

# Vacant Land For Sale

## 164 Byers Road, Chester Springs, PA 19425



Listing ID: 28527316  
Status: Active  
Property Type: Vacant Land For Sale  
(also listed as Office)  
Possible Uses: Office, Retail  
Gross Land Area: 0.70 Acres  
Sale Price: \$440,000  
Unit Price: \$628,571 Per Acre  
Sale Terms: Cash to Seller, Build-to-Suit, Other



### Overview/Comments

Land available for Sale with two options: 1) Land with approved Land Development Plan for \$440,000; 2) Land and Turnkey Building and/or Shell, per buyer's building specifications. Unique opportunity for a turnkey design/build facility.

Land Development plans approved and recorded for a 5,200 SF Gross (4,400 SF usable), 2-story building plus a 2,200 SF lower level.

Lot is clear, leveled and ready for new construction.

Location: Route 100 North, right on Graphite Mine Road, right on Byers Road, property is on the south side.

### More Information Online

<http://www.catylist.com/listing/28527316>

### QR Code

Scan this image with your mobile device:



### General Information

Possible Uses: Office, Retail, Other  
Zoning: C1  
Sale Terms: Cash to Seller, Build-to-Suit, Other

### Area & Location

Property Located Between:	Graphite Mine Road & Byers Road	Traffic/Vehicle Count:	3,755
Side of Street:	South	Transportation:	Highway
Road Type:	Paved	Highway Access:	Pennsylvania Turnpike Exit 312 Pennsylvania Route 100 (Pottstown Pike)
Property Visibility:	Good	Airports:	Philadelphia
Largest Nearby Street:	Byers Road		
Feet of Frontage:	195		

Site Description .70 acre lot. 30,580 s.f. level topography. Based on proposed placement of building under the approved land development plan in accordance with the zoning ordinance: front yard required 20', provided 20', rear yard required is 40' provided 57', side yards required 10', provided 86' and 35'.

Area Description Chester Springs is one of the most historically significant areas in Chester County. This property is located in Upper Uwchlan Township.

### Land Related

Lot Frontage:	195	Easements:	Electric Lines, Utilities
Lot Depth:	150	Available Utilities:	Electric, Water, Cable
Zoning Description:	C-1 Village District	Water Service:	Well
Topography:	Level		

### Location

Address: 164 Byers Road, Chester Springs, PA 19425  
County: Chester  
MSA: Philadelphia-Camden-Wilmington



### Property Images



Byers Rd\_Mrktg Photo



Glass



Stucco



Siding

## Property Contacts

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### **Charlene Tucker**

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