meat processing plant on site (owner retiring); and Parcel # 4310 00140500 is vacant land.

An additional parcel may be added for a total assemblage of approximately 6.5 +/- acres.

The pertinent information on this additional property is:

Parcel # 4310 00140000 with a lot size of .380 acres for a total assessment of \$176,390. This site currently has a residence that is presently rented.

Total real estate taxes for the three (3) parcel assemblage for 2006: \$10,115.

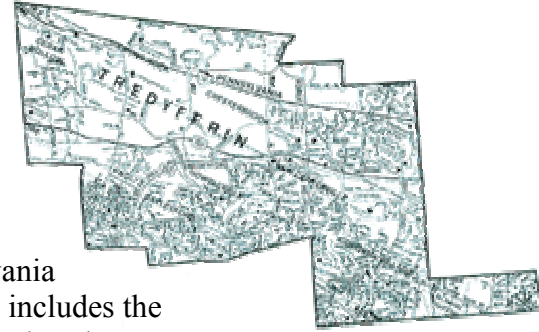
All utilities are available to the site and current zoning is C-1 Commercial District

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# Doing Business In Tredyffrin

Tredyffrin Township is a suburban community of Philadelphia with just over 29,000 residents. Tredyffrin Township serves as the gateway to Chester County and is convenient and accessible to shopping and major transportation crossroads: including Routes 202, 76, 30 and the Pennsylvania Turnpike. It also has many train stations along the Main Line. Tredyffrin includes the following postal regions: Wayne, Strafford, Radnor, Valley Forge, Chesterbrook, Berwyn, Devon, Paoli, and Malvern.



Tredyffrin Township has a rich history, serving as headquarters for many Revolutionary War leaders during the Valley Forge Encampment. It also has a rich welsh heritage and railroad history. Tredyffrin has a well-known school system, ample parks and recreation, and well-trained emergency service responders.

Additional Township information may be obtained by visiting the Township web site at [www.tredyffrin.org](http://www.tredyffrin.org) The Township posts electronic newsletters and updates to help their residents and property owners stay informed.

We believe Tredyffrin is a great place to do business!

## Tredyffrin Township Facts and Figures

- Formed as Township: 1707
- 2000 Census Population: 29,062
- Land Area: 19.8 square miles
- Municipal Roadways: 107 miles
- Miles of State Roads: 43 miles
- Numbers Residential Properties: 10,972
- Number of Commercial Properties: 432

Tredyffrin Township Administration  
1100 Duportail Road  
Berwyn, PA 19312-1079  
Phone: (610) 644-1400, Fax: (610) 993-9186  
Email: [tredyffrin@tredyffrin.org](mailto:tredyffrin@tredyffrin.org)

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# Chester County, Pennsylvania

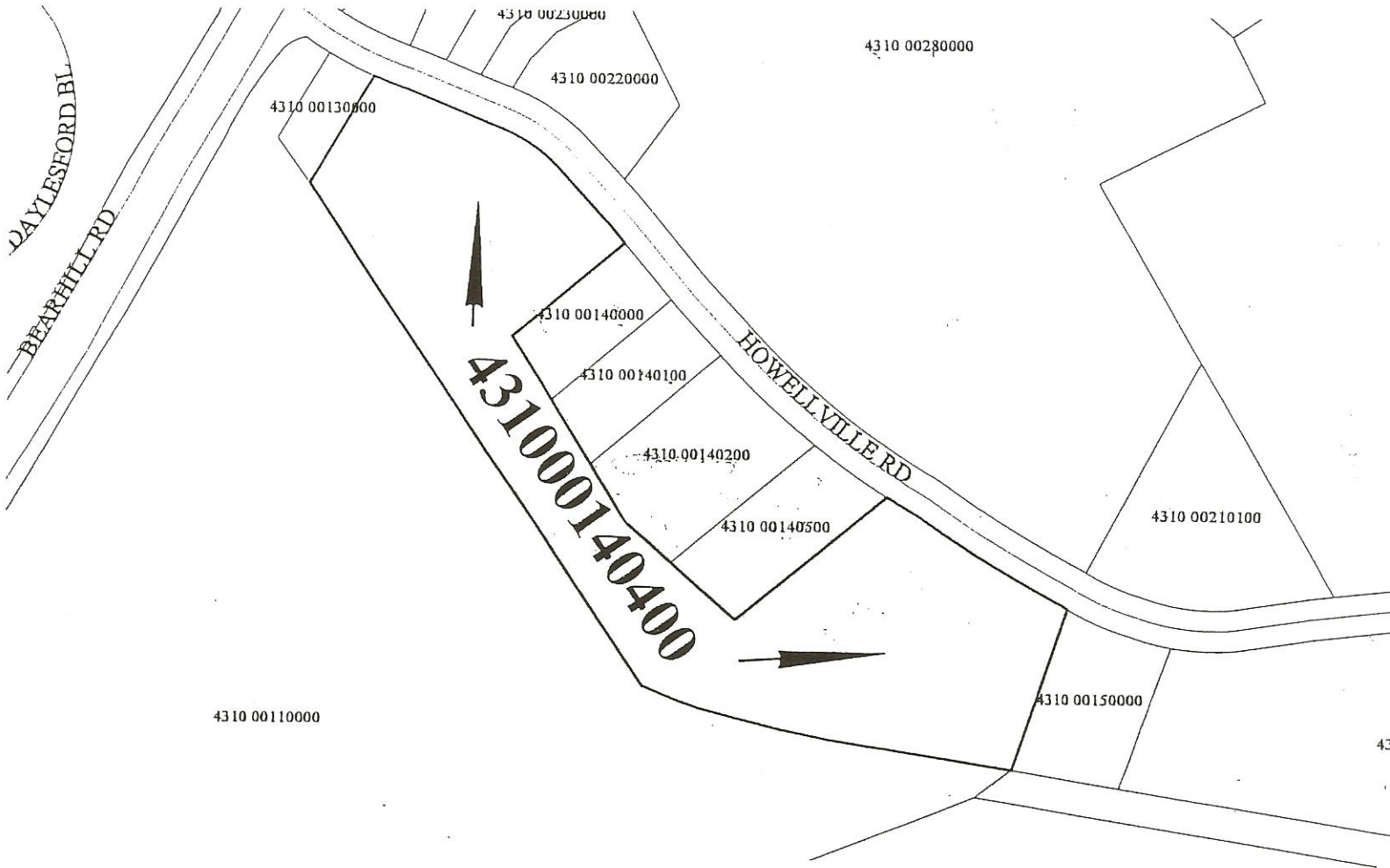


- Chester County is 762 square miles or approximately 487,500 acres in size.
- The County lies in the southeast corner of the State and is bounded on the south by the States of Delaware and Maryland.
- The County is approximately 30 miles west of Philadelphia.
- The County was created by William Penn in 1682 as one of the three original counties of Pennsylvania. There are 67 counties in Pennsylvania.
- The County is a Third Class County with a three member Board of County Commissioners.
- There are 73 municipalities, consisting of 1 city, 15 boroughs and 57 townships. All of the townships are 2<sup>nd</sup> Class except Caln Township which is a 1<sup>st</sup> Class Township. The Class of a township is determined by the State based on established criteria.
- The population of the County in 2000 was 433,501 people. This is an increase of 57,105 (15.2%) from 1990.
- Chester County is the 7<sup>th</sup> most populated county in the State based on the 2000 Census.
- Based on the 2000 Census information, the County:
  - Per Capita Income Level was \$31,627
  - Median Family Income was \$76,916
  - Median Household Income was \$65,295  
(Chester County has the highest income levels in PA)

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**Owner will consider subdivision.**



**Parcel No. 431000140400 and 431000140500, 6.12 Acres @ \$3,495,000.00**

**Parcel No. 431000140000, 0.380 Acres @ \$299,000.00**

**6.5 Acres, Asking \$3,794,000.00**