

The Conference Center at Valley Forge

1455 Valley Forge Road
Phoenixville, Pennsylvania

Unique Property Available for Ground Up Development or Adaptive Re-Use

For Sale

**RARE OPPORTUNITY
FOR PRIME
DEVELOPMENT
WITHIN THE
SCHUYLKILL
TOWNSHIP MARKET**



**LOCATED
3 MILES FROM
VALLEY FORGE
NATIONAL
HISTORICAL PARK**

NAI Geis Realty
Group, Inc.

For more information:
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jbyers@geisrealty.com

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geisrealty.com

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Site Overview

Site Area:	2,034,052 square feet or 46.70 Acres
Site Frontage:	Approximately 515' on Valley Forge Road and 40 at the terminus of Flintlock Lane
Land/Building Ratio:	22.6/1 (Gross Land Area)
Parking spaces:	1.42/1,000 SF of GBA for Founders and Fellowship Hall
Accessibility:	The site is accessed from the east side of Valley Forge Road
Site Shape:	Irregular
Topography:	3-4' above street grade along Valley Forge Road, sloping downward by 6-10 feet from the west to east to the rear of the site
Utilities:	Public water, sewer, electric, gas and telephone are available and in service to the site. There is a sanitary sewage pumping station which was constructed to service the main buildings

Easements:	Normal utility easements. In addition there are Philadelphia Suburban Water Company easements bisecting the site and transcontinental natural pipeline easement.
Flood Status:	The subject site is not located in a 100 year flood plain area.
Soil Condition:	Based on surrounding developed uses and existing subject improvements, it appears the soil is of sufficient bearing capacity to support institutional and residential type development
Environmental:	To the best of our knowledge, the subject property is free and clear of any environmental contaminants
Zoning:	R-1 Low Density Residential District

To access the Offering Memorandum please sign the Confidentiality Agreement

[Click HERE for the CONFIDENTIALITY AGREEMENT](#)



1455 Valley Forge Road | Phoenixville, Pennsylvania



MISSION HALL - REAR



BANK BARN



FOUNDERS HALL - REAR



FOUNDERS HALL - REAR



FOUNDERS HALL - FRONT



FOUNDERS HALL - FRONT



MISSION HALL - SIDE



MISSION HALL - FRONT



FRONT FIELD PARCEL

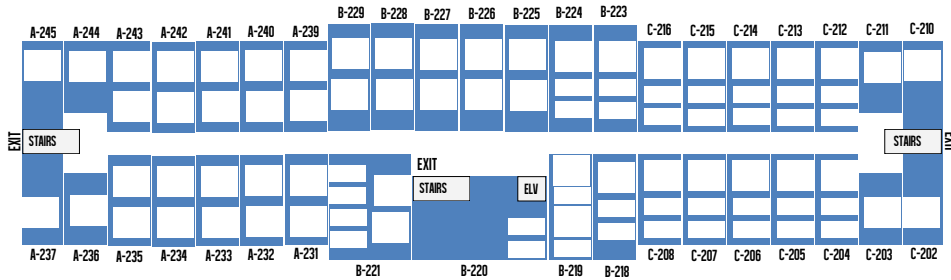
Site Photos (continued)



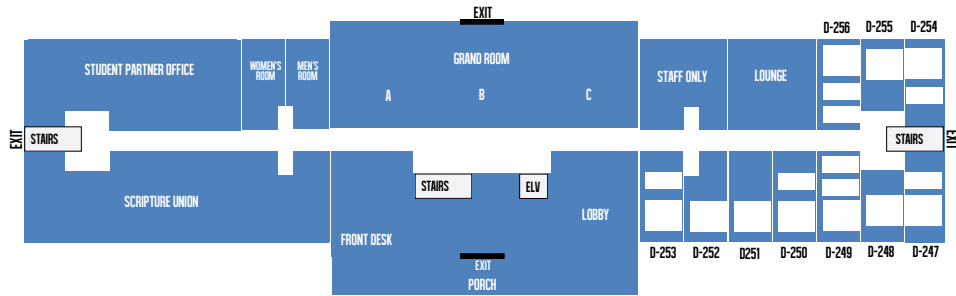
II: SITE DETAILS (CONTINUED)

Mission Hall

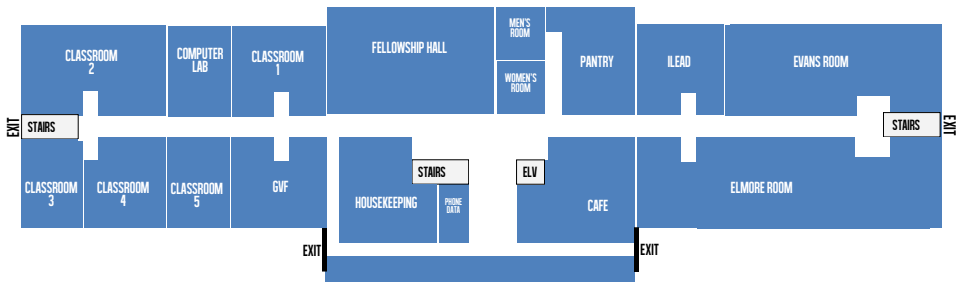
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



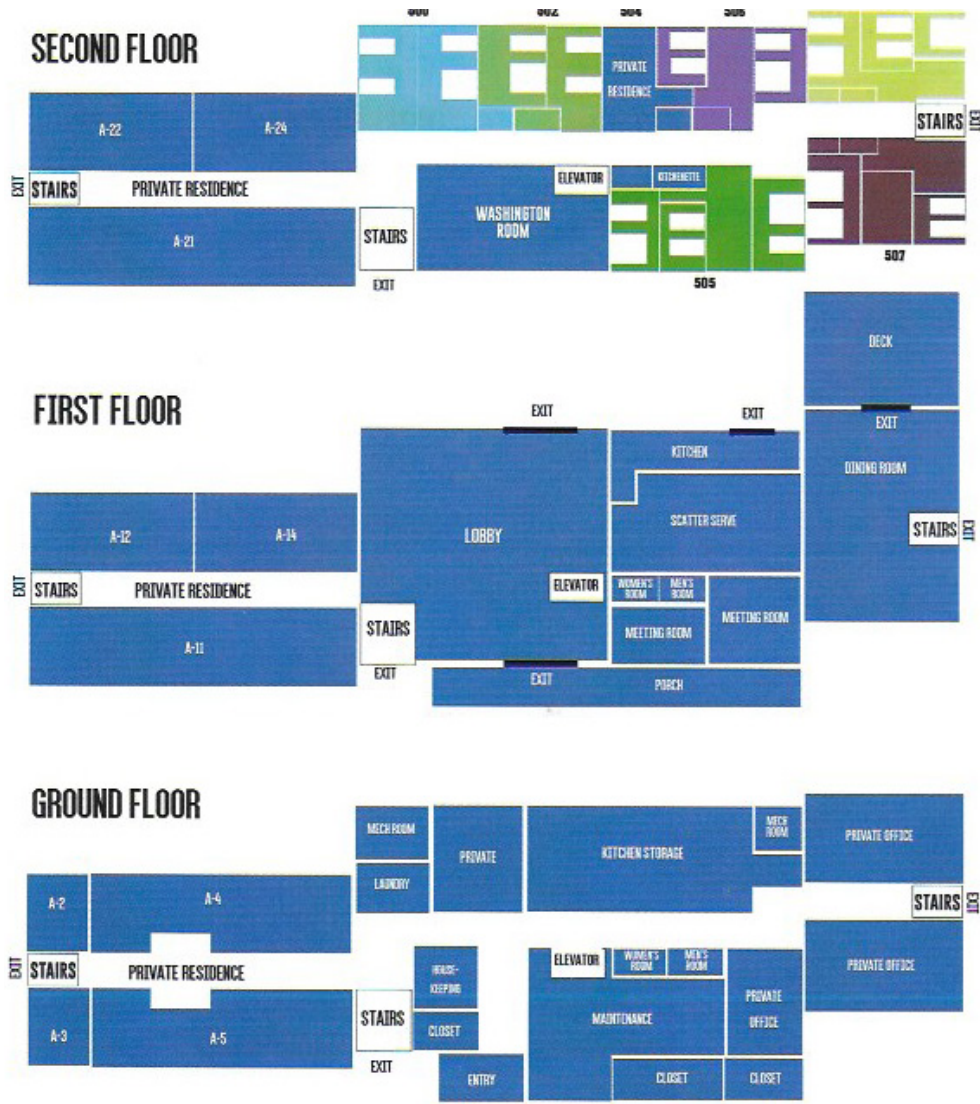
MISSION HALL - FRONT



MISSION HALL - REAR

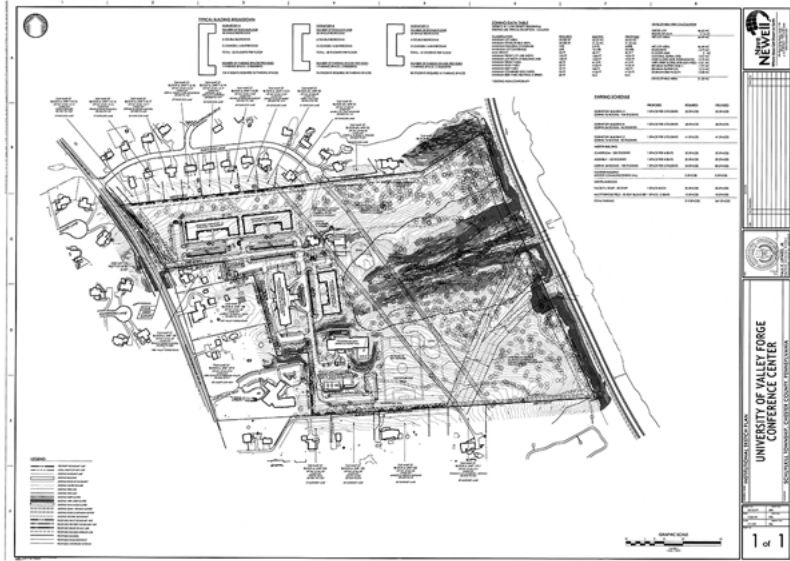
II: SITE DETAILS (CONTINUED)

Founders Hall

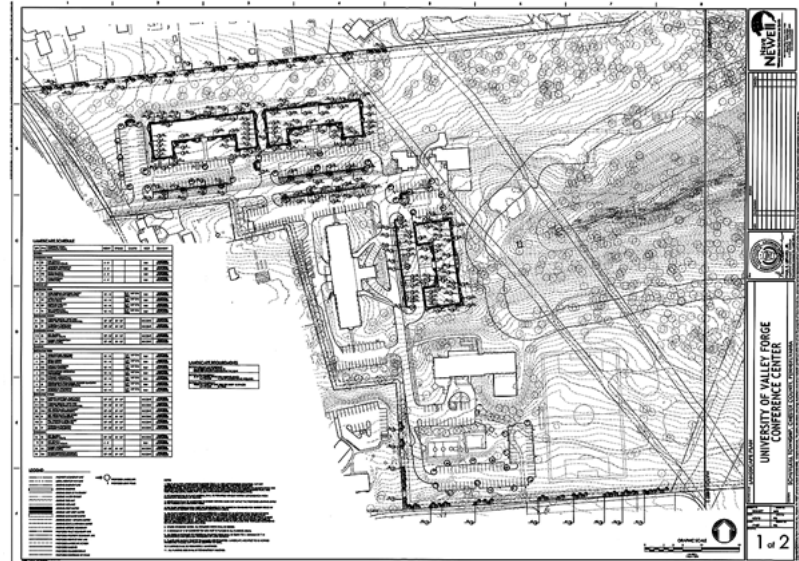


Site Details

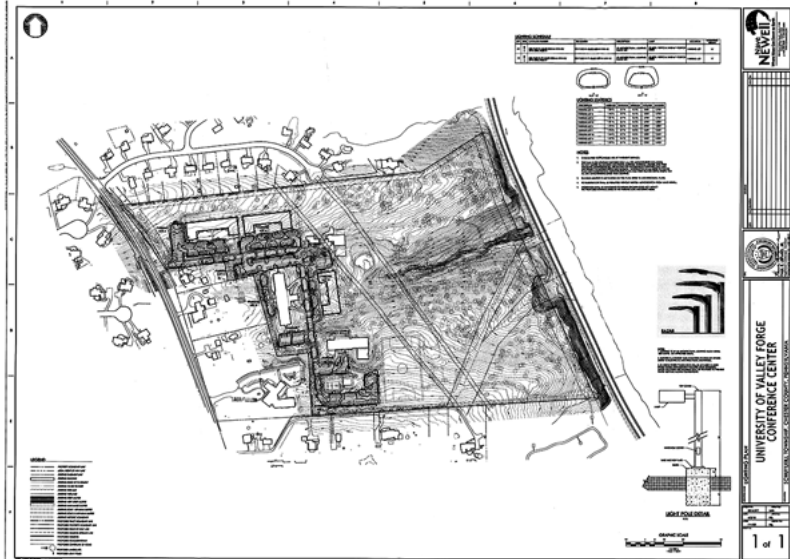
Institutional Plan



Landscape Plan I



Lighting Plan



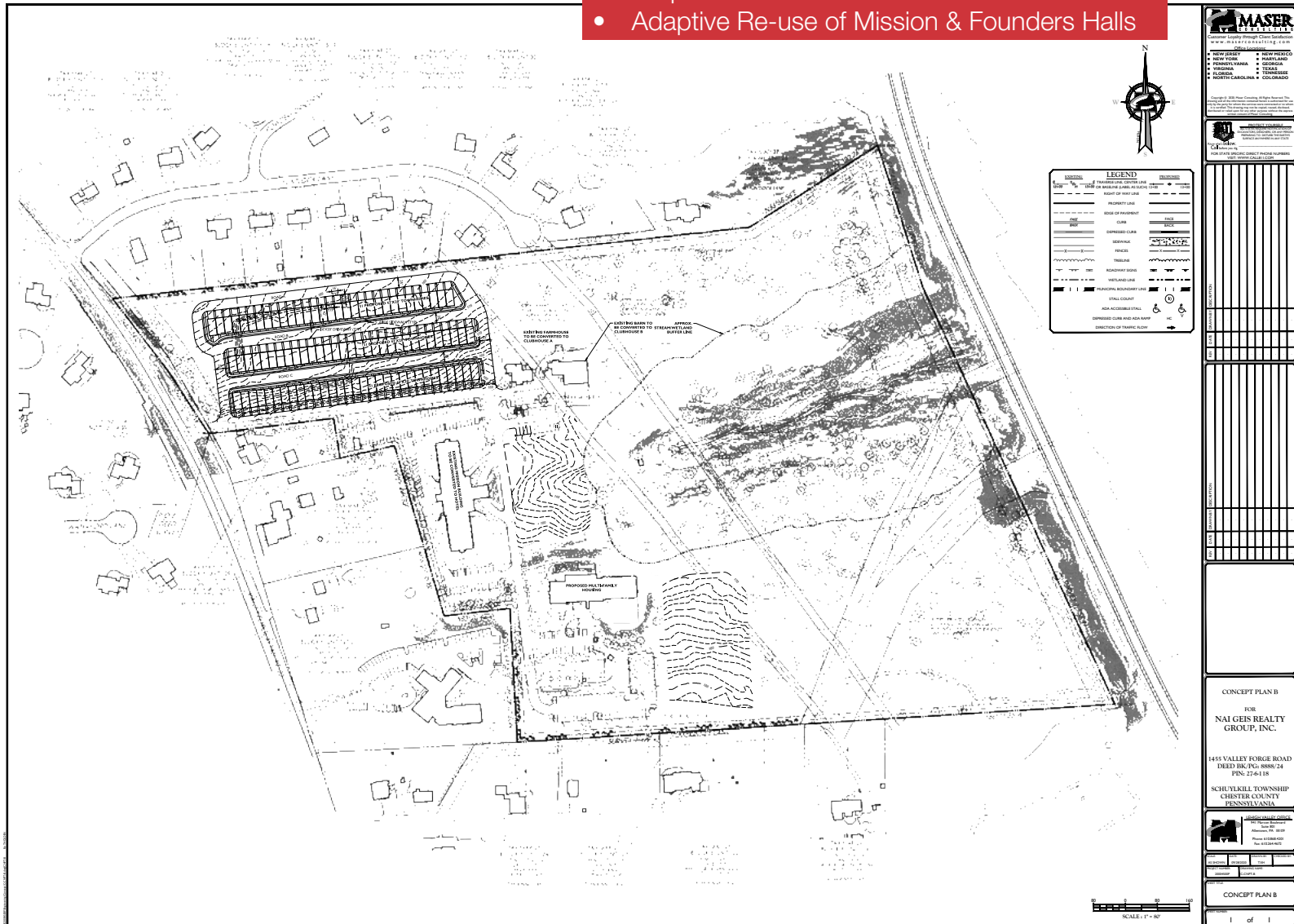
Landscape Plan II



III: POTENTIAL DEVELOPMENT SCENARIOS

Scenario 1

- Proposed 93 42' x 20' Townhomes
- Adaptive Re-use of Mission & Founders Halls



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CONCEPT PLAN B

FOR
NAI GEIS REALTY GROUP, INC.

1455 VALLEY FORGE ROAD
 DEED BK; PG: 8888/24
 PIN: 22418

SCHUYLKILL TOWNSHIP
 CHESTER COUNTY
 PENNSYLVANIA

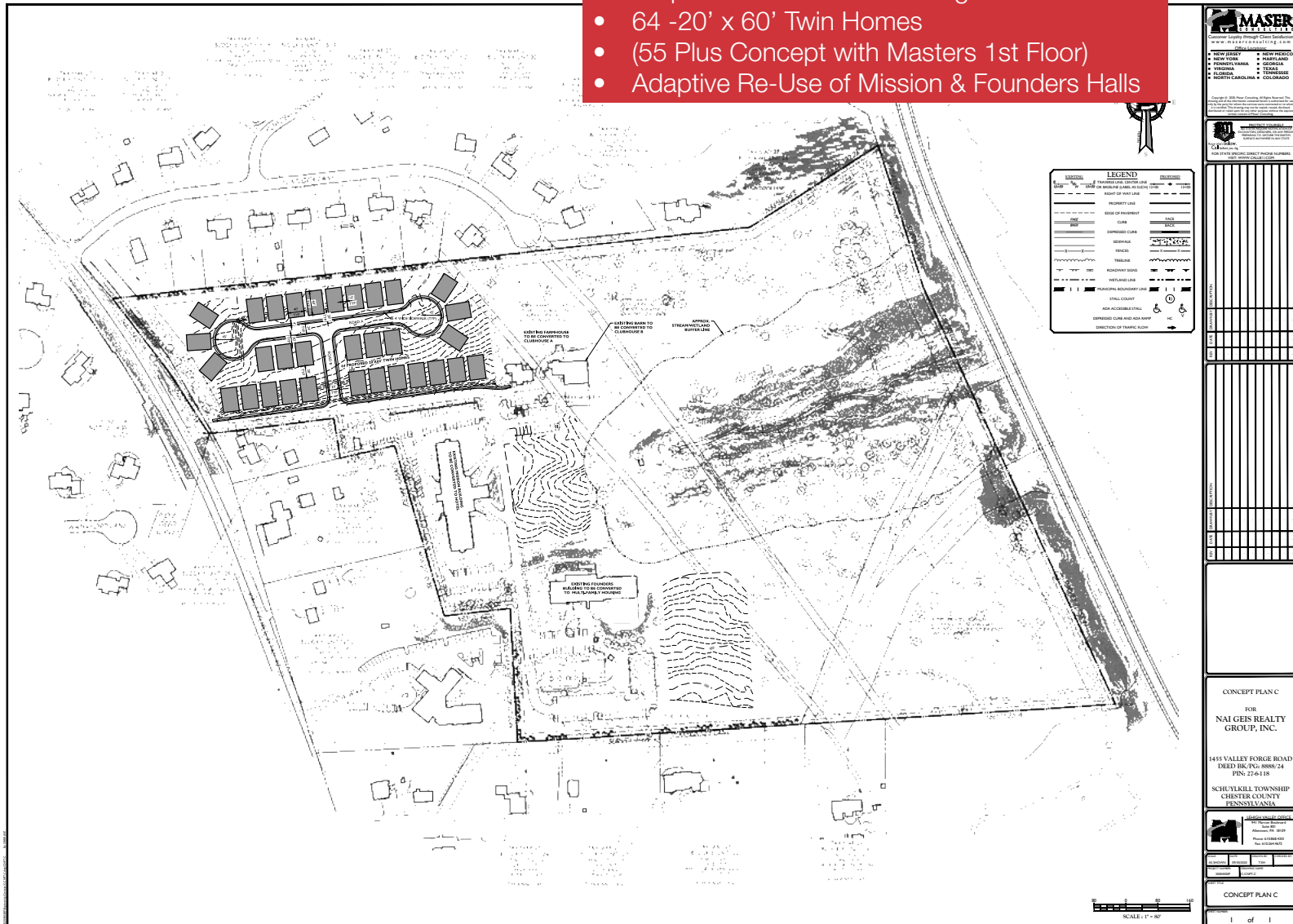
CONCEPT PLAN B

1 of 1

III: POTENTIAL DEVELOPMENT SCENARIOS

Scenario 2

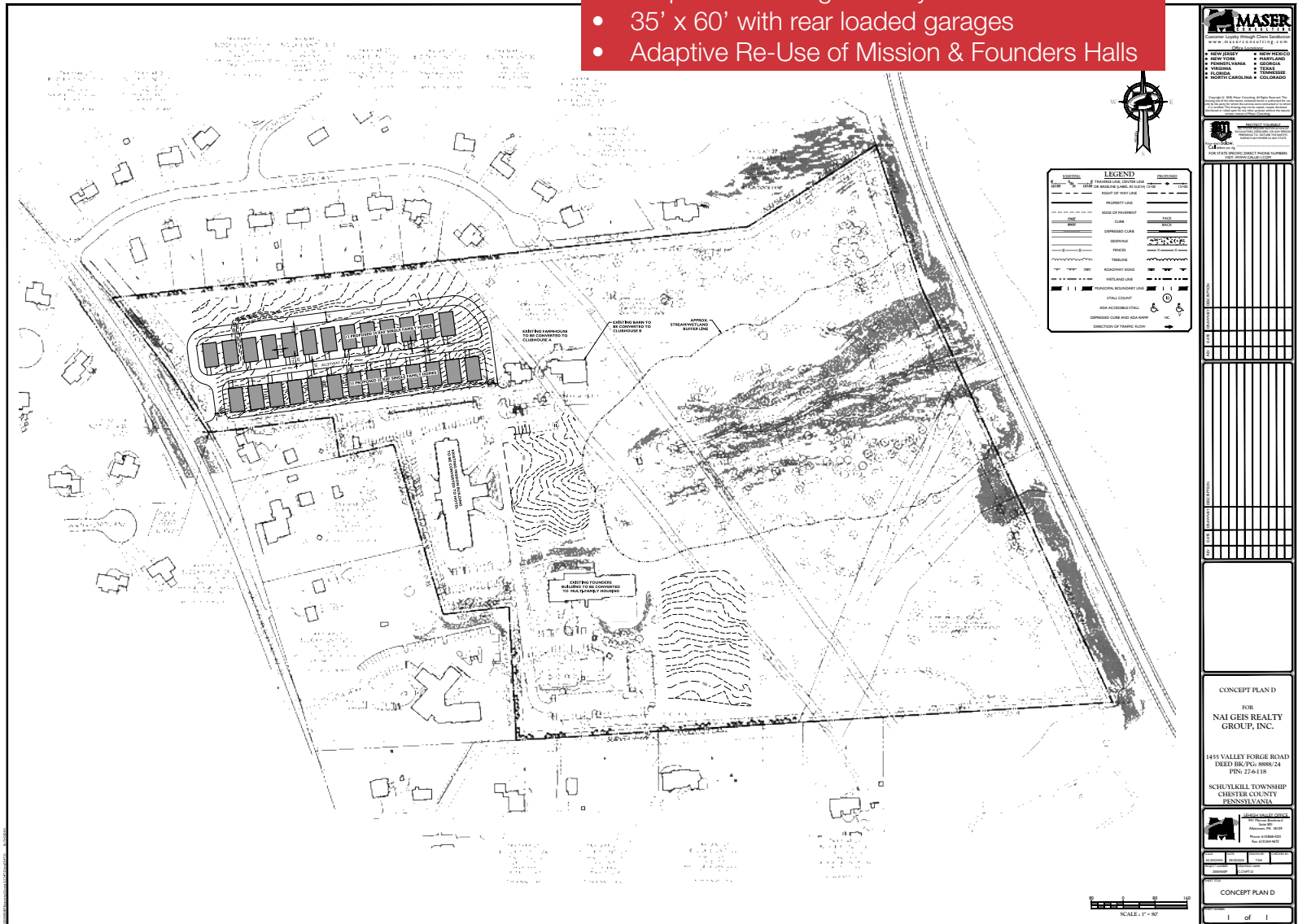
- Proposed 32-40'x60' Buildings for
- 64 -20' x 60' Twin Homes
- (55 Plus Concept with Masters 1st Floor)
- Adaptive Re-Use of Mission & Founders Halls



III: POTENTIAL DEVELOPMENT SCENARIOS

Scenario 3

- Proposed 26 Single Family Homes
- 35' x 60' with rear loaded garages
- Adaptive Re-Use of Mission & Founders Halls



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CONCEPT PLAN D
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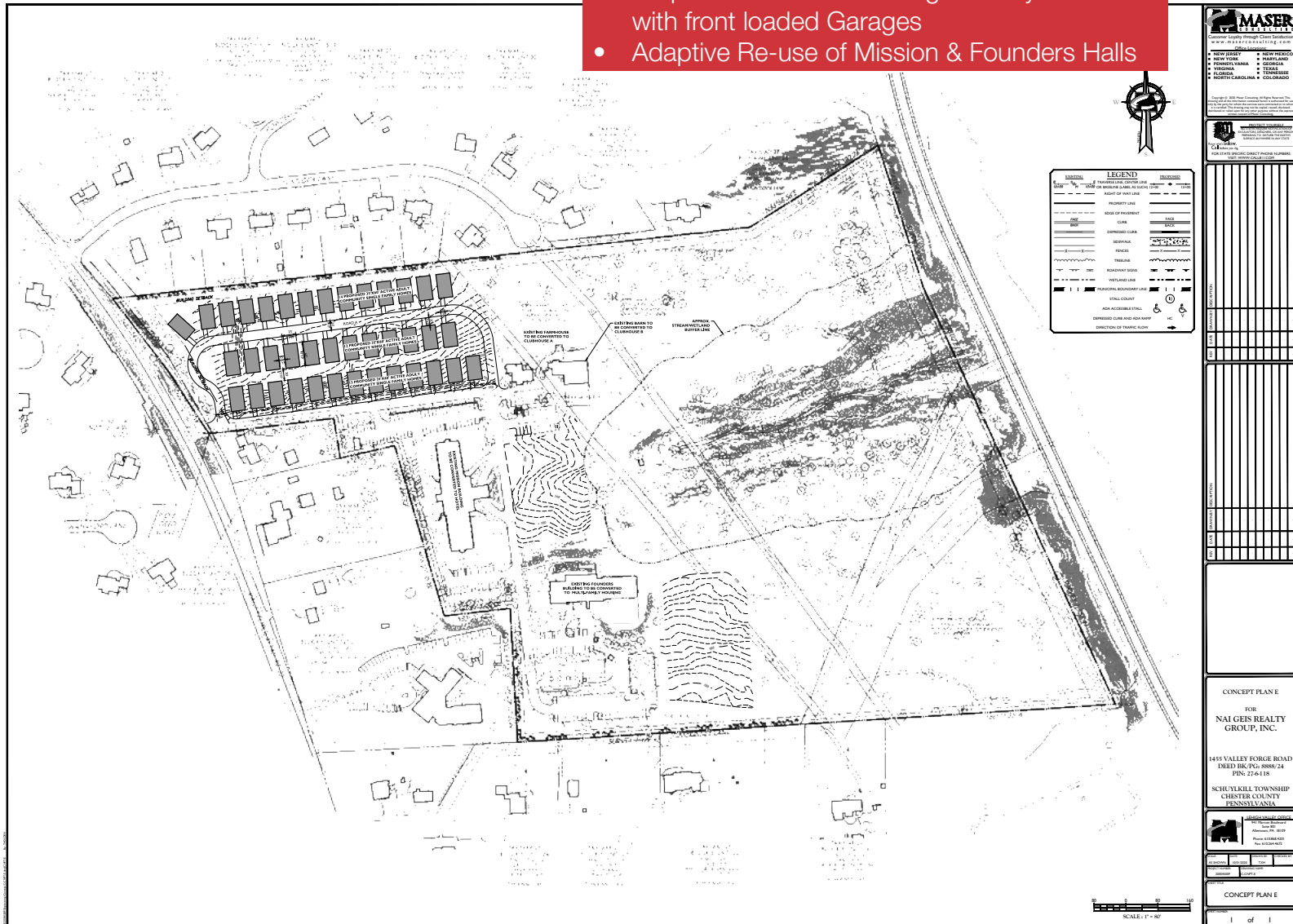
SCHUYLKILL TOWNSHIP
CHESTER COUNTY
PENNSYLVANIA

CONCEPT PLAN D
1 of 1

III: POTENTIAL DEVELOPMENT SCENARIOS

Scenario 4

- Proposed 39-35' x 60' single Family Homes with front loaded Garages
- Adaptive Re-use of Mission & Founders Halls



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CONCEPT PLAN E
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CHESTER COUNTY
PENNSYLVANIA
CONCEPT PLAN E
1 of 1

Site Map



Property Tours and Purchase Terms

The property will be available for inspections from Thursday, October 1, 2020 through Friday, November 20, 2020. NAI Geis Realty Group, Inc. will provide marketing materials, formal market presentations, and market tours to qualified parties. It is strongly recommended that interested parties perform at least some level of pre-due diligence and meet with Broker prior to submitting a letter of intent. For further information on the Property or to arrange for a tour, please contact Tom Bond or Jack Byers.

Offers should be submitted no later than Friday, November 27, 2020 at 5:00 PM Eastern Standard Time, in the form of a non-binding letter of intent, and should specify at least the following:

1. Pricing
2. Due Diligence Period
3. Closing Period
4. Earnest Money
5. Contingencies (if any)
6. References
7. Documentation of previously completed transactions
8. Sources of Funds
9. Consents and/or approvals needed for closing

Please submit any other information having a direct bearing on the investor's ability to close on the proposed transaction.

The non-binding Letter of Intent must be submitted via mail, overnight courier, facsimile or email to:

Tom Bond
Senior Vice President
NAI Geis Realty Group, Inc.
30 S. 17th St. Suite 1510
Philadelphia, PA 19103
O (215) 568-1755
C (610) 656-3036
F (215) 568-5043
tbond@geisrealty.com

CONSIDERATION OF OFFERS

Owner and Broker will assess the qualifications of any party submitting a nonbinding letter of intent in accordance with Owner's objectives. In making this assessment, Owner will consider a number of factors including but not limited to price, timing of closing, the perceived ability of the investor to complete the transaction, and other factors. The property is being offered without an asking price.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by the Owner, a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligations there under have been satisfied or waived.

NOTIFICATION OF SELECTION

After expiration of the offer deadline, Owner will determine whether to choose a single potential investor or respond to the top tier of potential investors and provide them an opportunity to enhance their offers.

COSTS AND EXPENSES

Any potential investor will bear all costs of its own investigation and evaluation of the Property, including the fees and disbursements to its own counsel and advisors.

Disclaimer: We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.