

5.2 AC Parcel Available in Devon, PA

945-47 N. Valley Forge Rd., Devon, Tredyffrin Twp., Chester County, PA



AVAILABLE:
5.2 AC
R-1 Zoning
226,500 SF

For Lease, Land Lease or Sale / Price: Negotiable

The Baptist Church of the Great Valley has continuously owned this 14 AC parcel since 1711. As development continues to grow around it, the Church seeks a higher-and-better use for the back portion of this 14 AC parcel. The parcel they are making available is currently demised as Parcel ID 4305.0097.0 and is approximately 5.2 AC (out of the total 14.3 AC parcel). There is an existing 30' wide easement along the northwestern border of the full parcel allowing access to North Valley Forge Road and the easternmost border adjoining West Valley Business Center. This parcel is currently zoned R1 with broader uses permitted by right. Zoning is included in this flyer, along with additional parcels views and topography overheads. The flood risk analysis is included and shows no flood risk.

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Flood Risk:



RiskMeter

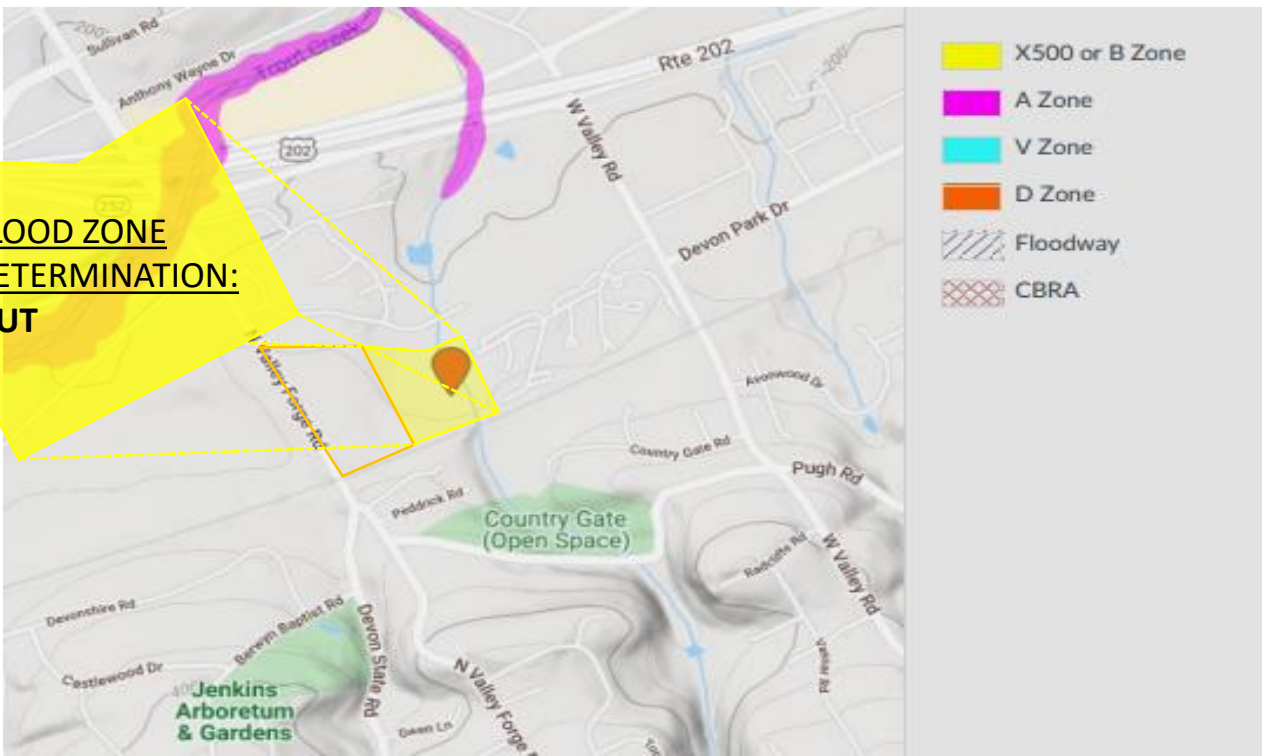
947 N VALLEY FORGE RD DEVON, PA 19333-1103

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	420291	PANEL	0115G
PANEL DATE	September 29, 2017	MAP NUMBER	42029C0115G



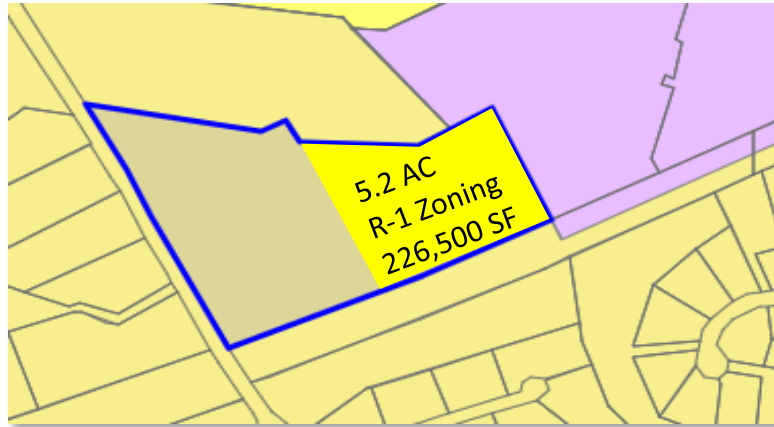
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Zoning: R1 - Tredyffrin Township

Owner: GREAT VALLEY BAPTIST
Address: 947 N VALLEY FORGE RD
Parcel Number: 43-5-97
Acres: 14.3

Zoning District(s)

- R1 - Residential
- LI - Limited Industrial



Zoning Use Regulations: Land and buildings may be used and occupied for any one of the following purposes and no other:

A. One single-family detached dwelling.

B. Township administrative building, public library, public park, play or recreation area; or any similar use owned or operated by a public agency.

C. Public transportation shelter, provided that no advertising shall be affixed thereto.

D. The following uses when authorized as a special exception, subject to the general standards prescribed in §§ 208-105 and 208-150:

(1) Historical or cultural museum or other cultural or philanthropic use not operated for profit, other than a use permitted by this section above.

(2) Conversion of a dwelling to two-family or multifamily use, subject to the provisions of § 208-106.

(3) Electric substation or any similar public utility use, provided that:

(a) No such use shall include an office open to the general public; the storage of materials; rotating equipment; trucking or repair facilities; housing of work crews; a storage garage; or involving major traffic movements;

(b) The portion of any such use not located within a building is enclosed or adequately screened in such a manner as to not detract from the character of the district; and

(c) No advertising shall be affixed to any structure.

(4) Golf or country club, swimming club, tennis club or similar recreational facility on a lot not less than five acres in size, provided that the chief activity shall not be one that is customarily carried on as a business; no building shall be closer than 100 feet to a street or property line; the buildings or services shall be for the use of members and their guests only; and the use shall comply with the provisions of § 208-12F(3)(g) through (i) relating to privately owned outdoor recreational uses in RC Districts.

(5) Any other governmental or public utility use, provided that the Zoning Hearing Board shall determine that the placement of such use in the proposed district is a public necessity, and that satisfactory screening and other measures are taken to safeguard the character of the surrounding area.

(6) Student home located in a single-family dwelling, subject to the provisions of § 208-122.1. [Added 8-26-2010 by Ord. No. HR-384]

E. Accessory uses as permitted in § 208-12G, subject to the requirements thereof.

F. Signs when erected and maintained in accordance with Article XXV.

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Zoning: R1 - Use Regulations

Residence Districts - Use regulations:

- A. Woodlot, game preserve, environmental education, conservation facility or other conservation purpose.
- B. Public park or recreation area owned and operated by a governmental agency.
- C. One single-family detached dwelling.
- D. Utility line or any necessary governmental or public utility use, provided that:
 - (1) No such use shall include an office open to the general public; the storage of materials; rotating equipment; trucking or repair facilities; housing of work crews; a storage garage; or any structure involving major traffic movements;
 - (2) The portion of any such use not located within a building is enclosed or adequately screened in such a manner as to not detract from the character of the district; and
 - (3) No advertising shall be affixed to any structure.
- E. These uses authorized as a special exception, subject to the general standards prescribed in §§ 208-105 and 208-150:
 - (1) Memorial park type of cemetery, provided that no such use shall be located closer than 200 feet to a residential property line.
 - (2) Conversion of a single-family dwelling to two-family or multiple-family use, subject to the provisions of § 208-106.
 - (3) Privately owned outdoor recreational area or use, customarily located in natural and/or rural areas (such as park, picnic ground, riding academy, golf course and swimming area, and including a country club, tennis club or hunt club lodge in conjunction with permitted outdoor use), provided that:
 - (a) The use and its design are compatible with the natural character of the area;
 - (b) Each building or structure shall be clearly incidental to the permitted outdoor use;
 - (c) Any club or lodge building and its services shall be for the use of members and their guests only;
 - (d) No commercial activity shall be permitted except for charging of admission, the sale of refreshments or such other purpose as is clearly incidental to the permitted outdoor activity;
 - (e) Each permitted use or activity shall be screened and separated from a public street and from an adjoining property by a landscaped planting strip not less than 100 feet in depth;
 - (f) Incidental commercial use shall be located or screened so that it shall not be visible from a public street;
 - (g) There shall be no overhead lighting other than streetlight or parking lights;
 - (h) Not more than 40% of the land area of the lot shall be utilized for buildings, parking and other facilities; and
 - (i) Any activity not located within enclosed walls shall be limited to the hours of 8:00 a.m. to 10:00 p.m.
 - (4) As an accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, a nursery school or day-care center for more than three individuals but fewer than 12 individuals, provided that:
 - (a) Outdoor play or instruction areas shall be located at least 50 feet from any street line or property line and shall be provided with landscape screening sufficient to buffer adjoining properties from noise or other disturbances.
 - (b) In addition to the general parking requirements of § 208-103, an off-street dropoff area shall be provided which is sufficient to accommodate not less than one vehicle per five individuals enrolled.
 - (5) Historical or cultural museum not operated for profit subject to the area, bulk and height requirements of § 208-13, and provided that the proposed use shall be designed so as to constitute a desirable and harmonious addition to the general environment of the area.
 - (6) Student home located in a single-family dwelling, subject to the provisions of § 208-122.1.
- F. Accessory uses as permitted in § 208-12G, subject to the requirements thereof.
- G. Signs when erected and maintained in accordance with Article XXV.

Zoning: R1 –Area, Height Regulations

Dwelling and Non-dwelling

Residence Districts

Area, bulk and height regulations relating to **dwelling**s.

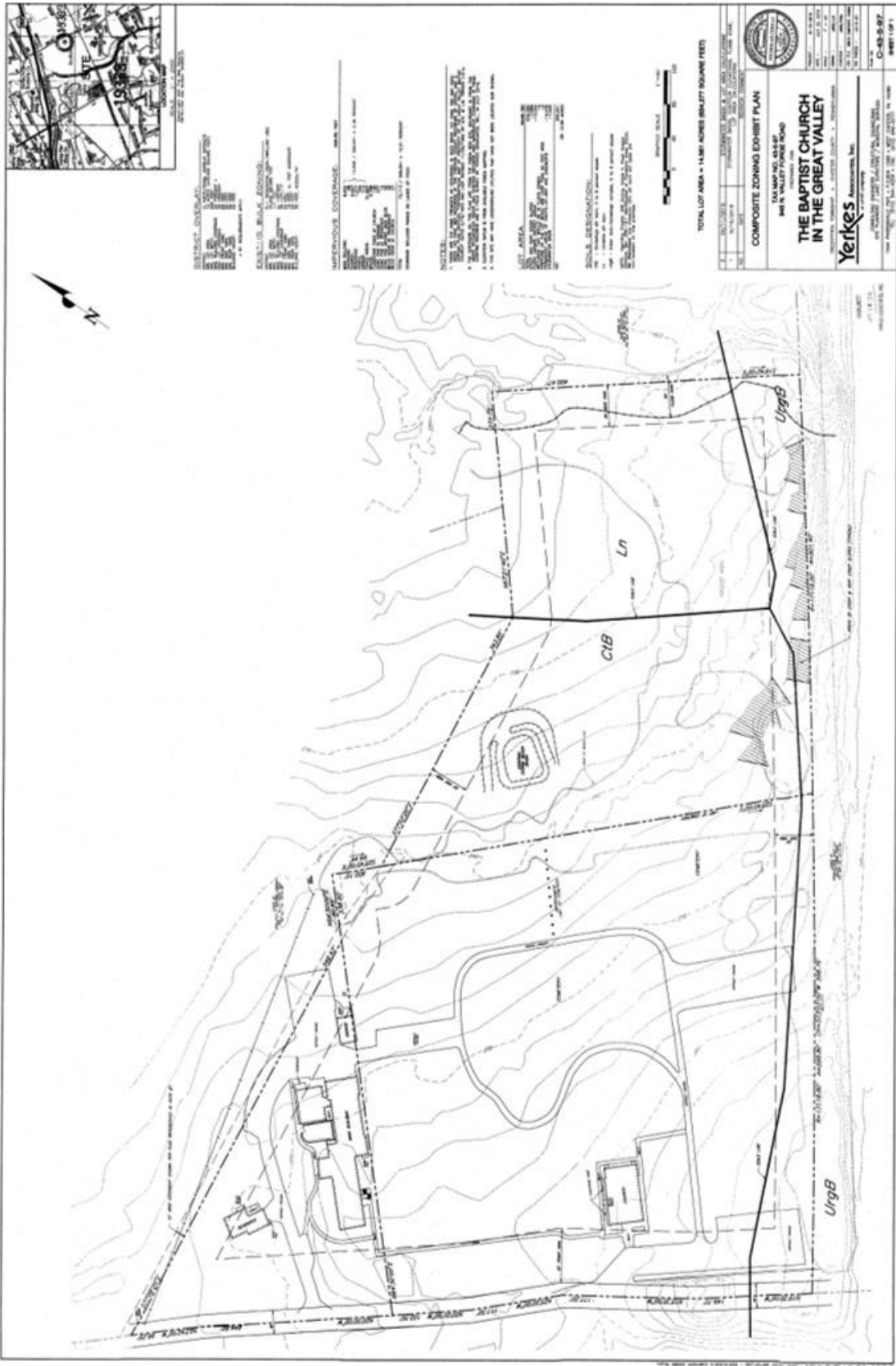
- A. Lot area and width. A lot area of not less than 80,000 square feet and a lot width of not less than 200 feet at the building line shall be provided.
- B. Building coverage. Not more than 10% of the lot area may be occupied by buildings.
- C. Impervious coverage. Not more than 15% of the lot area may be covered by impervious surface.
- D. Front yard. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least 50 feet.
- E. Side yards. There shall be two side yards not less than 50 feet in aggregate width and neither less than 25 feet in width.
- F. Rear yard. There shall be a rear yard, the depth of which shall be at least 40 feet.
- G. Height. The height of any building shall not exceed 35 feet.

Area, bulk and height regulations relating to **non-dwelling** use.

- A. Lot area and width. A lot area of not less than 80,000 square feet and a lot width of not less than 200 feet at the building line shall be provided.
- B. Building coverage. Not more than 10% of the lot area may be occupied by buildings.
- C. Impervious coverage. Not more than 25% of the lot area may be covered by impervious surface.
- D. Front yard. There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least 50 feet.
- E. Side yards. There shall be two side yards, neither of which shall be less than 40 feet in width.
- F. Rear yard. There shall be a rear yard, the depth of which shall be at least 50 feet.
- G. Height. The height of any building shall not exceed 35 feet.
- H. Buffer. Along each property line which directly abuts a residential district or use, a buffer area not less than 25 feet in width shall be provided, subject to the provisions of § 208-102B.
- I. Special development regulations. In addition to the other regulations of the district, each nondwelling use shall comply with the applicable provision of § 208-102.

Composite Zoning Plan

Parcel Plan provided by Yerkes Associates, April 2019 and reprinted with permission by the Baptist Church of the Great Valley.



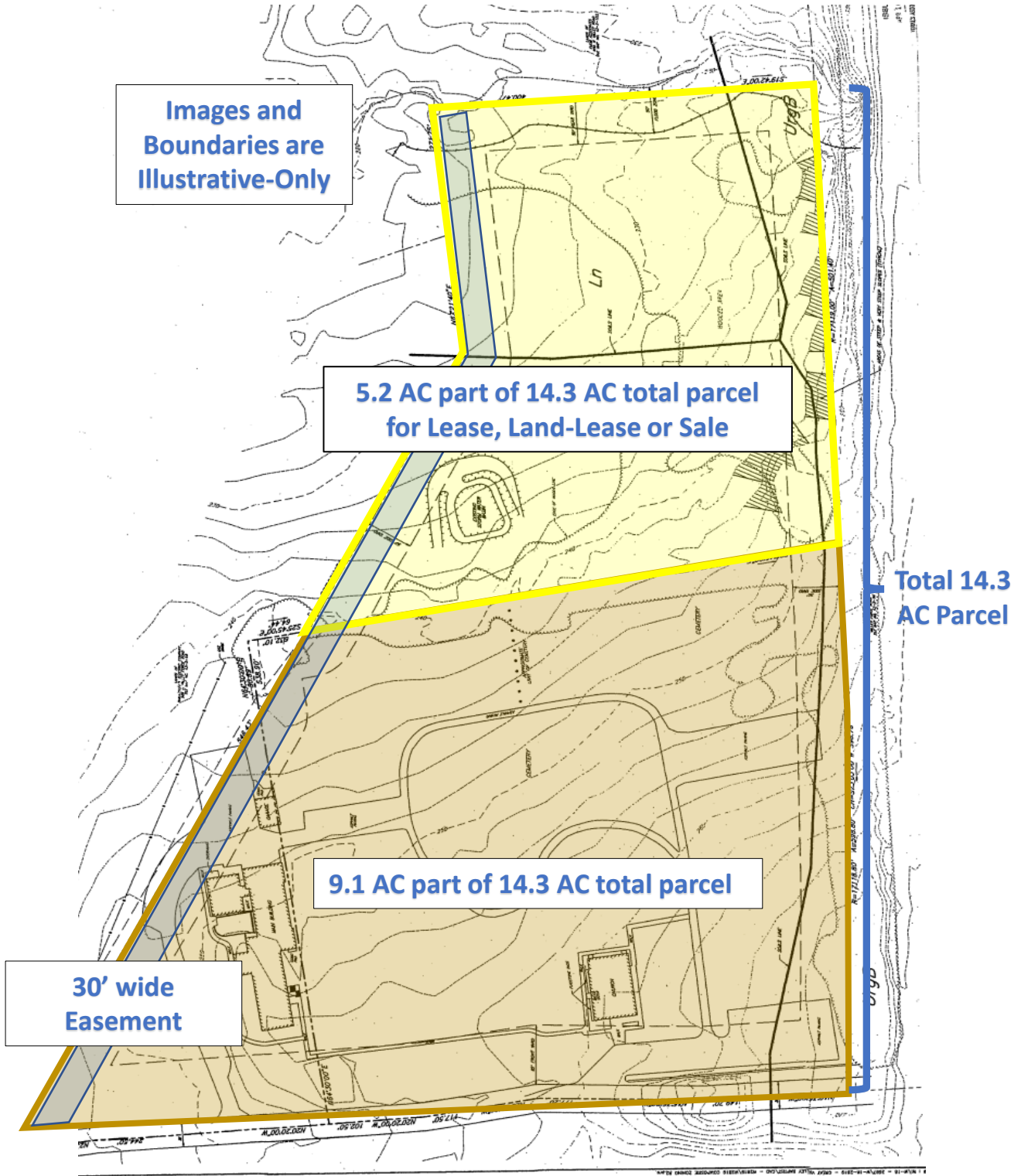
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Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

Parcel Plan with Boundaries

Parcel Plan provided by Yerkes Associates, April 2019 and reprinted with permission by the Baptist Church of the Great Valley.



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Residential Sales Data: 2021 thru 02/01/2022



Market Statistics

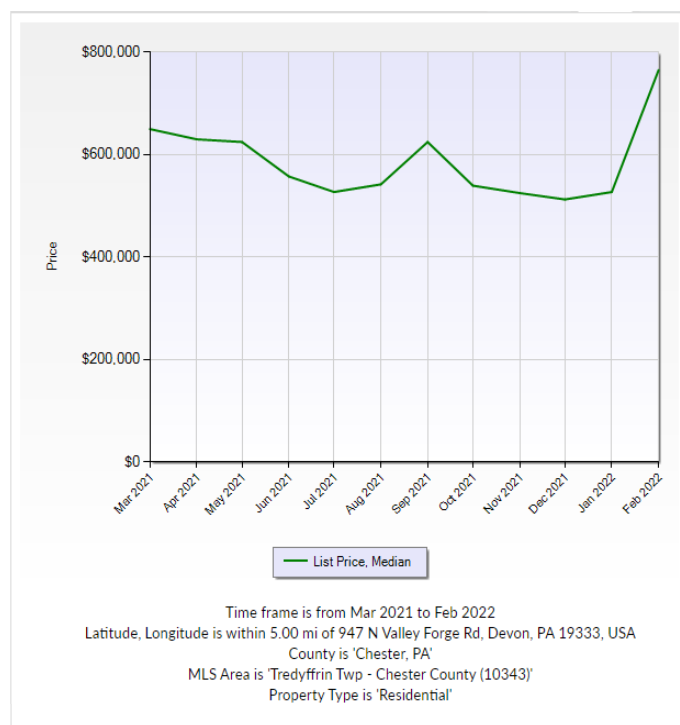
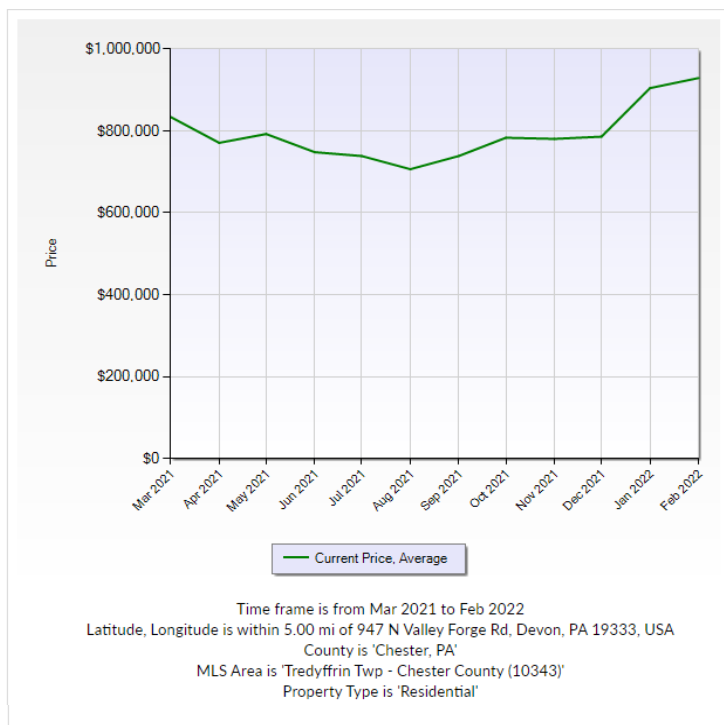
Monthly Statistics for the Date Range Selected

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Dec 2021	14	\$12,038,699	\$597,500	34	0.7	15	53	\$48,204,652	\$815,000	19	22
Nov 2021	33	\$29,715,689	\$750,000	46	1	38	46	\$41,929,887	\$783,500	26	29
Oct 2021	45	\$41,712,099	\$699,000	66	1.5	46	45	\$43,375,592	\$819,188	21	22
Sep 2021	55	\$55,067,290	\$829,900	86	1.4	31	45	\$35,107,460	\$727,500	14	22
Aug 2021	43	\$37,781,289	\$755,000	61	0.8	38	63	\$54,450,958	\$735,000	13	18
Jul 2021	62	\$49,921,099	\$730,000	74	0.9	47	75	\$66,909,585	\$725,500	14	14
Jun 2021	74	\$65,543,900	\$750,000	75	1.4	66	86	\$72,948,064	\$742,500	16	22
May 2021	84	\$82,015,098	\$750,000	81	1.8	59	55	\$43,681,805	\$733,300	23	32
Apr 2021	82	\$67,959,453	\$744,250	65	1.5	79	46	\$39,963,219	\$710,500	32	42
Mar 2021	66	\$63,476,525	\$707,450	69	3.8	55	42	\$30,529,741	\$694,710	39	57
Feb 2021	37	\$32,626,265	\$688,000	55	1.2	32	18	\$15,159,682	\$650,045	57	206
Jan 2021	34	\$28,497,640	\$804,990	61	1.5	32	47	\$39,137,104	\$685,000	33	44
Totals:	629	\$566,355,046	\$745,000				621	\$531,397,749	\$727,000	22	33
Report Summary*		Average Sold	Average Sold Price		Average Pended	Median Sold Price		Median Sold			
January 2021 - December 2021		52.2	\$855,713		44.8	\$727,000		47			

*Full Month(s) Only

Inventory Comparison

Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price
Current Month: Feb 2022	33	0	\$46,927,714	\$1,422,052	\$1,399,000
Last Year: Feb 2021	55	1.2	\$66,804,239	\$1,214,623	\$809,990
Last Month: Jan 2022	33	0	\$46,927,714	\$1,422,052	\$1,399,000



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