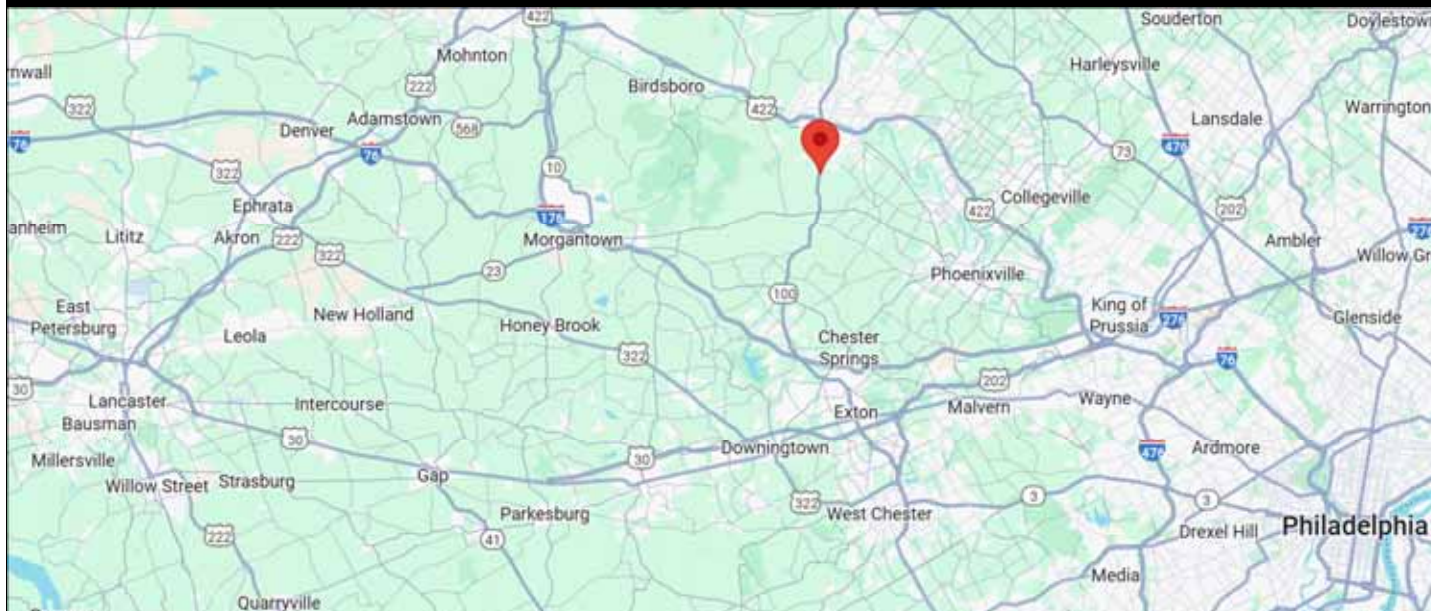


NATIONAL CONNECTIONS • LOCAL REPRESENTATION



16.61+/- ACRES • POTTSTOWN PIKE (RT.100)

DEVELOPMENT OPPORTUNITY

POTTSTOWN, PA

NORTH COVENTRY TOWNSHIP • CHESTER COUNTY

RESIDENTIAL RETAIL OFFICE CAMPUS

**Highly Desirable Area
of Chester County, PA**

- Zoned C-4
Neighborhood
Commercial
- 23 Potential
Residential Lots
(Variance Required)
- Public Water and
Sewer Available
- Owen J. Roberts
School District

800.866.5876

PrestigeGroup.com

SAJ SHAH, Senior Sales Associate

SShah@PrestigeGroup.com / 609.634.8735 cell / 800.866.5876 X122



POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA

TABLE OF CONTENTS

Executive Summary	1
Tax Map	2
Zoning Map	3
Sketch Plans.....	4
Map	6
Confidentiality	7



POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

DEVELOPMENT OPPORTUNITY

Pottstown Pike (Rt. 100) • Pottstown, PA 19465

RETAIL • OFFICE COMPLEX • RESIDENTIAL
(Variance Required)
16.6+/-Acres

The 16+/-acre property is in North Coventry Township, Chester County, PA. It is comprised of 23 lots and has access off of Pottstown Pike, (Rt. 100) and Hoffecker Road.

The C-4 Neighborhood Commercial zoning allows for office and retail uses among others.

Public water and public sewer are available for the development.

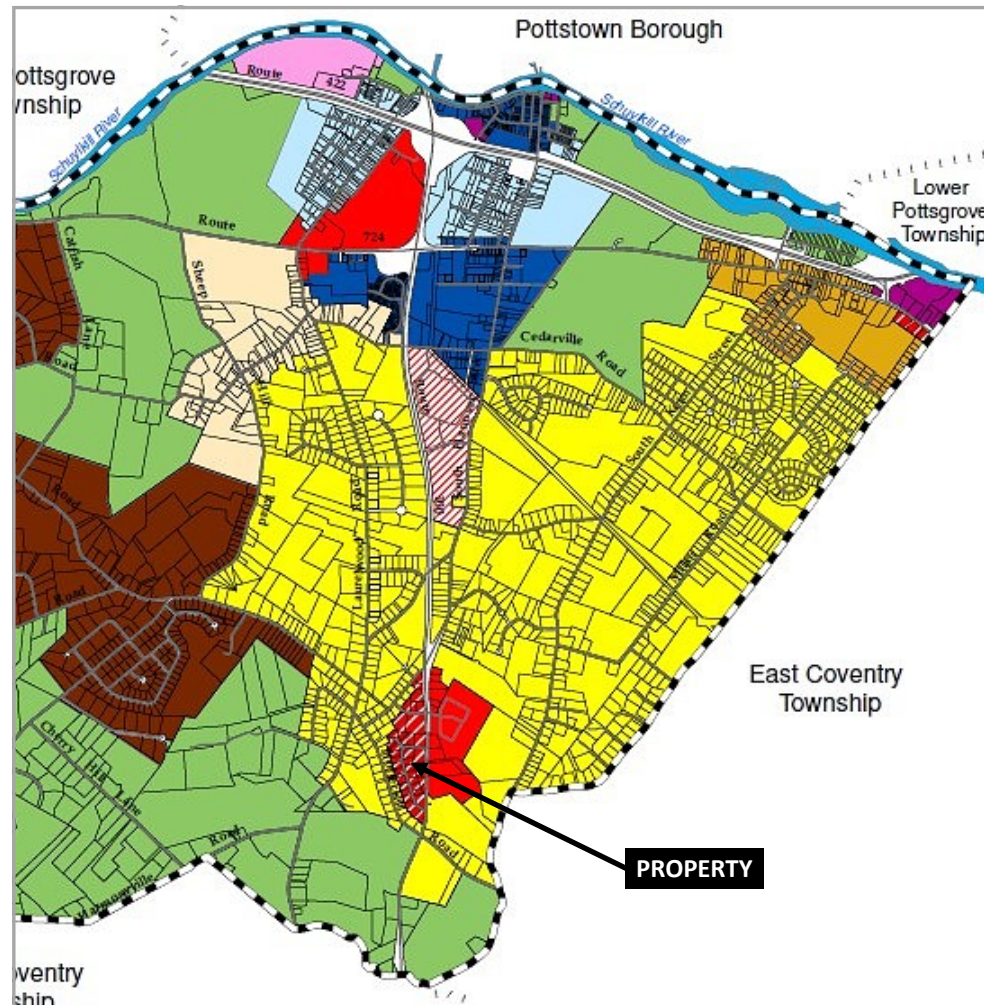
**POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA
TAX MAP**



POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA ZONING MAP

Zoning Districts

- RC Resource Conservation
- RR Rural Residential
- R-1 Residential
- V-1 Village
- V-2 Village
- TC-1 Town Center Residential
- TC-2 Town Center Mixed Use
- C-1 Commercial
- C-2 Commercial Parking
- C-3 Planned Commercial
- C-4 Neighborhood Commercial
- I-1 Industrial
- I-2 Industrial

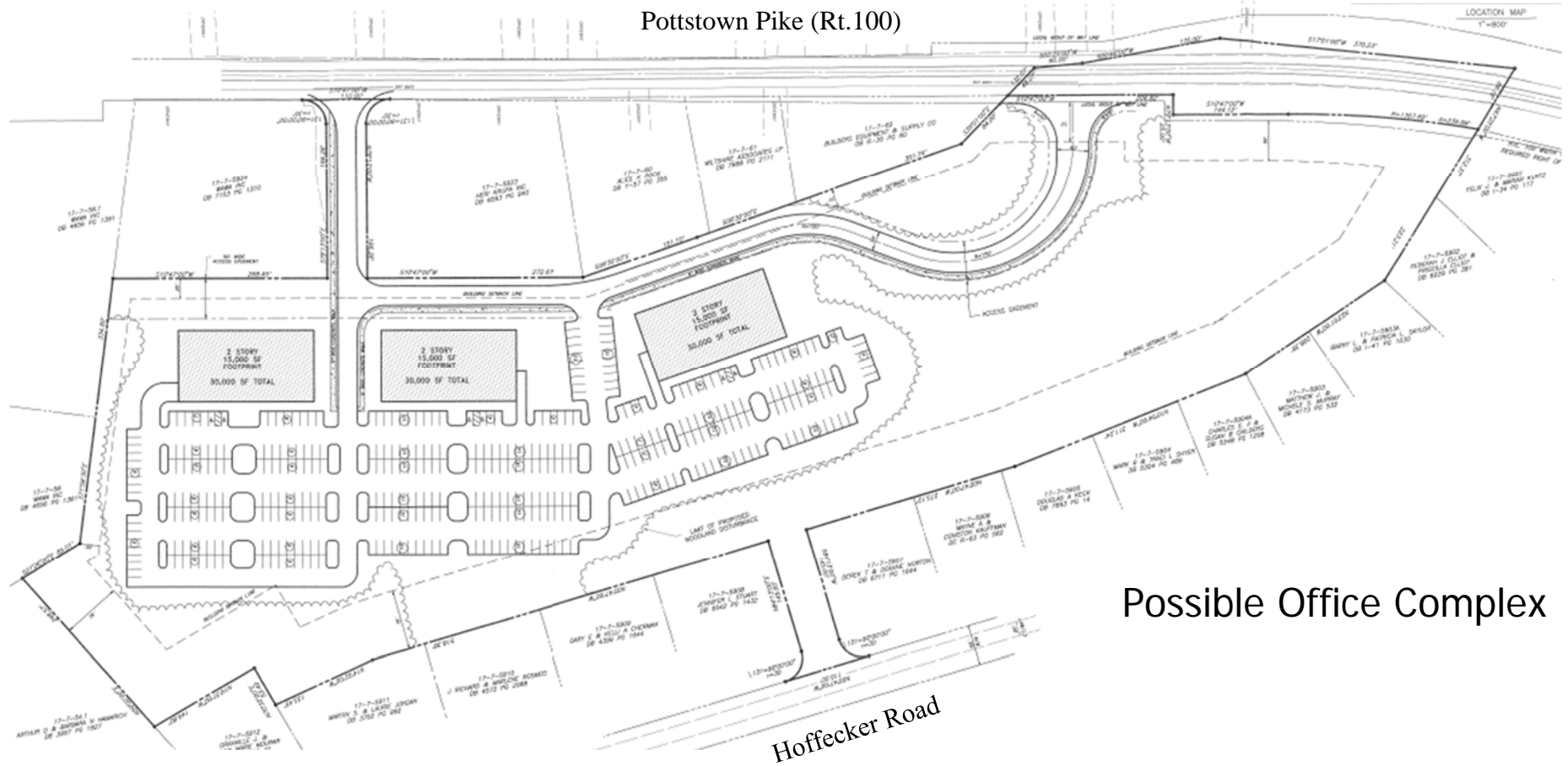


POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA RESIDENTIAL SKETCH PLAN

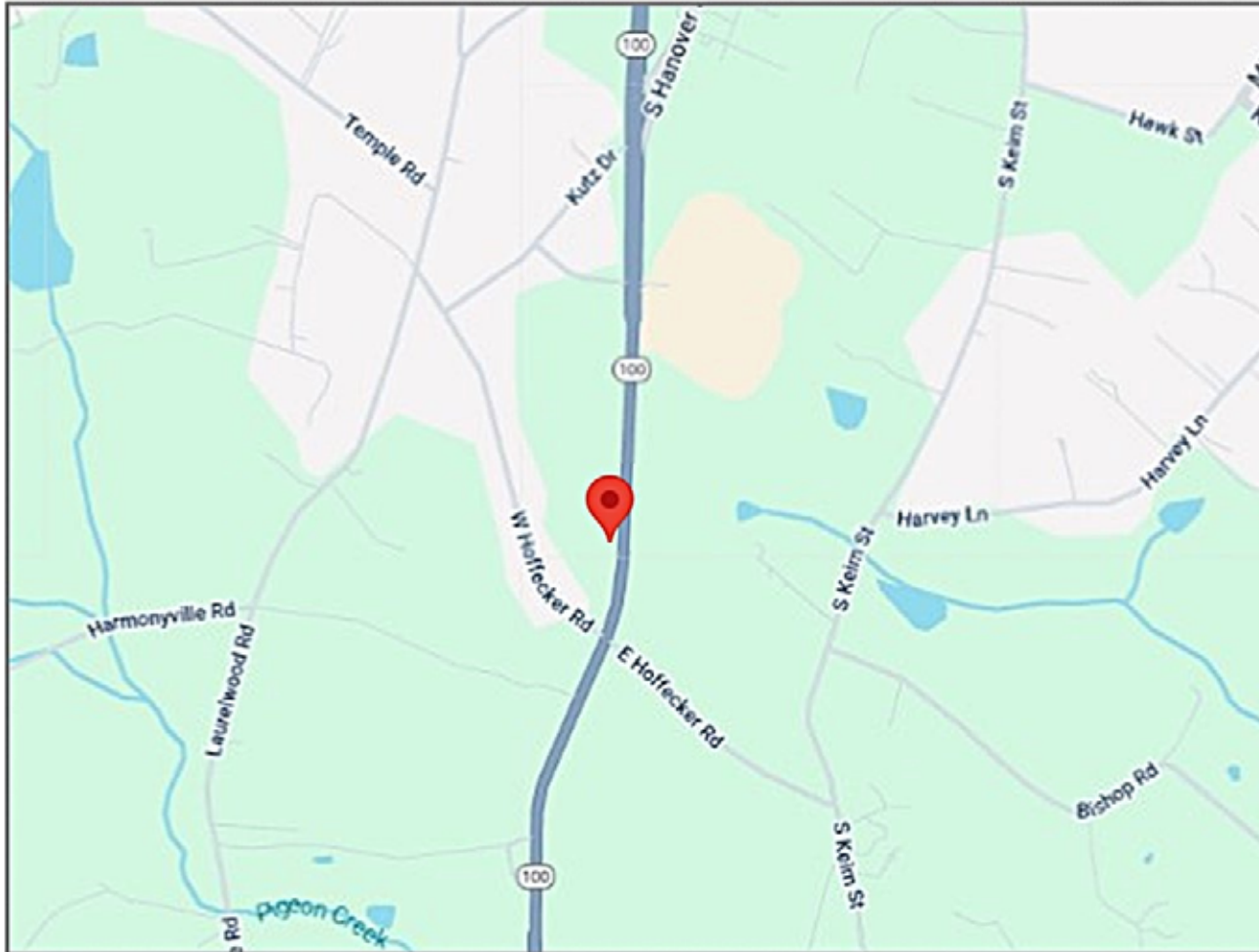


23 Potential Residential Lots
(Variance Required)

POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA POSSIBLE OFFICE COMPLEX SITE PLAN



POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA AREA MAP





POTTSTOWN PIKE (Rt.100) • NORTH COVENTRY TOWNSHIP, PA

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: Pottstown Pike (Rt. 100) • Pottstown, PA 19465

- This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.
- The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.
- By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.
- In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.
- Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.
- Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2025, by

Buyer's Signature

Buyers Company (Print)

Buyer's Email Address (Print)

Buyer's Name (Print)

Buyer's Office Number

Buyer's Cell Number

Buyer's Mailing Address (Print)

Buyer's Fax Number

MULTI-FAMILY • COMMERCIAL INDUSTRIAL • SENIOR HOUSING • CONSULTATION • FINANCE PrestigeGroup.com

This information is believed accurate though subject to errors, omissions and changes without notice.