

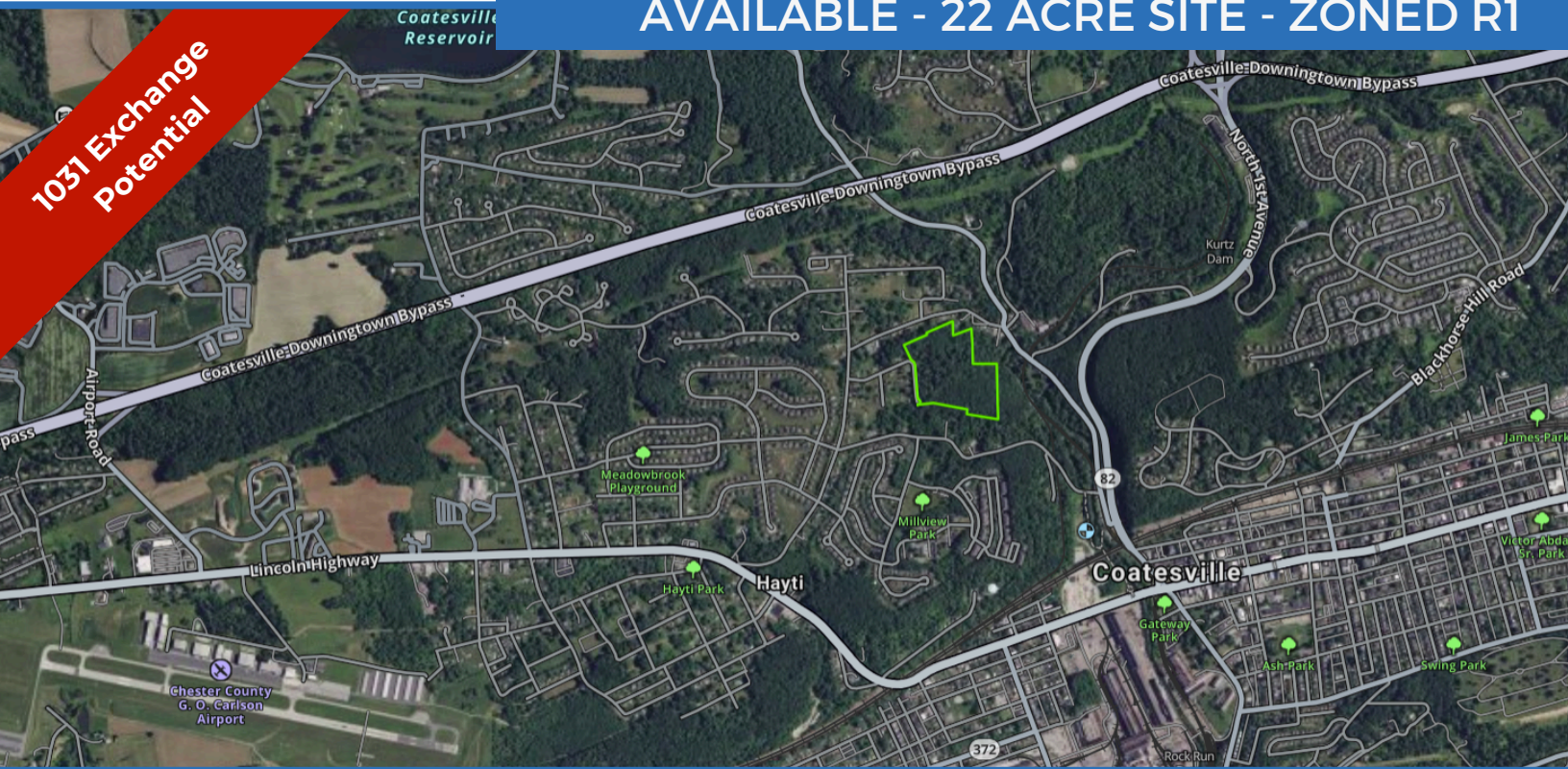
FOR SALE

339 EAST DRIVE Coatesville, PA



AVAILABLE - 22 ACRE SITE - ZONED R1

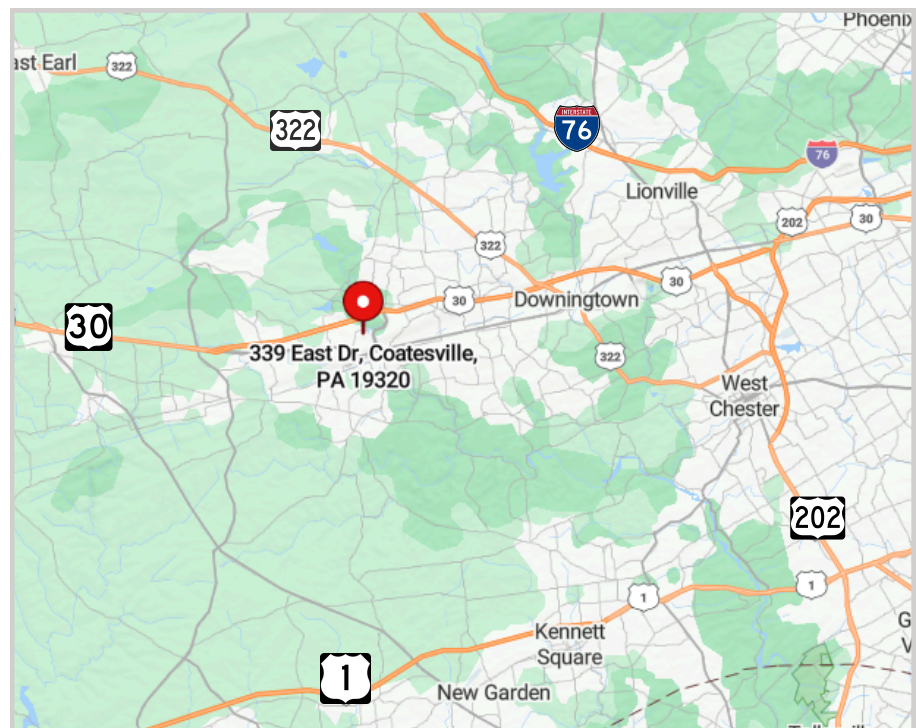
**1031 Exchange
Potential**



Property Highlights

R-1 Zoning

- **1031 Exchange Potential**
- Permitted Uses:
 - Single Family Homes
 - Recreation/Park
 - Utilities
 - Private School/Churches
 - Special Exception
 - Day-Care
 - 2 Family Conversions
 - Conditional Use
 - Cluster Dev.
 - Indoor Recreation
- Surrounded by R-2 Zoning



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Zoning / Sewer Service Routes



R-2 Zoning Highlights

- **1031 Exchange Potential**
- **Permitted Uses:**
 - Twins
 - Townhomes
 - Duplexes
 - Multifamily
- **Special Exception**
 - Boarding House
 - Nursing/Retirement Home (NRH)
 - Daycare
 - Two-family conversion
- **Twp. Planning Commission wants senior housing and is in favor of R-2 zoning**



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