

1 Malin Road

Land for Sale

NEW ZONING

Multifamily – 86 Townhomes



INVESTMENT SUMMARY

LUXURY TOWNHOME DEVELOPMENT OPPORTUNITY

Malvern, Chester County, Pennsylvania

Property Type: Residential Development Land

Proposed Use: Luxury Townhomes

Location: 1 Malin Road, Malvern, PA

County: Chester County / East Whiteland Township

* All entitlements, zoning, approvals, and remediation funding is secured and complete.

1 Malin Road presents a compelling opportunity to develop a **high-quality luxury townhome community** in one of **Chester County's most desirable and supply-constrained submarkets**. Located just minutes from **Lancaster Avenue (Route 30)**, the site benefits from proximity to established residential neighborhoods, upscale retail and dining, major employment corridors, and regional transit.

The site is well suited for a **2- and 3-story townhome product** targeting move-up buyers, downsizers, and professionals seeking new construction in Malvern—an area with demonstrated demand for low-maintenance, design-forward housing.



LOCATION HIGHLIGHTS

- Prime **Malvern / Main Line West** location
- Minutes to **Route 30 (Lancaster Avenue)**, Route 202, and **PA Turnpike** access
- Close proximity to Malvern Borough, Exton, Paoli, and **regional rail** stations
- Highly rated school districts and strong household demographics (Great Valley School District)
- Surrounded by established residential communities and preserved open space
- Minutes from Uptown Worthington Town Center, Chester Valley Trail with miles of walking and biking trails.
- Less than 1 miles from Vanguard global headquarters, several pharmaceutical and technology companies, and higher education sites (Temple, Drexel, Immaculata extensions)

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PROPOSED DEVELOPMENT CONCEPT – TOWNHOME COMMUNITY

- **Acreage:** 13.6 acres
- **Approx. 2,100 – 2,250+ SF per unit**
- Private garages and driveways
- Contemporary, upscale architectural elevations
- Landscaped streetscapes and pedestrian-friendly layout
- Central open space and preserved natural features

The proposed product aligns with the success of nearby luxury townhome communities along Lancaster Avenue and throughout Malvern, where absorption for new construction continues to outpace supply.



MLP BUILDERS

MLP Builders is one of the largest builders in the United States, specializing in land development, brownfield development, and constructing highly technical healthcare and laboratory facilities, multifamily, retail, residential, and office for more than 40 years.

ACQUISITION CONTACT

For more information, please email marketing@mlpventures.com or 445-232-1405