

OFFERING

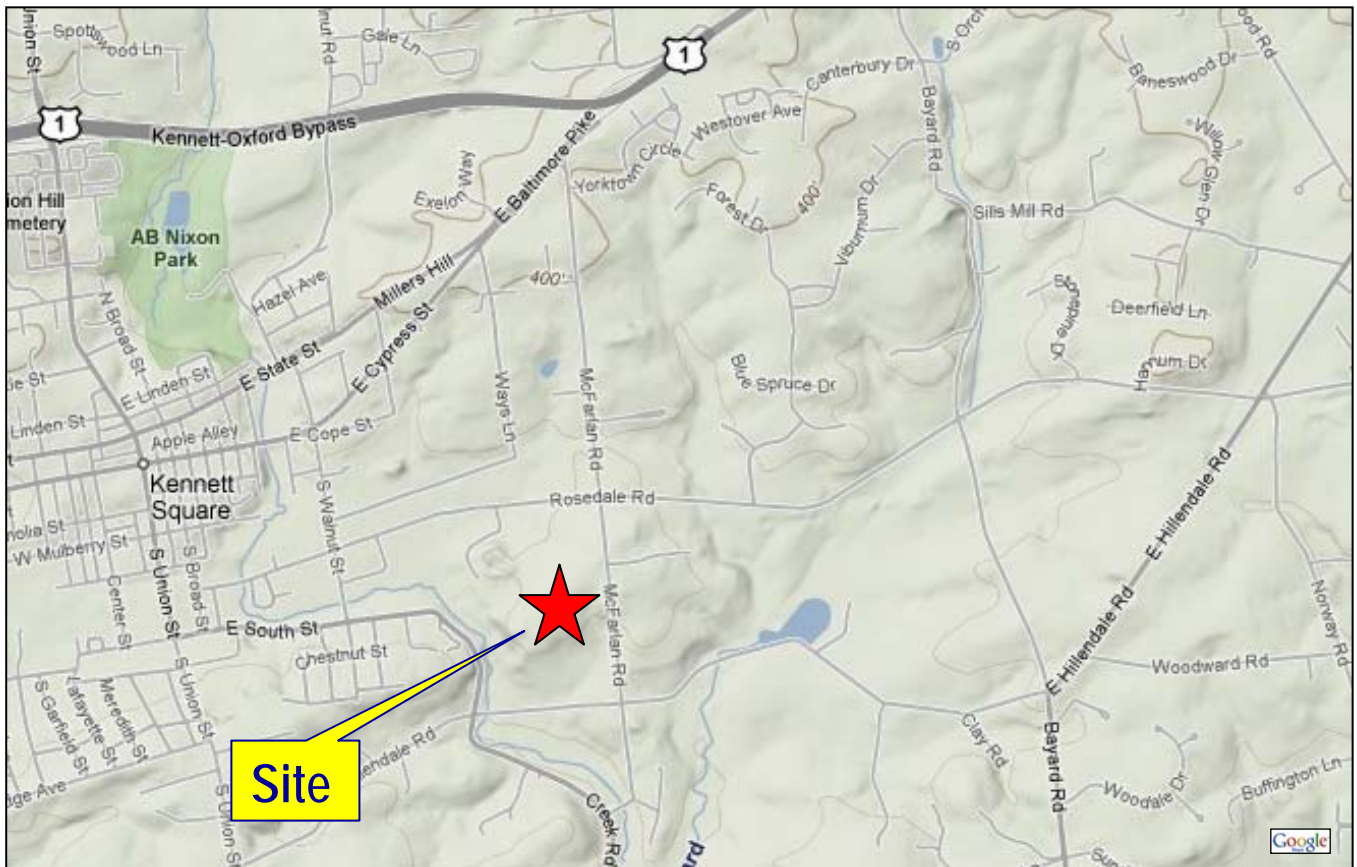
LAND

“R - 4” Zoned Development Acreage

McFarlan Road

Kennett Square, Pennsylvania 19348

+/- 18 acres are available for development (representing a portion of a +/- 37.5 acre parcel)



Offered Exclusively By:

Christopher S. Patterson
Patterson Schwartz Real Estate
302.429.7334 direct
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Barton L. Mackey, Jr.
Patterson-Woods & Assoc., LLC
302.622.3515 direct
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The above information is believed to be accurate, but prospective buyers or tenants must verify it to their own satisfaction. Price and availability are subject to change without prior notice. The seller's or landlord's broker, any cooperating broker and any salesperson working with either, are representing the seller or landlord interests, but are obligated to treat all parties fairly. Any variance in representation must be disclosed.

OFFERING

LAND

"R - 4" Zoned Acreage on McFarlan Road Kennett Square, Pennsylvania 19348

- ❖ **Location:** MacFarlan Road & East Hillendale Road
Kennett Square, Pennsylvania 19348 (Chester County)
- ❖ **Acres:** +/- 37.5 acres, of which +/- 18 acres are available for
development (balance of parcel is conserved)
- ❖ **Zoning:** R - 4
- ❖ **Tax Parcel:** 62-004.0218.0000
- ❖ **Census Tract:** 3033.10
- ❖ **School District:** Kennett Square
- ❖ **Land Assessment:** \$12,360 (vacant land, total assessment is \$12,360)
- ❖ **Assessment Year:** 2008
- ❖ **2008 Annual Tax:** \$ 326 (subject to Roll Back Taxes)
- ❖ **Legal Description:** Sw 15042 & T420 37.5 ac
- ❖ **Characteristics:** Vacant Land
- ❖ **Lot Shape:** Irregular
- ❖ **Topography:** Flat / Level

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**PATTERSON
WOODS**
COMMERCIAL PROPERTIES

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Conceptual Plan (work product)



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Kennett Square, Pennsylvania 19348**

Section from Available
Topography Map



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