



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

610.429.0200  
[swopelees.com](http://swopelees.com)

**LAND FOR SALE**

**324 BARLEY SHEAF RD COATESVILLE, PA 19320**



## PROPERTY DESCRIPTION

Immediate Availability! Development Opportunity in Chester County!

## PROPERTY HIGHLIGHTS

- 3 Acre Development Site
- Located in Caln Township, Chester County
- TV-1 Zoning District–Multiple Uses
- Public Water And Sewer Available
- Possible Daycare Center Site
- Concept Plans Available For Review

## OFFERING SUMMARY

Sale Price:	Subject To Offer
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Lot Size:	3 Acres
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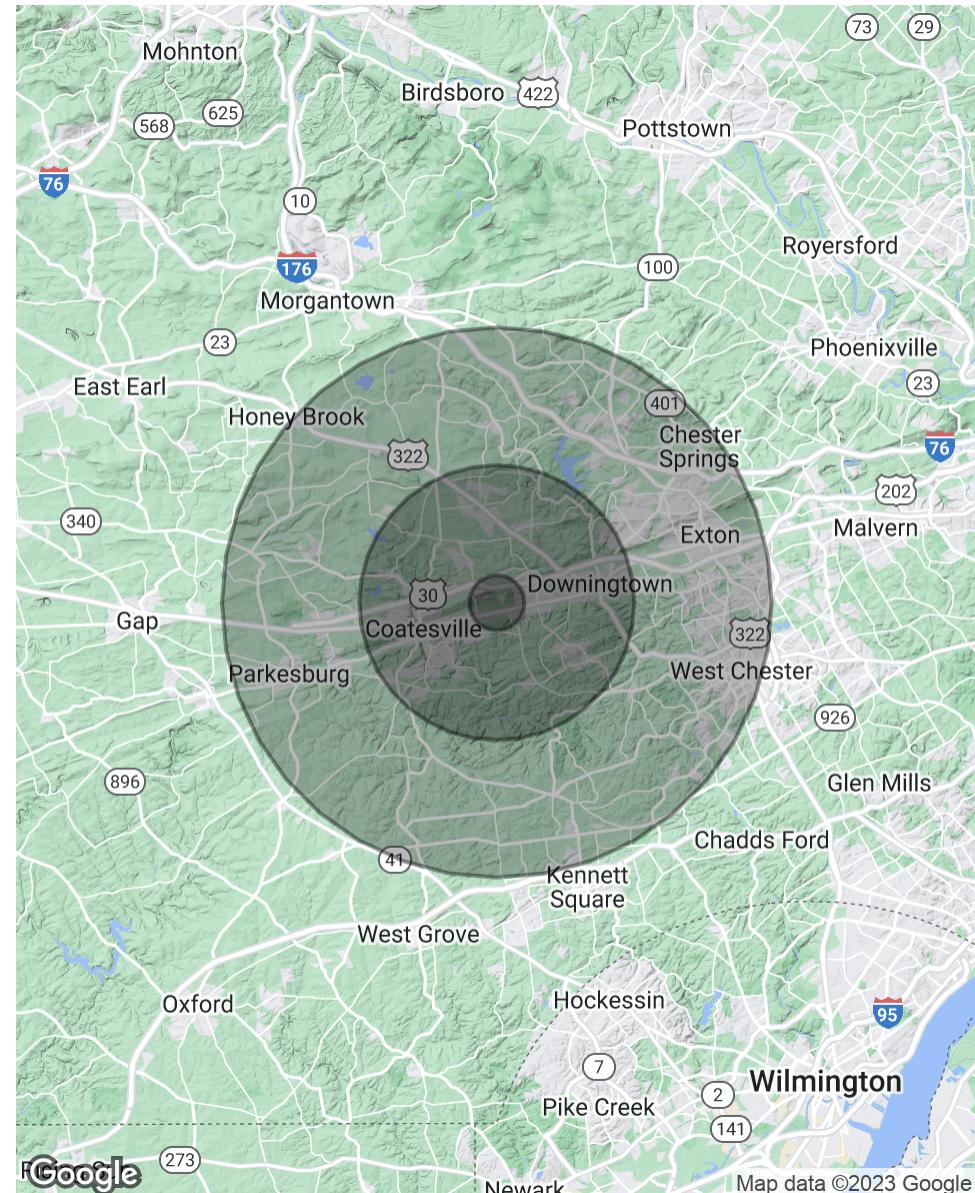
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,938	32,149	87,126
Total Population	4,888	82,397	228,498
Average HH Income	\$97,333	\$108,683	\$125,944



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,888	82,397	228,498
Average Age	40.7	40.6	40.8
Average Age (Male)	36.6	40.0	39.8
Average Age (Female)	42.7	41.1	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,938	32,149	87,126
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$97,333	\$108,683	\$125,944
Average House Value	\$266,227	\$302,973	\$362,699

\* Demographic data derived from 2020 ACS - US Census





### **CHUCK SWOPE, CCIM**

#### **Broker of Record**

[chuck@swopelees.com](mailto:chuck@swopelees.com)

Direct: **610.429.0200 x101** | Cell: **610.804.7897**

PA #RM 421301

### **PROFESSIONAL BACKGROUND**

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, eating good food and drinks, and collects rescue dogs.

### **EDUCATION**

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

### **MEMBERSHIPS**

CCIM

**Swope Lees Commercial Real Estate**  
208 East Market Street  
West Chester, PA 19382  
610.429.0200