

208 SUPLEE ROAD

HONEYBROOK, PA | 19344

± 24 ACRES | FOR SALE
LAND FOR RESIDENTIAL DEVELOPMENT
POTENTIAL FOR
64 DWELLING UNITS



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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Bennett WILLIAMS
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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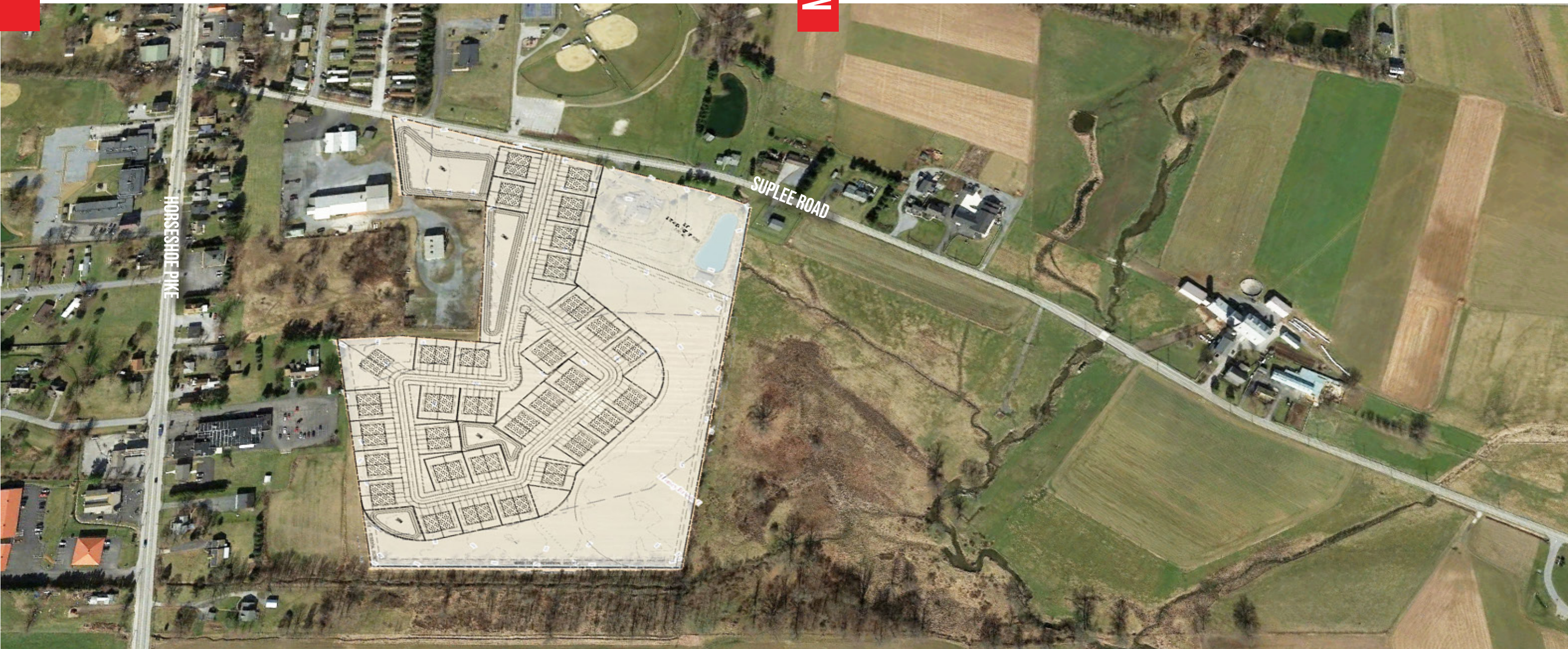
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PROJECT

The subject property is approximately a +24 acre residential development site just off of RT 322 in the borough of Honeybrook in Honeybrook Township. The zoning allows for Twin homes (two family dwellings) on the property and should yield 64 dwelling units. There is public sewer and water directly in front of the property on Suplee Rd that will service this future development. The Honeybrook municipal park is directly across the street from this property. Landowner is willing to wait for all governmental approvals, to close on the property.

LOCATION

The location is centrally located in southeastern, PA in western Chester County. It is only 1.5 miles to Honeybrook Golf Club and a 20 minute drive to either Downingtown and rt 30 bypass, or Morgantown and the PA turnpike. Regionally, one can reach the following within a 40 minute drive time; Exton, West Chester, King of Prussia, Lancaster City, and the Lancaster outlets.



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TRADE AREA

20-MINUTE DRIVE TIME DEMOGRAPHICS



\$105,208

HOUSEHOLD INCOME



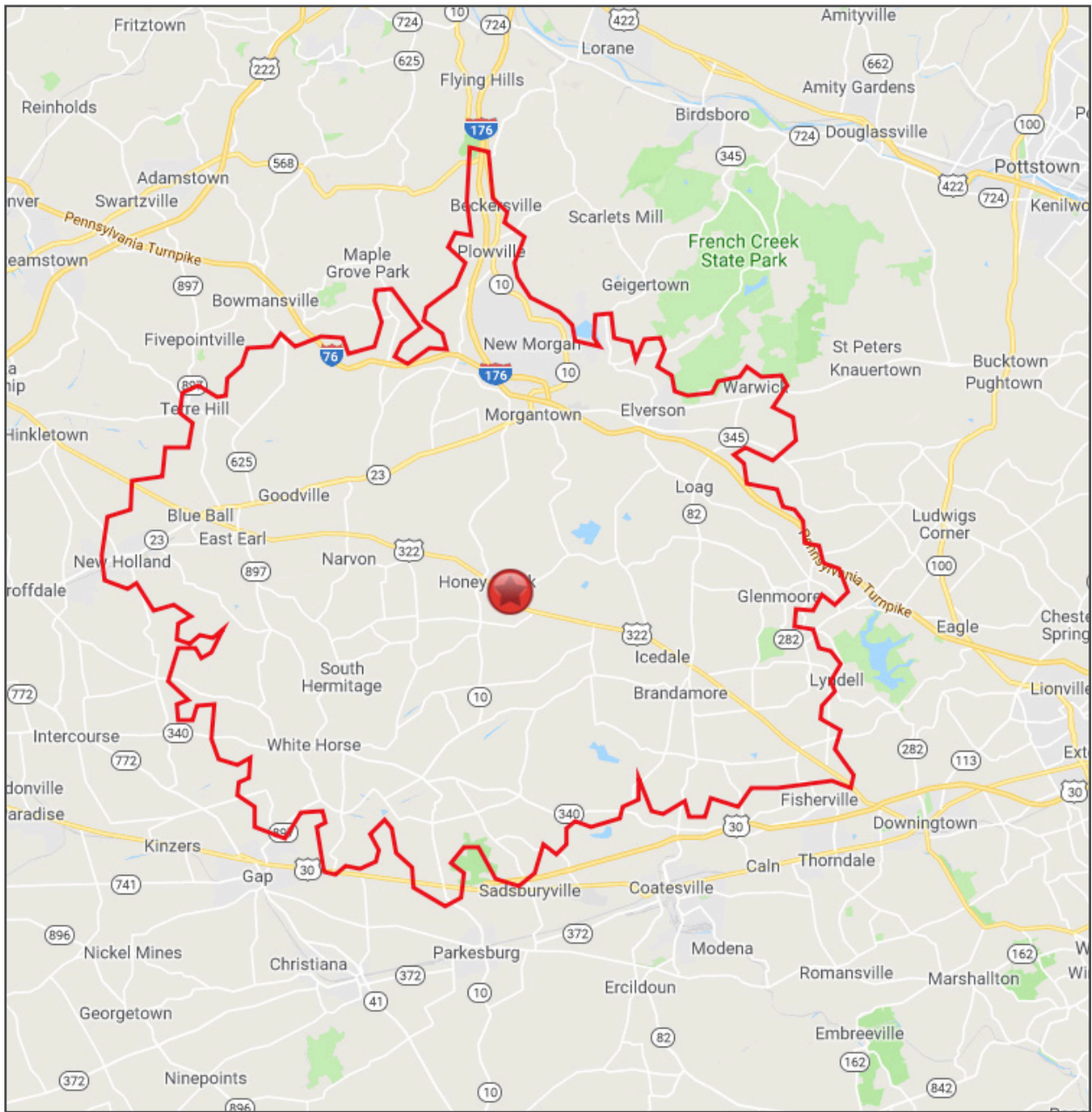
69,976

POPULATION



25,344

#OF EMPLOYEES



FLOOD PLAIN INFORMATION

The property is incubmered by FEMA designated flood plain Zone A; calculated as +/- 9.60 acres. The property will be reduced by this amount to calculate the net lot area. Maximum lots calculated using the information available to us at this time is a total 17 single family detached dwellings.

Uses By right:

- Single Family detached dwellings
- Two-Family detached dwellings

Area and Bulk	Single Family	2-Family
Min. Net Lot Area	8,500 SF	5,500 SF
Min. Lot Width		
@street line	50 ft	50 ft
@bldg. line	75 ft	40 ft/ building
Min. setback from street R-o-W	25 ft	25 ft
Min. side yard	20 ft cumulative but not less than 8 ft on any side	
Min. rear yard	25 ft	25 ft
Max. impervious lot coverage	40%	45%
Max. building height	35 ft	35 ft



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