



DEVELOPMENT OPPORTUNITY FOR SALE IN CHESTER COUNTY



1300 YOUNGSBURG ROAD | SOUTH COATESVILLE, PA



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



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PROPERTY HIGHLIGHTS

- Chester County Development Site for Sale
- 36 Acre Site
- Zoned R-2 Residential Zoning
- Easy Access to Route 30
- Previously proposed subdivision plan available
- Proximity to West Chester and Downtown Boroughs
- Configuration Makes Stage Development Viable
- Tax IDs 9-10-103 | 9-10-163.1 | 9-10-164

SALE PRICE: \$1,150,000



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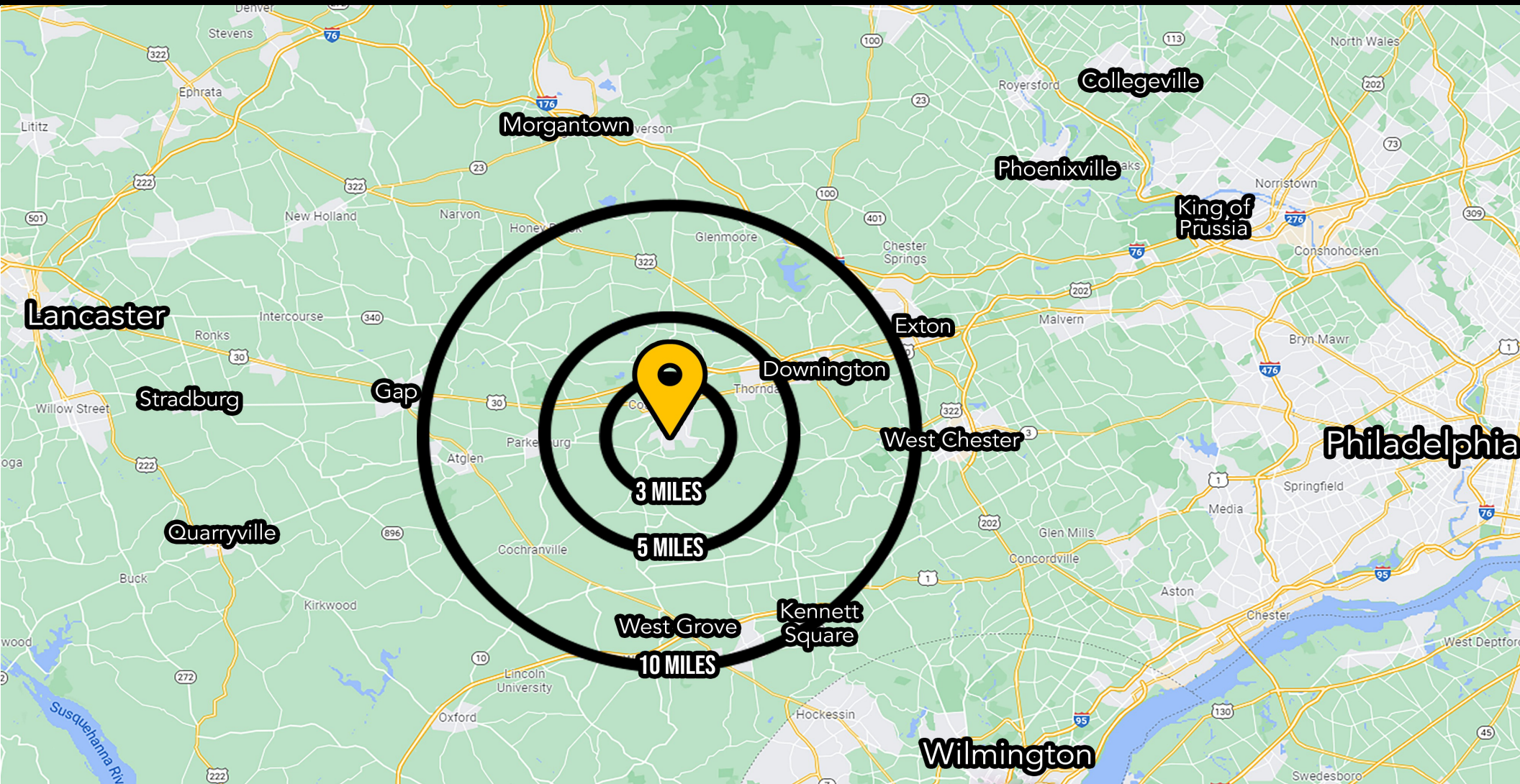
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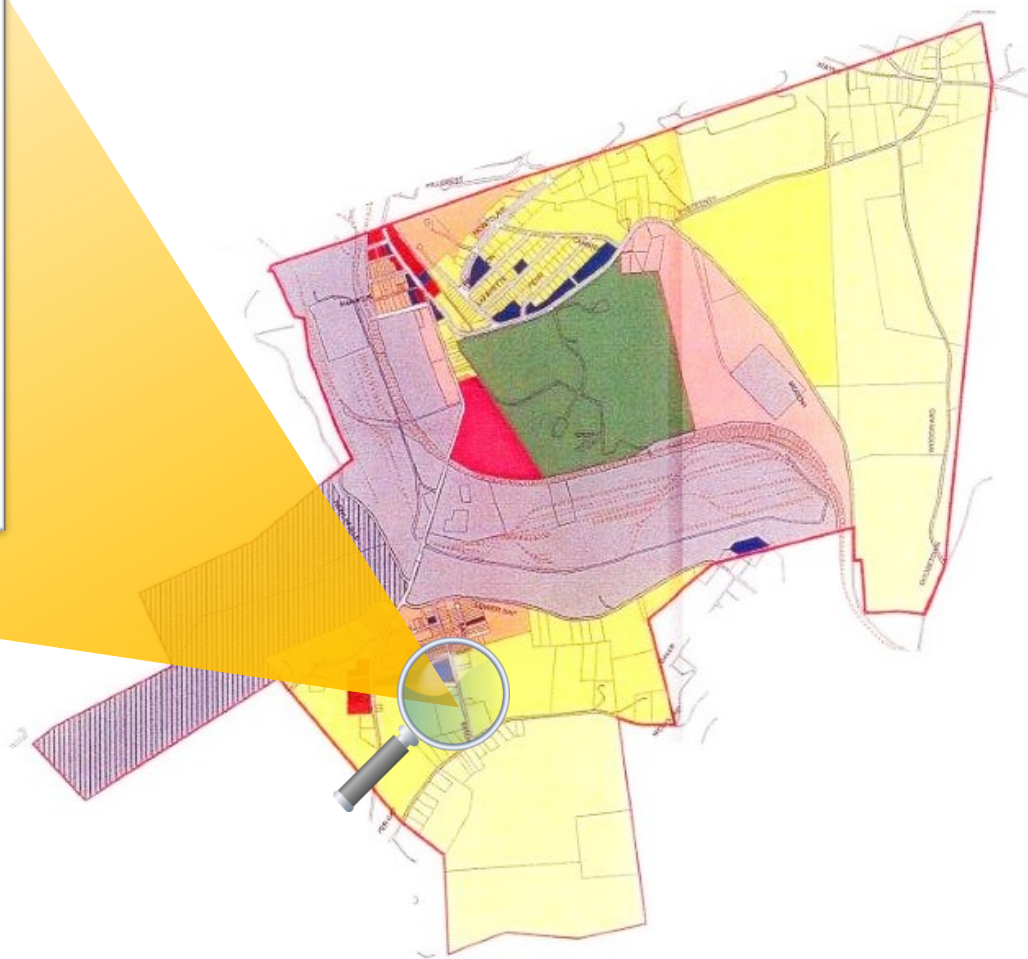
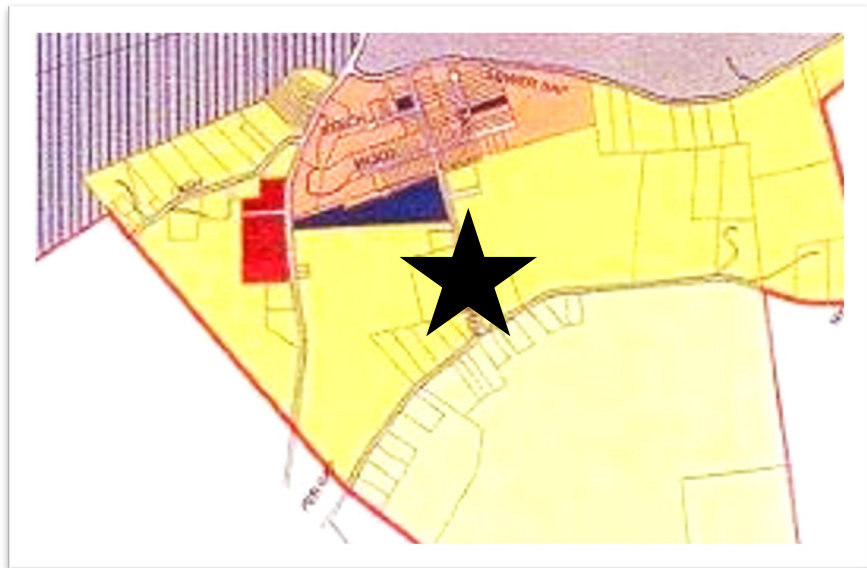
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SOUTH COATESVILLE
R-2 RESIDENTIAL

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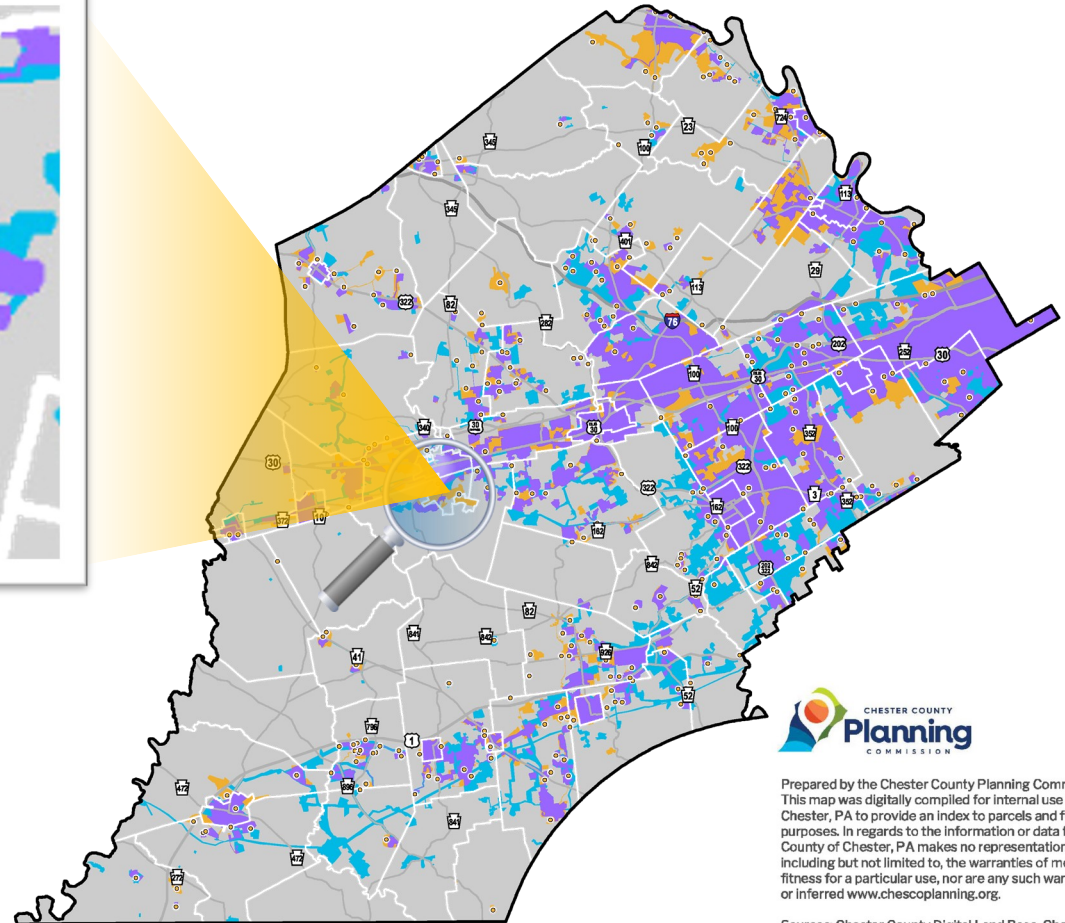
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- Wastewater Facilities
- Area With Public Water and Sewer Service
- Area With Public Sewer Service
- Area With Public Water Service

Major Roadways

- Interstate Road
- US Route
- State Route



Prepared by the Chester County Planning Commission, 2017.
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Sources: Chester County Digital Land Base, Chester County Bureau of Land Records, 1997. Chester County GIS Department, GIS Consortium. 2006. CCHD.

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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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