

Development Opportunity

Grim Mill Road | Colebrookdale Township | Berks County, Pennsylvania

PREPARED BY ED McCLORY | LAND & DEVELOPMENT SPECIALIST | COLDWELL BANKER COMMERCIAL REALTY

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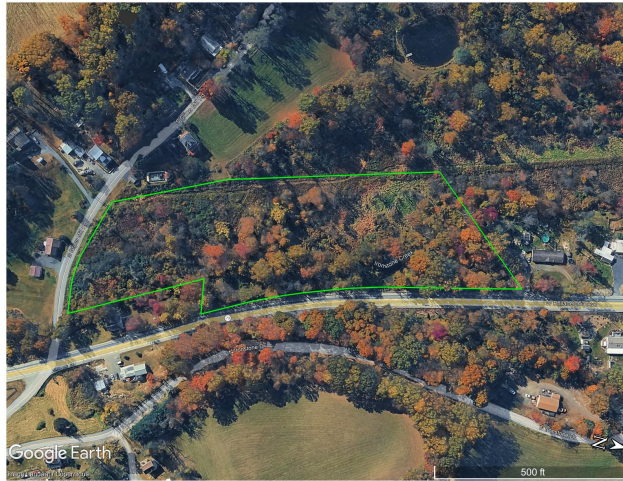
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Google Earth aerial — Grim Mill Road, Colebrookdale Township, Berks County, PA

~6.73 ACRES

Scenic Vacant Land

RA ZONING

Rural Agricultural Classification

1 – 3 LOTS

Residential Development Potential

BERKS COUNTY

Colebrookdale Township, PA

PROPERTY OVERVIEW

Site Characteristics

- > Approximately 6.73 acres of scenic vacant land
- > Wooded setting with attractive natural landscape
- > Residential development potential — 1 to 3 lots
- > Conservation subdivision design opportunity
- > Premium topography and homesite appeal
- > Strong long-term land banking value
- > Increasing scarcity of quality land in SE Pennsylvania

ZONING CLASSIFICATION

RA — Rural Agricultural

RA

Rural Agricultural

Colebrookdale Township Zoning

- > Low-density residential uses permitted
- > Large lots — ideal for estate homesites
- > Conservation-sensitive design favored
- > Premium countryside setting protected

LOCATION & AREA

Colebrookdale Township

- > French Creek State Park — nearby recreation
- > Schuylkill River Trail network access
- > Boyertown & Pottstown minutes away
- > Golf courses, wineries & outdoor amenities
- > Historic southeastern Pennsylvania communities
- > Shopping & dining destinations nearby
- > Routes 100, 73 & 422 — easy regional access

INVESTMENT APPEAL

Why This Property Stands Out

- > Premium rural-residential environment
- > Upside potential through subdivision and entitlement
- > Strong appeal to custom home and estate buyers
- > Natural features create unique market appeal
- > Stable, growing southeastern PA market
- > Conservation premium lot opportunity

OVERALL CONCLUSION

Strong Conservation-Oriented Residential Potential in Desirable Berks County

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DEVELOPMENT SCENARIO ANALYSIS

Three Viable Development Concepts

SCENARIO 1

UPSIDE POTENTIAL

Three-Lot Residential Subdivision

The premium development concept: three residential lots offering maximum value potential for the right buyer. Subject to wetlands delineation, floodplain analysis, and septic testing — creating an exciting opportunity for a knowledgeable developer or investor.

- > Maximum lot yield — up to 3 premium residential lots
- > Greatest upside value potential of all scenarios
- > Ideal for experienced developer or investor buyer
- > Conservation-sensitive design maximizes homesite appeal

SCENARIO 2 — RECOMMENDED

MOST SUPPORTABLE

Two-Lot Conservation Subdivision

The strongest and most supportable development scenario. A two-lot concept provides larger, more prestigious lot sizes with greater flexibility, improved septic placement, less site disturbance, and a clear path to approvals — an outstanding opportunity.

- > Largest, most prestigious lot sizes
- > Clear path to regulatory approvals
- > Improved septic placement opportunities
- > Lower complexity — strong feasibility

SCENARIO 3

HIGHLY FEASIBLE

Single Estate Lot

The ideal scenario for a premium private buyer. A single estate lot offers complete privacy, a spectacular wooded setting, and the freedom to create a custom dream home in one of Berks County's most desirable rural locations — highly feasible and immediately actionable.

- > Perfect for a premium private estate purchaser
- > Maximum privacy and wooded seclusion
- > One compliant building envelope — straightforward path
- > Immediate appeal to high-end custom home buyers

CONCLUSION

A Rare and Compelling Vacant Land Opportunity

Grim Mill Road represents an outstanding opportunity to acquire a scenic, wooded vacant land parcel in one of Berks County's most desirable rural-residential settings. With residential development potential ranging from a premium single estate homesite to a thoughtfully designed conservation subdivision, this property offers exceptional flexibility and long-term value. Its combination of natural beauty, privacy, RA zoning, and convenient access to regional corridors makes it an

All information deemed reliable but not guaranteed. Buyer should independently verify zoning, wetlands, floodplain, subdivision potential, septic feasibility, and all development approvals.