



COMMERCIAL FOR SALE  
BEILER-CAMPBELL  
610-441-7778  
14 ACRES

FOR SALE  
**PA-10  
COMMERCIAL  
LAND**  
PRIME DEVELOPMENT OPPORTUNITY



COMMERCIAL FOR SALE  
BEILER-CAMPBELL





### *The Opportunity*

Two commercial parcels with adjoining property lines with PA10 Highway visibility, totalling over 30 acres.

### *Location*

Located along PA10 just South of US30 in Chester County, Parkesburg, PA.

### *Now*

Those Millennials born in the early '80s to mid '90s are establishing their roots, their families and their careers and moving out of their city apartments to the suburbs.

This area of Chester County has observed record home sales, and prices that were up 44% compared to last year.

# Area Overview

## A Growing Philadelphia Suburb

The Parkesburg Area

Chester County is:

- #1 Most Educated County in PA – Stacker, August 2020
- #1 Most Prosperous in the PA, Pennsylvania Capital Star, March 2019
- #1 Place in PA for Women to Save Money and #23 in the US – Smart Asset, June 2020
- #2 Agricultural Producer PA | #53 in the US – Chester County Planning Commission, June 2020
- #3 Healthiest County in PA – Countyhealthrankings.org, March 2019
- #38 Best Place to Live in the US – 24/7 Wall St., May 2021
- #68 for Most Patents Granted in the US – Pennsylvania Capital Star, March 2019
- #173 Healthiest County in the US – US News & World Report, December 2020
- Home to 4 of the Top 10 Places to Live in Pennsylvania, including #1 in the US – Niche, August 2020
- Home to 5 of the Top 50 Private Schools in Pennsylvania – Niche, October 2020
- Home to 9 of the top 50 High Schools in Pennsylvania, US News & World Report, May 2021
- Chester County Hospital ranks # 5 in the Phila region and #10 in the state for Top Hospitals – US News & World Report, August 2020

## GROWTH OUTLOOK

- Substantial future growth

## PRESERVATION FOCUS

- Adaptive reuse of historic buildings to maintain unique community character and walkability
- Development compatibility with traditional building setbacks, heights, and neighborhood character

## LAND USE PATTERNS

- Medium to high intensity mixed use redevelopment and infill development
- Revitalization of brownfields and greyfields
- Transit oriented development
- New housing inclusive of a broad range of types and income levels
- New or expanded institutions and community services
- Expanded cultural and arts facilities
- Pedestrian oriented uses in downtowns, with limited drive-through facilities or auto-service elements

## INFRASTRUCTURE

- Upgraded utilities to support revitalization
- Streets designed to improve pedestrian and bicyclist safety and mobility
- Upgraded train stations and bus stops
- Small parks, central greens, and active recreational facilities
- Modern communications infrastructure

*(Courtesy of Chester County Landscapes by Chester County Economic Development Council)*

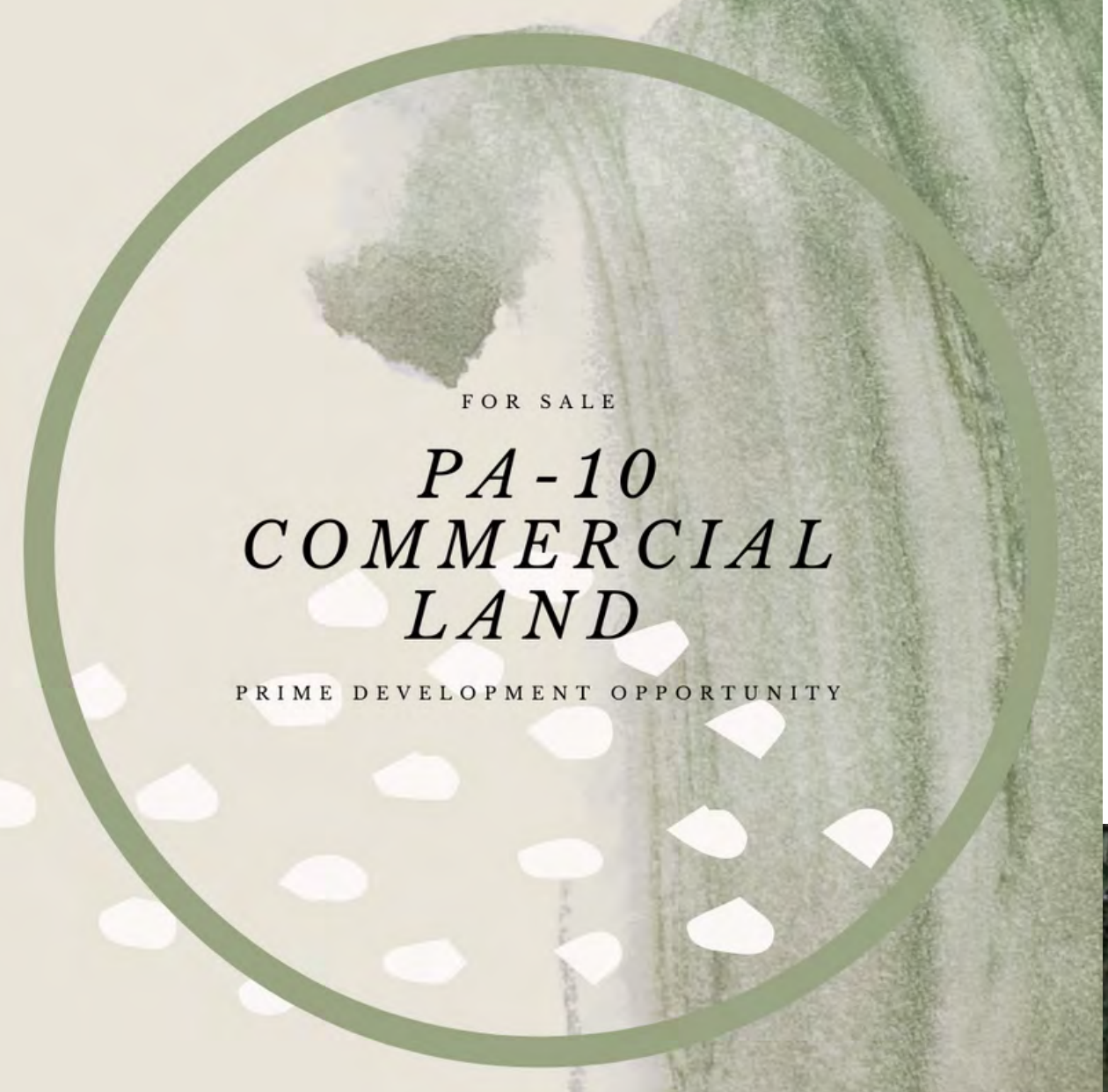




**209**  
HOTEL ROOMS  
WITHIN 8 MILES



**\$72,346**  
AVG HH INCOME  
WITHIN 5 MILES

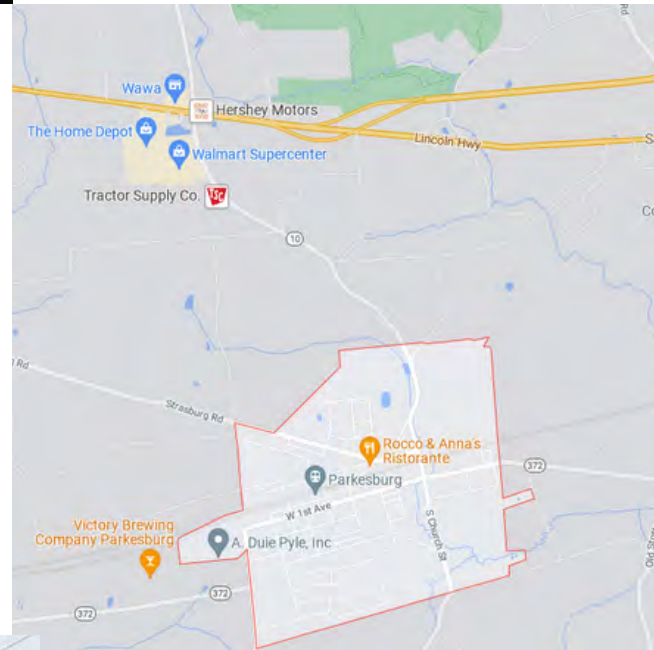


FOR SALE  
**PA-10  
COMMERCIAL  
LAND**  
PRIME DEVELOPMENT OPPORTUNITY

**34,776**  
TOTAL POPULATION  
WITHIN 5 MILES



**\$74,397**  
AVG BUSINESS  
ANNUAL PAYROLL  
ZIP 19365



**12,770**  
TOTAL HOUSEHOLDS  
WITHIN 5 MILES



**191**  
NUMBER OF  
BUSINESSES  
ZIP 19365



*Prime Commercial Land in Parkesburg, PA*



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*Prime Commercial Land in Parkesburg, PA*  
**FOR SALE**



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*Area Retailers and Businesses*



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**PA10 Octorara Trail and  
PA10 Leike Rd  
Lot #0011 and 0001.01**

**Lot 0011:** 15.52 Commercially Zoned Acres for Sale with a proposed entrance at the new traffic light, fronting PA10 S just below the US30 Signalized Intersection. Attractively priced lot for sale with combined AADT of over 50,000 cars per day! Bring your plans, your vision, your developer. Public Sewer and Water are available to this location. O-C (Office Commercial) Zoning. See W Sadsbury Township zoning office for approved uses.

**Lot 0001.01:** 14.69 Commercially Zoned Land for Sale just off PA10S in Parkesburg. Attractively priced with a combined AADT of over 50,000 cars per day! Bring your plans, your vision, your developer. Public Sewer and Water are available to this location. C2 (General Commercial) Zoning. See Sadsbury Township zoning office for approved uses.

**Average Daily Traffic Volume**  
 Updated August, 2018 - via mobile, GPS, vehicle, and DOT data

Powered by **INRIX**

Light      Heavy

Vehicles: <5,000   10,000   15,000   20,000   25,000   >25,000





# Property Highlights

- 18.7 miles to the PA turnpike interchange
- 25.9 miles to Lancaster Airport (LNS)
- 37 miles to I-95 interchange in Chichester Twp
- 38.3 miles to the I-476 interchange in Villanova
- 46.6 miles to Philadelphia International Airport (PHL)
- 20.3 miles to Delaware Line in Hockessin
- 2.2 miles to the AMTRAK Rail Station in Parkesburg
- 5.3 miles to SEPTA Bus Stop in Coatesville

## Sewer and Water Infrastructure Chester County, PA

- 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



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