

# Lancaster Avenue & Deerfield Lane Development Sites

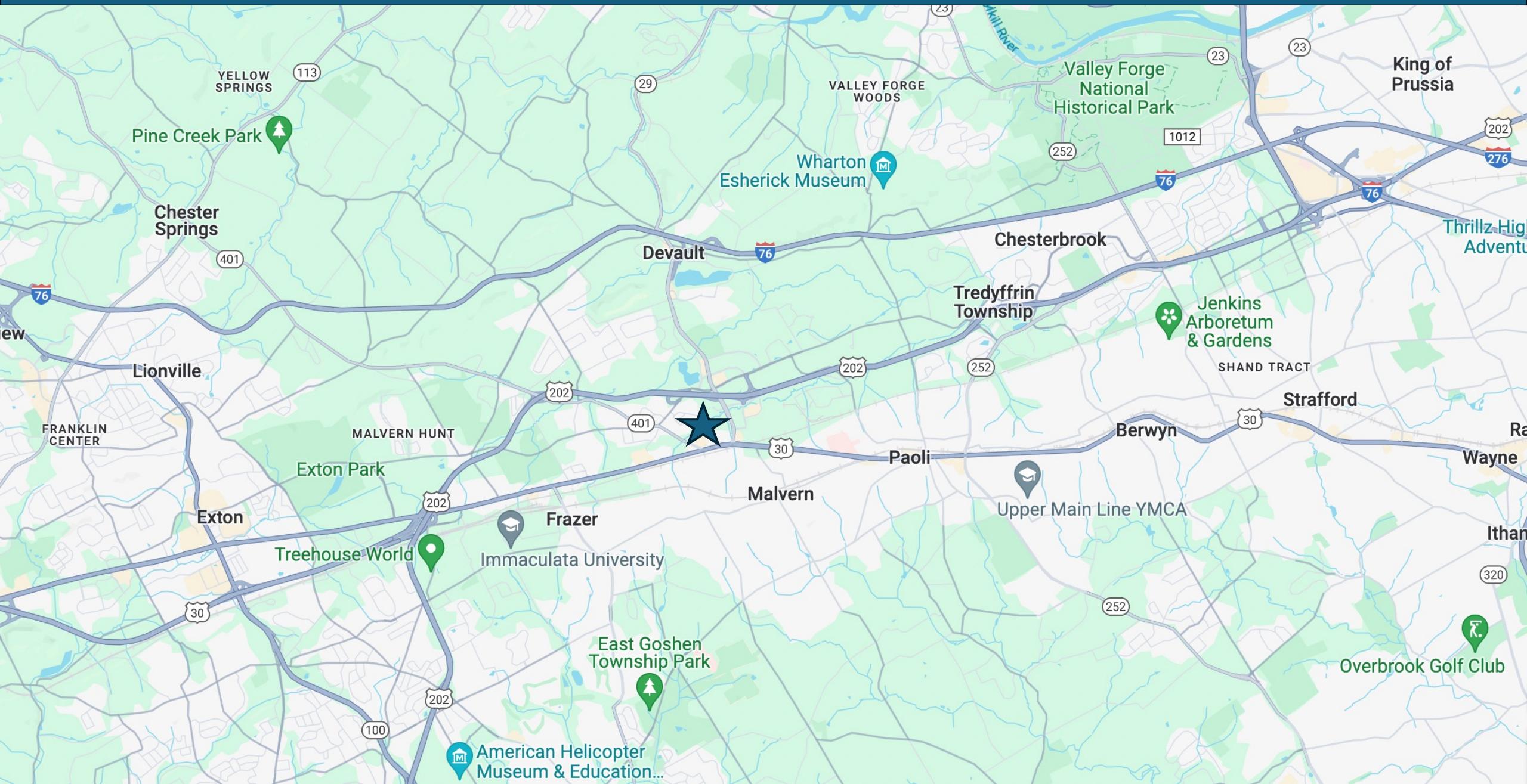
## Malvern, PA



## Deerfield Ln Development Sites Opportunity Summary

MLP Ventures and Arrowmink Realty is pleased to present an extremely attractive and rare Main Line development opportunity on two parcels on Deerfield Ln in Malvern PA in East Whiteland Township. The two parcels known as Deerfield Units B and C sit in East Whiteland's PO (Professional Office) and the FC (Frontage Commercial) Districts. These Districts allow by right the proposed developments of a 42,000 SF flex building and a 42 unit multi family residential building as shown in the enclosed site plans. We have also enclosed development Pro Formas for the proposed developments which yield an attractive 8% and 9% unleveraged return on cost, utilizing market rents and conservative development cost assumptions.

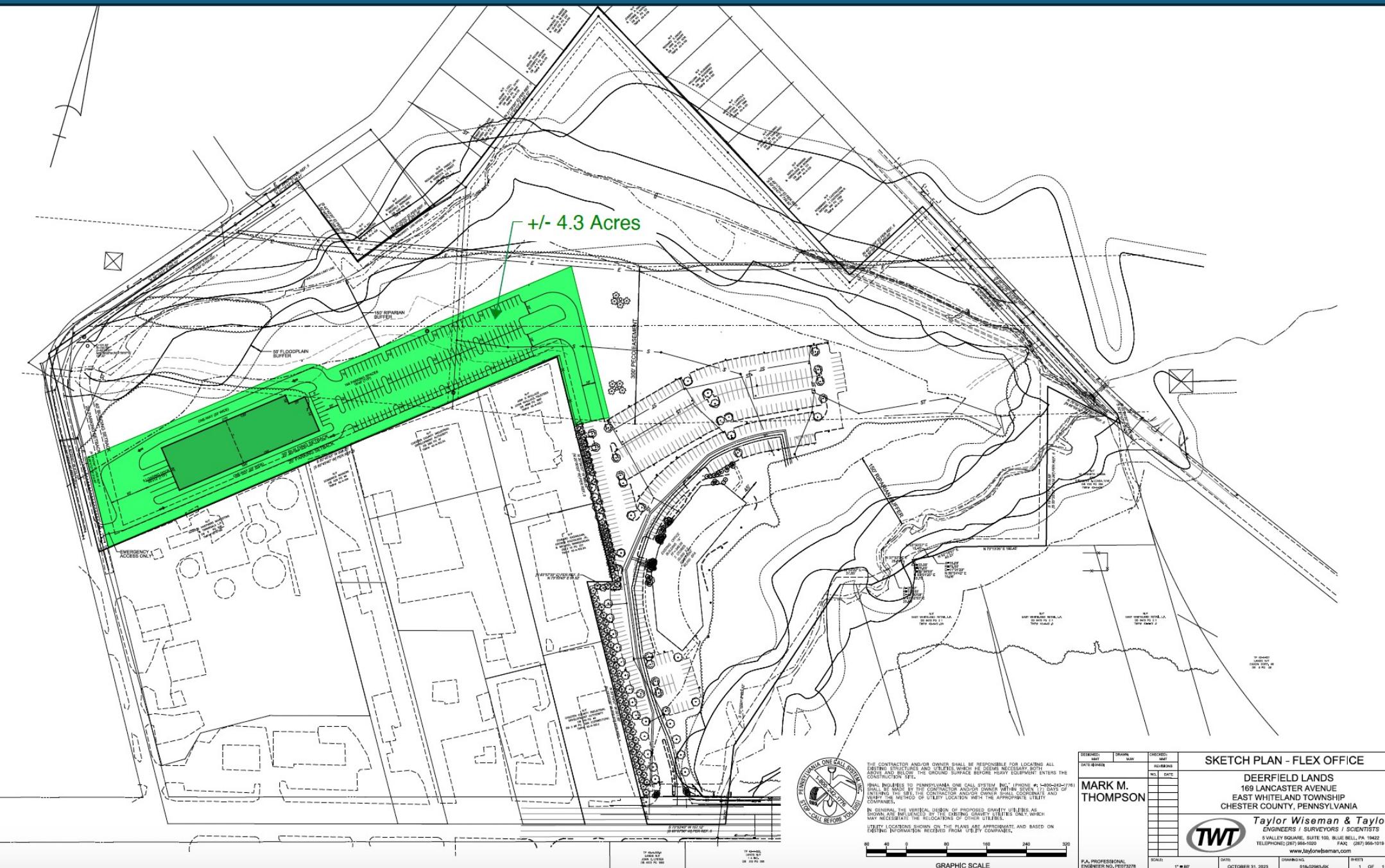
# Incredible Location On Lancaster Avenue in Malvern, Accessible From Route 202 and Route 29



# Proposed Development Sites

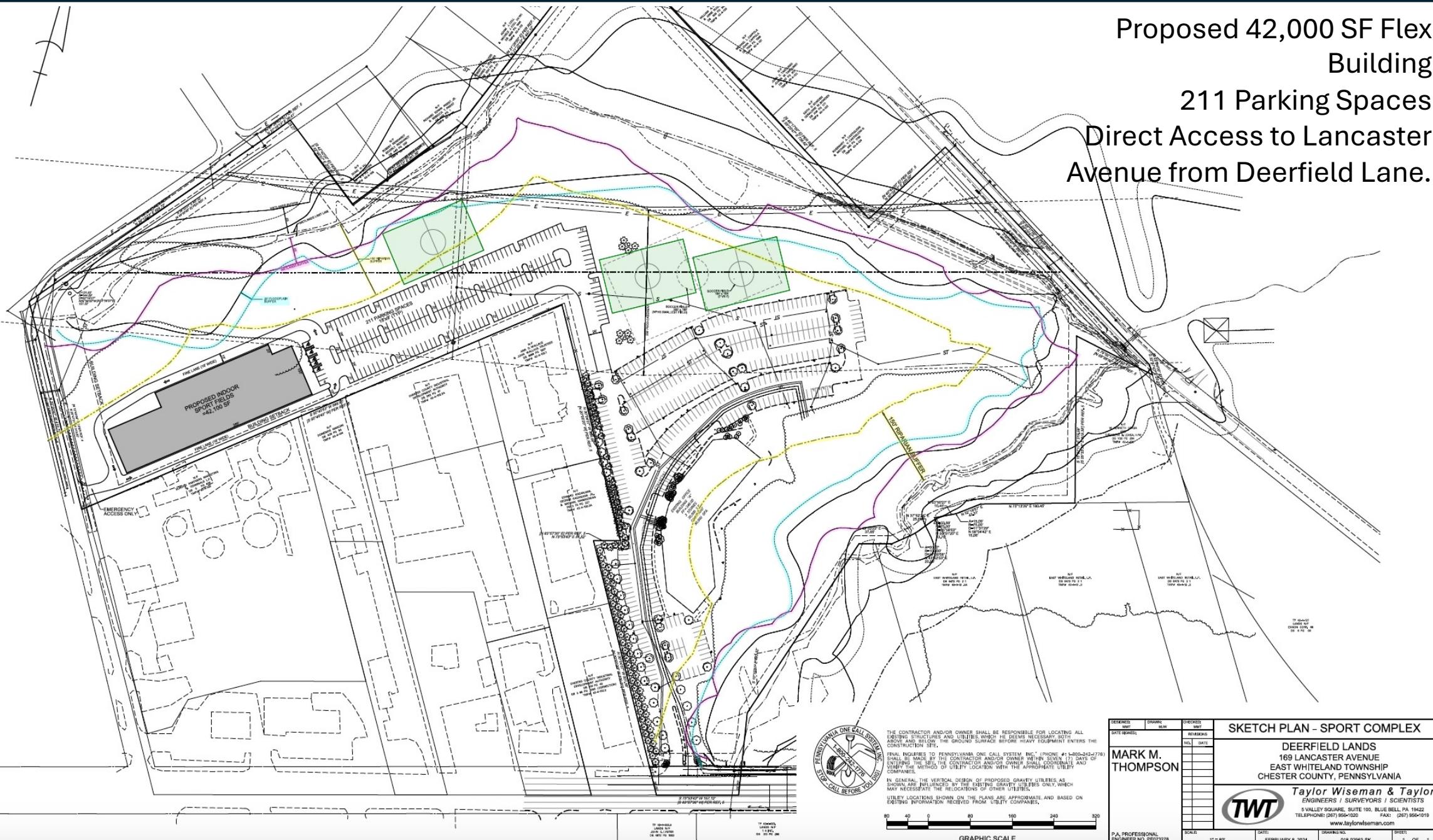


## Site C Proposed 42,000 SF Flex Building



## Deerfield Lane Athletic Field Plan

Proposed 42,000 SF Flex  
Building  
211 Parking Spaces  
Direct Access to Lancaster  
avenue from Deerfield Lane.



# Deerfield Lane Athletic Fields



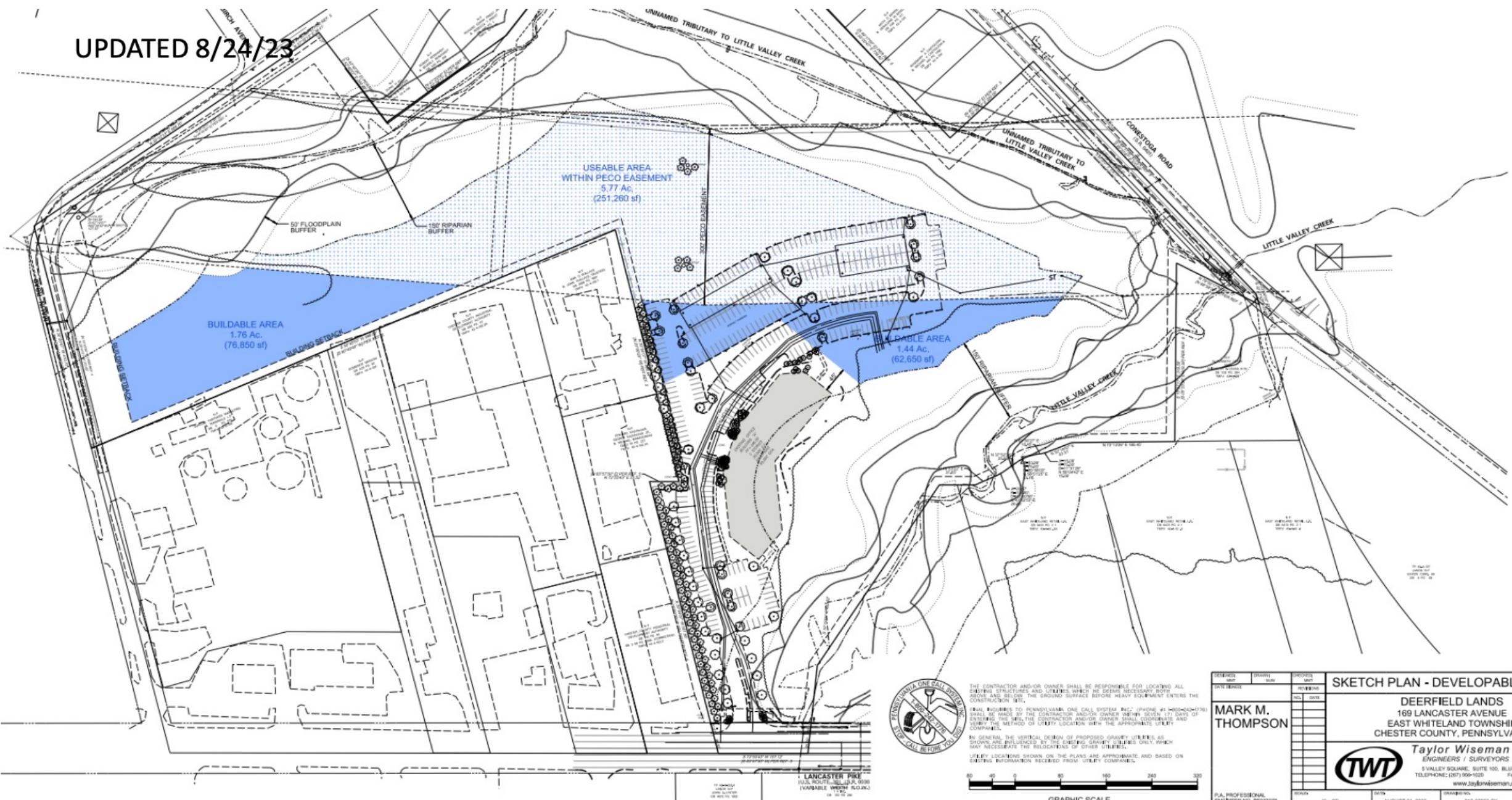
## Permitted Uses at Deerfield Site

## **Deerfield Unit C 36,340 SF Footprint (92' x 395')**

## **Deerfield Unit B 10,000 SF Footprint (58' x 170')**

# Permitted Uses at Deerfield Site

UPDATED 8/24/23



# Permitted Uses at Deerfield Site



## Township of East Whiteland, PA

[Home](#) [Zoning Map](#) [Highlights](#) [Administration](#) [Tools](#)

MapLink™ | Interactive Map New

The parcel layer is currently enabled. [Enable the districts layer](#)

**Owner:** MAIN LINE I ASSOCIATES LP  
**Location:** Information unavailable  
**Parcel Number:** 42-4-125

**Zoning District(s):**

- FC - Frontage Commercial District [Details](#)
- PO - Professional Office District [Details](#)
- R-2 - Low-Density Residential District [Details](#)

**Overlay District(s):**

- [Flood Hazard District - Show Description](#)  
Special Flood Hazard Area
- [Riparian Buffer Protection - Show Description](#)

[Zoom To](#)  
[Create Parcel Details page](#)  
[Create Mailing List](#)  
[Delete selection](#)  
[Dismiss](#)

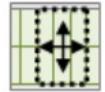
## UNIT C - FC ZONING DISTRICT INFORMATION

For more information see § 200-33: FC Frontage Commercial District.

## Dimensional Standards for District

Collapse

## Tracts

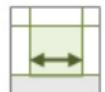


Tract area, min.: 20,000 square feet.

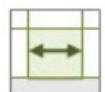
Tract density, max. (units per developable acre):  
7.

Tract density, max. [floor area ratio (FAR)]: 0.6.

## Lots

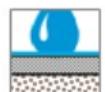


Lot width at right-of-way line, min.: 60 feet.



Lot width at building setback line, min.: 80 feet.

## Coverage

Building coverage, max. (% of tract): 35%.  
Excluding parking structures required to meet minimum off-street parking requirements.

Impervious coverage, max. (% of tract): 55%.

## Setbacks



Principal setback from tract perimeter, min.: This standard excludes street frontages.

1. From other like-zoned tracts: 15 feet.
2. From any residential district boundary line: 35 feet.
3. From other district boundary lines: 20 feet.



Accessory setback from tract perimeter, min.:

This standard excludes street frontages.

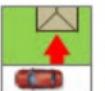
1. From other like-zoned tracts: 15 feet.
2. From any residential district boundary line: 35 feet.
3. From other district boundary lines: 20 feet.



Parking, roadways &amp; etc. setbacks, min.: This standard includes parking areas, driveways and interior roadways (excluding street frontages).

1. From other like-zoned tracts: 10 feet.
2. From any residential district boundary line: 30 feet.
3. From other district boundary lines: 15 feet.

## Yards



Setbacks from streets, min.:

1. Any building face to arterial street ultimate right-of-way: 60 feet.
2. Any building face to collector or local street ultimate right-of-way: 40 feet.
3. Any building face to common parking area: 10 feet.
4. Surface parking areas to arterial street ultimate right-of-way: 30 feet.
5. Surface parking areas to collector street ultimate right-of-way: 15 feet.
6. Surface parking areas to local street ultimate right-of-way: 10 feet.

## Structures



Height, principal, max. (ft.): 35 feet.



Height, accessory, max. (stories): 50% height of tallest principal structure.



Principal building spacing, min.:

1. Window wall to windowless wall: 20 feet.
2. Window wall to window wall:
  - a. Front to front: 50 feet.
  - b. Rear to rear: 45 feet.
  - c. End to end: 35 feet.
  - d. Front to rear: 50 feet.
  - e. Front to end: 50 feet.
  - f. Rear to end: 45 feet.

## Other Requirements



Central water &amp; sewer facilities required?: Yes.

## UNIT C - FC ZONING DISTRICT INFORMATION

### Accessory (12)

[Collapse](#)

Antenna (wireless communications facilities) [?](#)

Carport [?](#)

Fences and walls [?](#)

Greenhouse, private (storage building) [?](#)

Office [?](#)

Private garage [?](#)

Processing and storage of materials [?](#)

Signs [?](#)

Solar energy systems [?](#)

Sports courts

Storage garages for vehicles used in the operation of the principal use [?](#)

Wind energy systems [?](#)

### Agriculture (1)

[Collapse](#)

Produce or farm stands

### Business and Professional (3)

[Collapse](#)

Medical offices, clinic/medical clinics and medical education facilities [?](#)

Operations designed to attract and serve customers or clients on the premises

Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

### Commercial (18)

[Collapse](#)

Banks, but excluding drive-in facilities

Bed-and-breakfast establishments [?](#)

Brewpub [?](#)

Cinemas or similar recreational or cultural establishments

Drive-in facility [?](#)

Exercise or fitness facilities

Gasoline service station [?](#)

Hotels, motels or inns [?](#)

Lawn and garden centers [?](#)

Motor vehicle sales, service or repair shop

Nursery schools or day-care centers, inclusive of both [?](#)

Promotional sales

Public garage [?](#)

Real estate sales offices

Restaurants or other similar establishments, but excluding drive-in facilities [?](#)

Seasonal sales

Stores and personal service shops dealing directly with customers

Studios for dance, art, music or photography

## UNIT C - FC ZONING DISTRICT INFORMATION

Industrial and Manufacturing (1) Collapse

Contractor's office, construction equipment sheds, and trailers

Institutional (5) Collapse

Animal hospital or veterinarian ?

Assisted living facility ?

Clinics ?

Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature

Specialty hospital ?

Public and Semi-Public (4) Collapse

Conference centers ?

For-profit open space and recreation uses

Open space and recreational uses ?

Public or private not-for-profit open space or recreation purposes ?

Residential (1) Collapse

Multifamily residential dwellings in accordance with the MF Multifamily Route 30 Overlay District ?

Telecommunications and Utilities (3) Collapse

Communication towers (wireless communications facilities) ?

Public utility facilities ?

Wireless communication facilities ?

Transportation (1) Collapse

Transit stations

**PROPERTY IS NOT LISTED AS AN OVERLAY PROPERTY**

# Permitted Uses at Deerfield Site



Township of East Whiteland, PA

[Home](#) [Zoning Map](#) [Highlights](#) [Administration](#) [Tools](#)

MapLink™ | [Interactive Map](#) [New](#)

The parcel layer is currently enabled. [Enable the districts layer](#)

Owner: DEERFIELD ROAD ASSOCIATES II LP

Location: Information unavailable

Parcel Number: 42-4-125.6

Zoning District(s):

PO - Professional Office District

[Details](#)

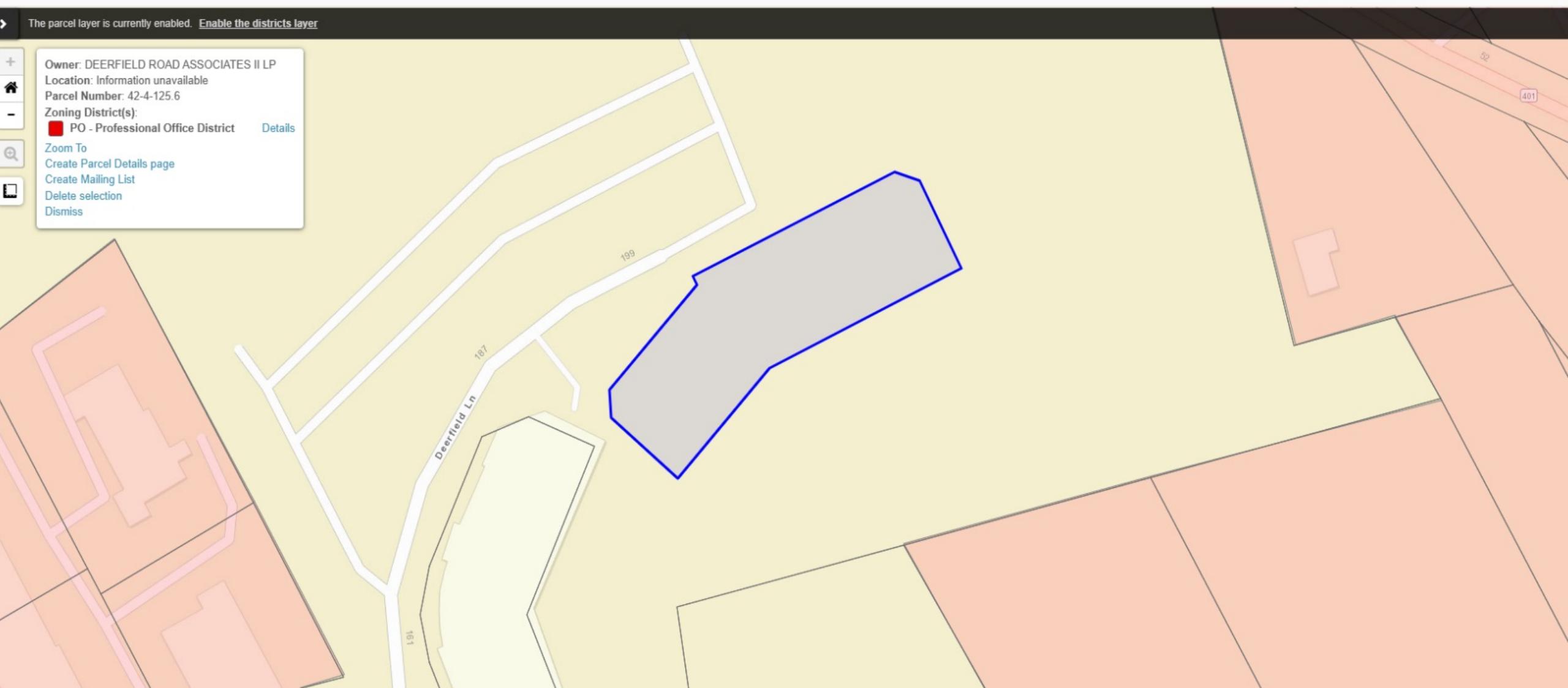
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## UNIT B - PO ZONING DISTRICT INFORMATION

 PO Professional Office District

Clear

## District Description

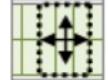
Collapse

For more information see § 200-38: PO Professional Office District.

## Dimensional Standards for District

Collapse

## Tracts



Tract area, min.: 80,000 square feet.

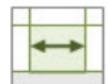


Tract density, max. [floor area ratio (FAR)]: 0.5.

## Lots



Lot width at right-of-way line, min.: 150 feet.



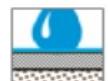
Lot width at building setback line, min.: 200 feet.

## Coverage



Building coverage, max. (% of tract): 25%.

Excluding parking structures required to meet minimum off-street parking requirements.



Impervious coverage, max. (% of tract): 60%.

Clear

## Setbacks



**Principal setback from tract perimeter, min.:** This standard excludes street frontages.

1. From other like-zoned tracts: 35 feet.
2. From any residential district boundary line: 50 feet.
3. From other district boundary lines: 30 feet.



**Accessory setback from tract perimeter, min.:**

This standard excludes street frontages.

1. From other like-zoned tracts: 35 feet.
2. From any residential district boundary line: 50 feet.
3. From other district boundary lines: 30 feet.



**Parking, roadways & etc. setbacks, min.:** This standard includes parking areas, driveways and interior roadways (excluding street frontages).

1. From other like-zoned tracts: 20 feet.
2. From any residential district boundary line: 35 feet.
3. From other district boundary lines: 15 feet.

## Yards



**Setbacks from streets, min.:**

1. Any building face to arterial street ultimate right-of-way: 60 feet.
2. Any building face to collector or local street ultimate right-of-way: 40 feet.
3. Any building face to common parking area: 10 feet.
4. Surface parking areas to arterial street ultimate right-of-way: 35 feet.
5. Surface parking areas to collector street ultimate right-of-way: 20 feet.
6. Surface parking areas to local street ultimate right-of-way: 15 feet.

## Structures



**Height, principal, max. (ft.):** 42 feet.

For every one-percent decrease in impervious coverage, building height may be increased one foot to a maximum height of 56 feet.



**Height, accessory, max. (ft.):** 50% height of tallest principal structure.



**Principal building spacing, min.:**

1. Window wall to windowless wall: 20 feet.
2. Window wall to window wall:

- a. Front to front: 60 feet.
- b. Rear to rear: 55 feet.
- c. End to end: 45 feet.
- d. Front to rear: 60 feet.
- e. Front to end: 60 feet.
- f. Rear to end: 55 feet.



**Structure notes:** For those parcels in the O/BP, O/BPS, PO or Turnpike Interchange Overlay Districts that are the site of former quarries and exceeded 50

acres in gross area prior to any subsequent subdivision, where there are severe topographical features and sharp vertical drops in elevation due to many walls or similar features, whether or not there is standing water on the property, the following standards shall apply:

A. For the purpose of calculating the height of a building or other structure, the base elevation shall be that figure which is the mean elevation on a portion of the ground within the parcel that contains at least five acres of contiguous land and that is generally flat with the average slope no more than 5% over this five acre area. The height of any building or other structure on the property may not exceed 45 feet higher than the base elevation, except hotels and/or conference centers, which may not exceed 65 feet higher than the base elevation.

## UNIT B - PO ZONING DISTRICT INFORMATION

(1) Nothing contained herein shall be construed to permit a greater number of gross usable square feet than would have been authorized if the subject property were flat and rectangular.

(2) In no event shall the height of any building or other structure authorized herein exceed 95 feet. Where the height of any building or other structure located on the site of the former quarries exceeds 45 feet, that building or other structure must be set back at least 150 feet from the tract perimeter boundary line (which distance is inclusive of, and not in addition to, any setback or yard requirements).

(3) Where the height of a building exceeds 85 feet, the color of the parapet of the building shall be earth tone or gray palette.

B. On properties where there is an abandoned quarry and standing water in excess of one acre of lot coverage and severe changes in elevations due to quarry walls, no setback or other dimensional requirement otherwise applicable to the location of buildings and structures near flood hazard areas or Flood Hazard District shall apply.

### Other Requirements



Central water & sewer facilities required?: Yes.

## UNIT B - PO ZONING DISTRICT INFORMATION

**Accessory (14)**[Collapse](#)[Antenna \(wireless communications facilities\) !\[\]\(dfc59eaff22f8544bedb238cca58d143\_img.jpg\)](#)[Cafeterias](#)[Carport !\[\]\(d4e92a70a184987c4cee61bbacf99330\_img.jpg\)](#)[Driveway !\[\]\(898a81de9c4aff71234b2158571b7213\_img.jpg\)](#)[Fences and walls !\[\]\(2b0f02b4a70afa75816b328a8d32ffe7\_img.jpg\)](#)[Greenhouse, private \(storage building\) !\[\]\(848edf3a971f9d4a6acd664a9b2a684c\_img.jpg\)](#)[Office !\[\]\(e67eff789babac868c3bd58f85840c5a\_img.jpg\)](#)[Parking space !\[\]\(262068887e9a753ab6fbea2bf5de5fe2\_img.jpg\)](#)[Private garage !\[\]\(9563e6845e9460f02a8b96af0592b0be\_img.jpg\)](#)[Signs !\[\]\(1e785a35c87067562e5eed96a1b6021d\_img.jpg\)](#)[Solar energy systems !\[\]\(ab585dcc444ae74af86fb025f2220621\_img.jpg\)](#)[Sports courts](#)[Storage garages for vehicles used in the operation of the principal use !\[\]\(a80830b95104dac0ade8ec99d6ea62cf\_img.jpg\)](#)[Wind energy systems !\[\]\(7bc6f9cdb9e101d1aad2c1e88d0164fc\_img.jpg\)](#)**Business and Professional (2)**[Collapse](#)

Operations designed to attract and serve customers or clients on the premises

Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

**Commercial (2)**[Collapse](#)[Child day-care facilities !\[\]\(7a8ba661b68f5759c6a6a65630174b0d\_img.jpg\)](#)[Real estate sales offices](#)**Industrial and Manufacturing (1)**[Collapse](#)

Contractor's office, construction equipment sheds, and trailers

**Institutional (1)**[Collapse](#)

Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature

**Public and Semi-Public (2)**[Collapse](#)[Open space and recreational uses !\[\]\(b00c20aa08d6997b52c25a07e0d67de8\_img.jpg\)](#)

Public or private not-for-profit open space or recreation purposes 

**Telecommunications and Utilities (4)**[Collapse](#)

Communication towers (wireless communications facilities) 

[Nonaccessory antennas !\[\]\(d7a6a1ece965f750fa0e00daca890973\_img.jpg\)](#)[Public utility facilities !\[\]\(90d098942d4d210b3ed021c3e7f4c1df\_img.jpg\)](#)[Wireless communication facilities !\[\]\(bb4c73ef7bfe25519929922b03b494bc\_img.jpg\)](#)

# Financial Pro Forma

## Deerfield Ln Warehouse Development Pro Forma

Building size 42,000 SF

	Total	Per Square Foot
Rental Income	\$ 714,000	\$ 17.00
Vacancy Factor - 5%	\$ (35,700)	
<b>Net Operating Income</b>	<b>\$ 678,300</b>	<b>\$ 17.00</b>
<b>Cap Rate</b>	<b>5%</b>	<b>\$ 0.05</b>
<b>Total Gross Value</b>	<b>\$ 13,566,000</b>	<b>\$ 323.00</b>
<b>Land</b>	<b>\$ 1,500,000</b>	<b>\$ 35.71</b>
Hard Cost	\$ 4,907,796	\$ 116.85
Sitework	\$ 1,041,720	\$ 24.80
<b>Total Hard Cost</b>	<b>\$ 5,949,516</b>	<b>\$ 141.66</b>
<b>Soft Cost</b>	<b>\$ 600,000</b>	<b>\$ 14.29</b>
<b>TOTAL Cost</b>	<b>\$ 8,049,516</b>	<b>\$ 191.66</b>
<b>Profit</b>	<b>\$ 5,516,484</b>	<b>\$ 131.34</b>
<b>Development Yield</b>		<b>8%</b>

# Financial Pro Forma

## Deerfield Ln Multifamily Development Pro Forma

Units 42

	Total	Per Unit
Rental Income	\$ 1,738,800	\$ 41,400
Vacancy Factor - 5%	\$ (86,940)	\$ (2,070)
Operating Expenses	\$ (608,580)	\$ (14,490)
<b>Net Operating Income</b>	<b>\$ 1,043,280</b>	<b>\$ 24,840</b>
<b>Cap Rate</b>	<b>5%</b>	<b>5%</b>
<b>Total Gross Value</b>	<b>\$ 20,865,600</b>	<b>\$ 496,800</b>

Land	\$ 1,500,000	\$ 35,714
Hard Cost	\$ 6,300,000	\$ 150,000
Sitework	\$ 2,100,000	\$ 50,000
Contingency - 5%	\$ 420,000	\$ 10,000
<b>Total Hard Cost</b>	<b>\$ 8,820,000</b>	<b>\$ 210,000</b>
<b>Soft Cost</b>	<b>\$ 1,500,000</b>	<b>\$ 50,000</b>
<b>TOTAL Cost</b>	<b>\$ 11,820,000</b>	<b>\$ 295,714</b>
<b>Profit</b>	<b>\$ 9,045,600</b>	<b>\$ 215,371</b>

Development Yield 9%

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