

164 BYERS ROAD, CHESTER SPRINGS, PA

.70 Acres of Prime Land for Sale with Approved & Recorded Commercial Land Development Plan

Land purchase price includes an updated, fully approved Land Development Plan, recorded on March 19, 2024.

The Plan is for a 7,572 SF (gross), 2-story office or medical building consisting of 2,200 SF of usable space per floor, plus a 2,200 SF lower level, stair towers on both ends of the building and an elevator in the center core. 22 proposed parking spaces in the plan (based on 4,400 SF of usable space on ground & 2nd floors). Public water and sewer are in the street.

Across the street, under construction, due to open mid 2024, is Fieldstone at Chester Springs. This new construction consists of a 101 unit retirement community including independent living, assisted living and memory care units.

New retail and residential construction nearby: The Shoppes at Byers Station, Route 100 and Station Boulevard, consisting of 120 Townhomes and approximately 70,000 SF of retail.

Nearby is Weatherstone, Eagleview Business Park, Town Center and residential apartments, homes and luxury living, Byers Station town homes, carriage homes, single family and estate homes, Pickering Valley Elementary School, Upland Farm Park, Future Eagle Park, and Waynebrook a development of 70 single family homes.

Chester Springs is a growing community in Chester County. This location provides close access to major roads and highways. Neighborhood and demographic information available upon request.

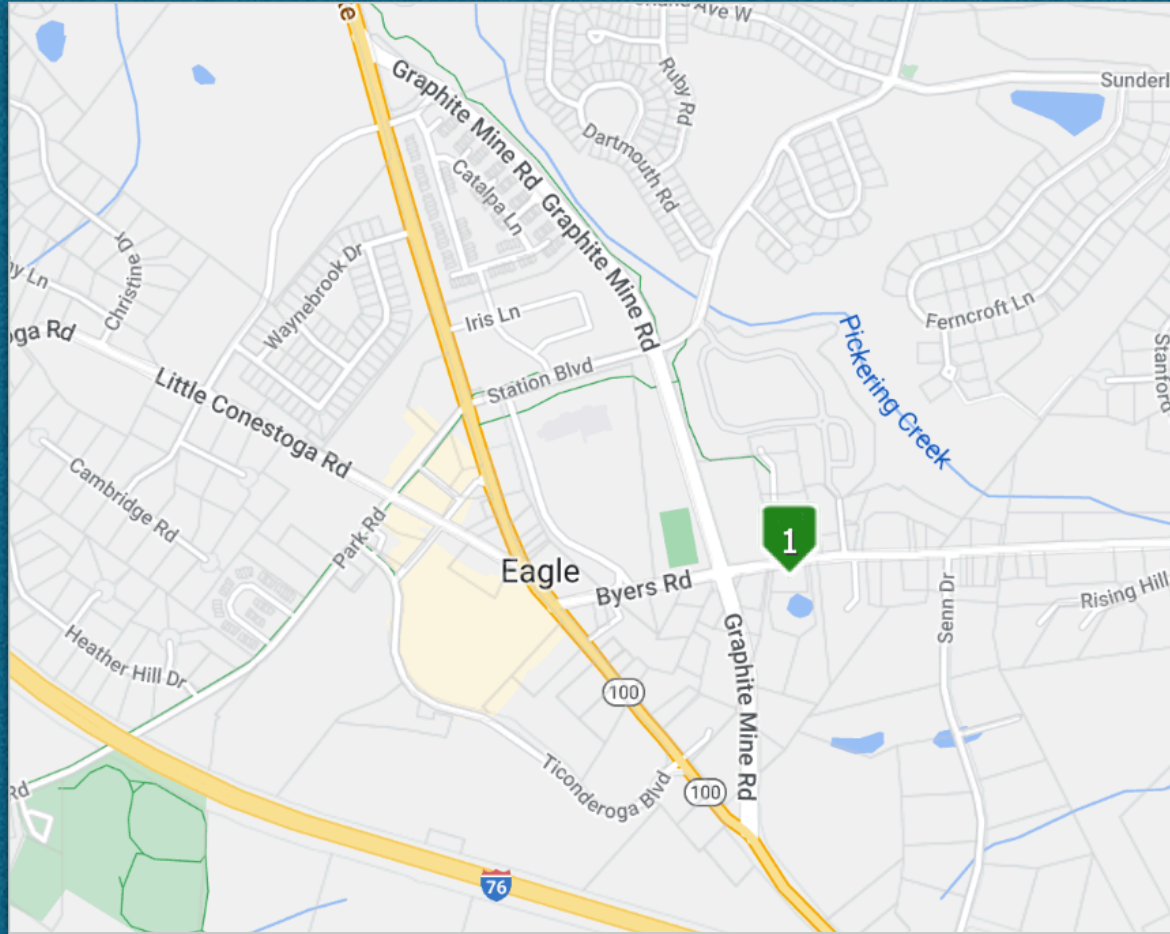


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Location Map



Aerial



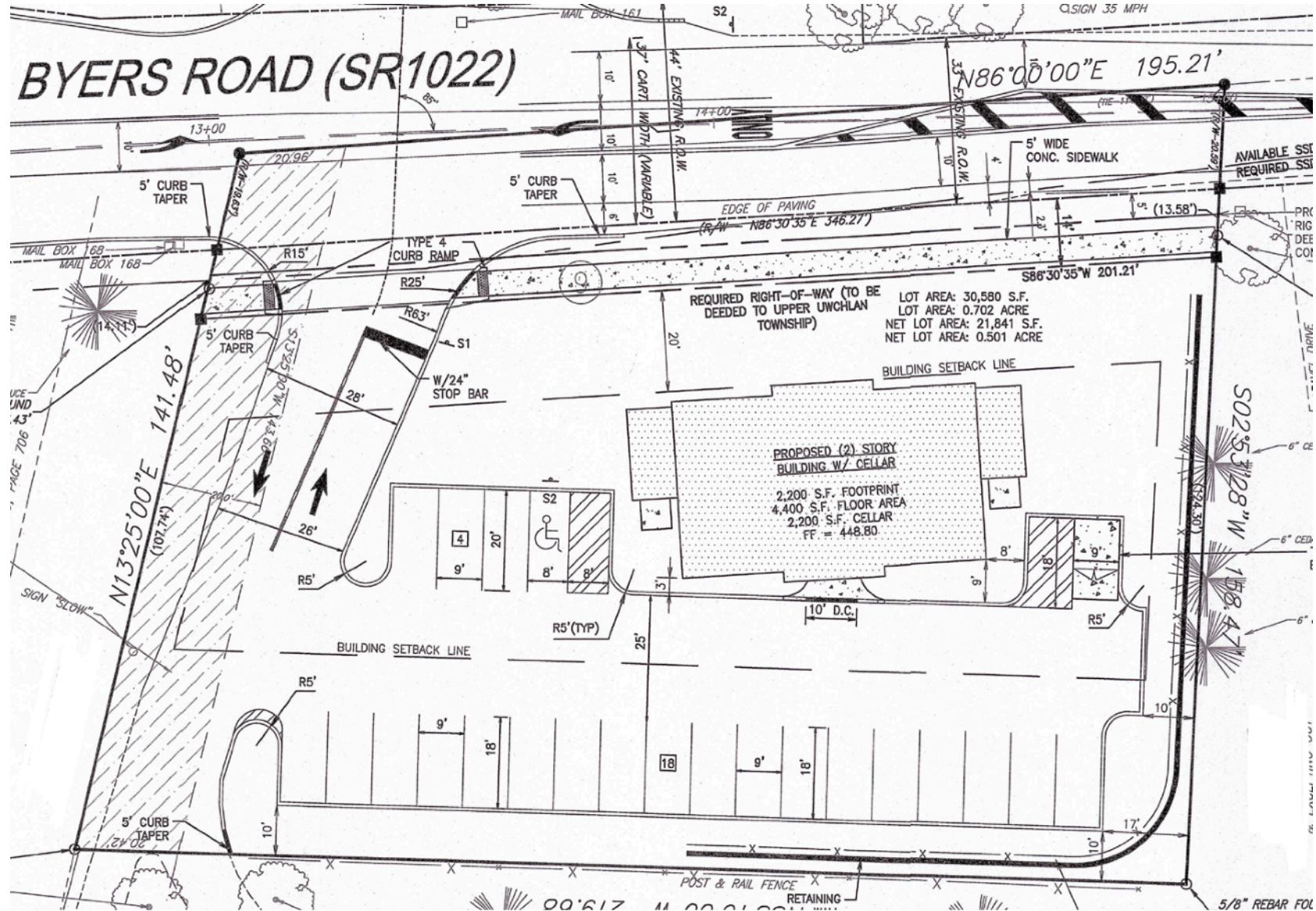
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Site Plan

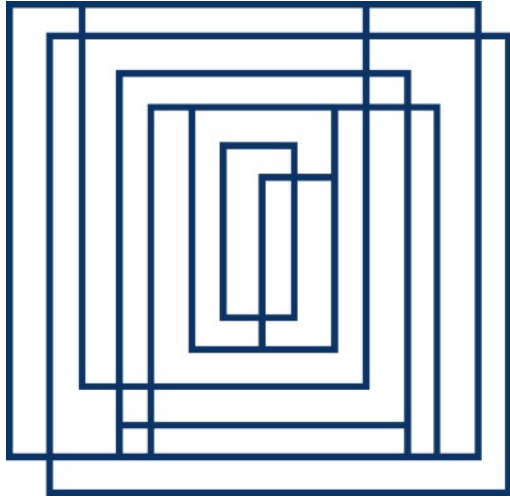
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Potential Building Designs and Architectural Renderings

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