

DEVELOPMENT OPPORTUNITY | Exton, PA

The Flynn Company | 1621 Wood Street, Philadelphia, PA 19103 | Phone (215) 561-6565 | www.flynnco.com | info@flynnco.com

FOR SALE
47.68 Acres
500 E. Lincoln Highway
Exton, PA 19341

Unique development opportunity with a strong zoning designation located in the heart of affluent Chester County



Features

- 28.85 Net Buildable Acres
- Zoned O/R – W. Whiteland Township – which allows for: Residential, Office, Research Hub, Fitness Facilities, Educational & Medical uses.
- 1,700' of frontage along Route 30 Bypass.
- Immediate access to Route 30 and Route 30 Bypass and minutes from Routes 202, 100, and the Malvern Interchange of the PA Turnpike.
- Excellent existing entrance located on Ship Road.



EXCLUSIVELY OFFERED BY:
The Flynn Company

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O/R – Office Residential District Allows:

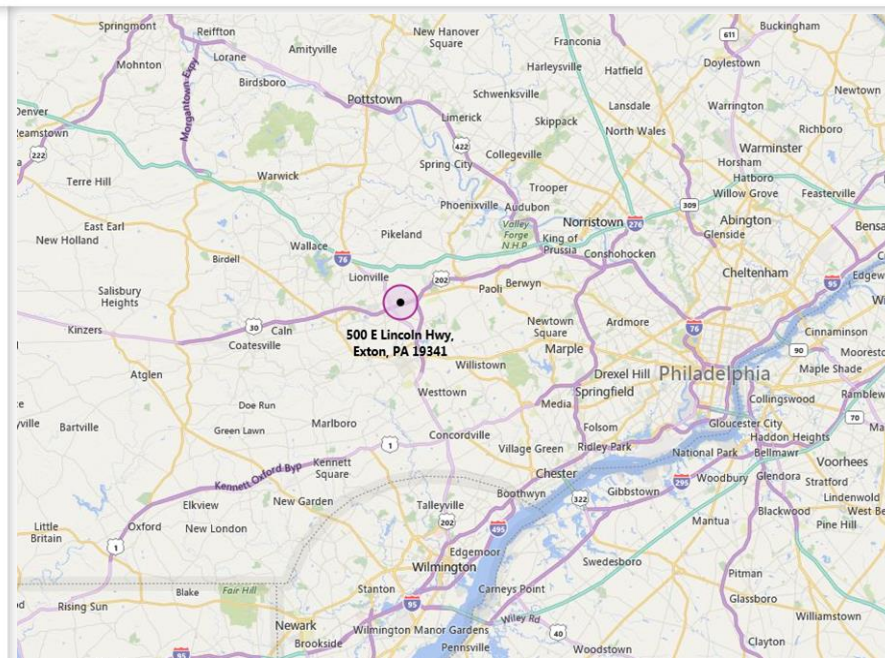
Commercial	Office, R&D, medical, Education and fitness facilities. Unparalleled access.
Residential	Single Family, townhouses, Multi-family, Senior-care, assisted living. Tremendous demographics; 1.6 miles to Exton Station.
Institutional	Colleges & Universities, Religious Institutions, Hospitals, Corporate Headquarters. Great Visibility & Presence



Location

Surrounded by Success:

- Chester County is the most affluent County in PA.
- New headquarters include CertainTeed, West Pharmaceuticals, and Endo Pharmaceuticals.
- New homes include Atwater by NVR, Linden Hall by Pulte, and Byers Station by Toll and Lennar.
- New entertainment center and Whole Foods in Exton Square and Main Street at Exton.



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