



4.9 ACRES FOR SALE

NEW GARDEN TOWNSHIP



180 SHARP ROAD | AVONDALE, PA 19311

PROPERTY HIGHLIGHTS

- 4.9 Acres in New Garden Township
- Potential Townhome or Cluster Redevelopment
- Adjacent to Hartefeld Country Club and White Clay Point Redevelopment Project
- RM (Residential Medium Density) in Updated New Garden Zoning Code
- Public Water/Sewer on Sharp Road
- Located Directly off of Route 41
- Kennett School District



SALE PRICE: \$525,000



Sharp Rd

AERIAL

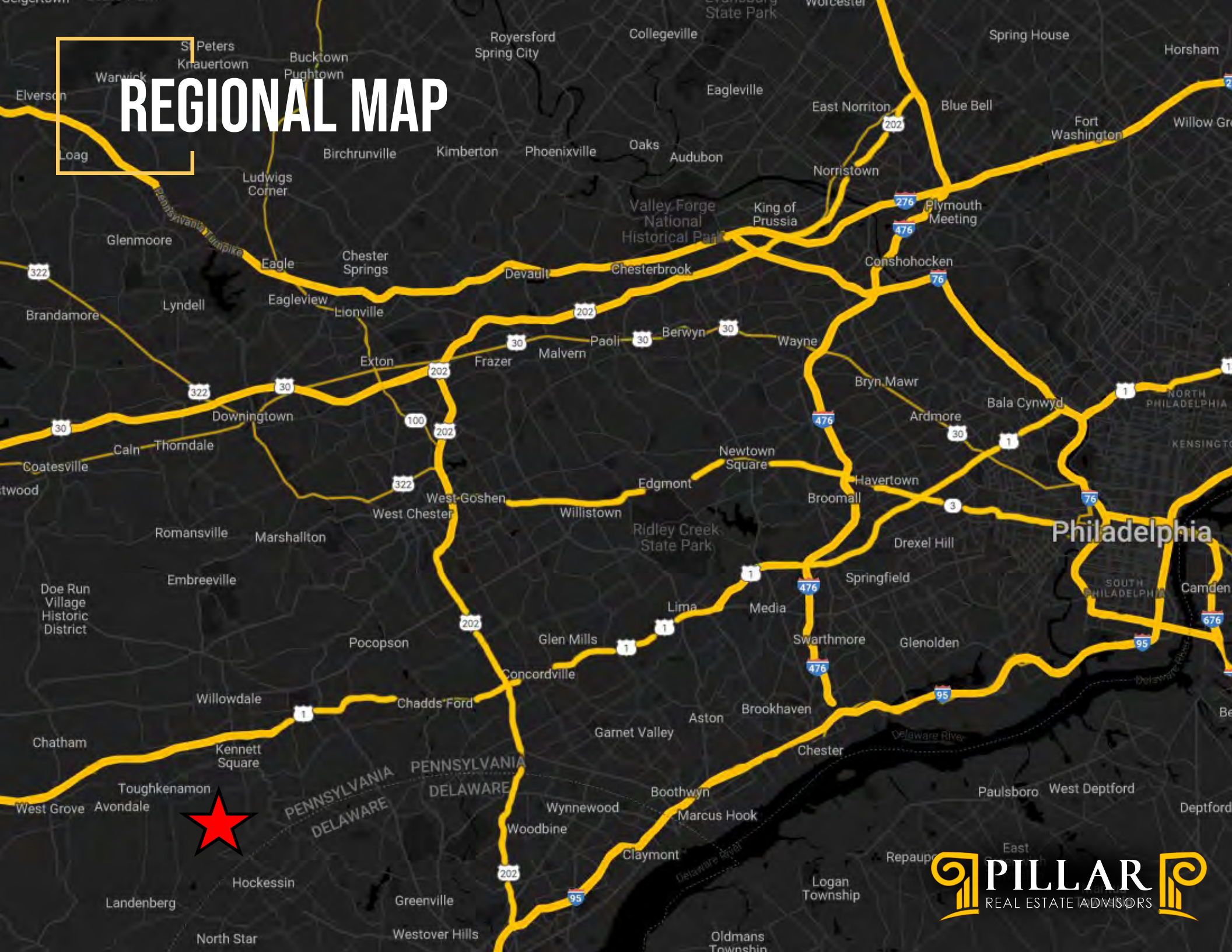
Porthcawl Ct

4.9

ACRES

RM Zoning

REGIONAL MAP



DEMOGRAPHICS



POPULATION:

1 MILE

5 MILES

10 MILES

2020 Population

2,081

70,077

285,625

2025 Population

2,100

70,171

297,527

2030 Population Projection

2,157

71,925

307,181

HOUSEHOLD INCOME:

1 MILE

5 MILES

10 MILES

2025 Average Income

\$193,072

\$167,147

\$131,999

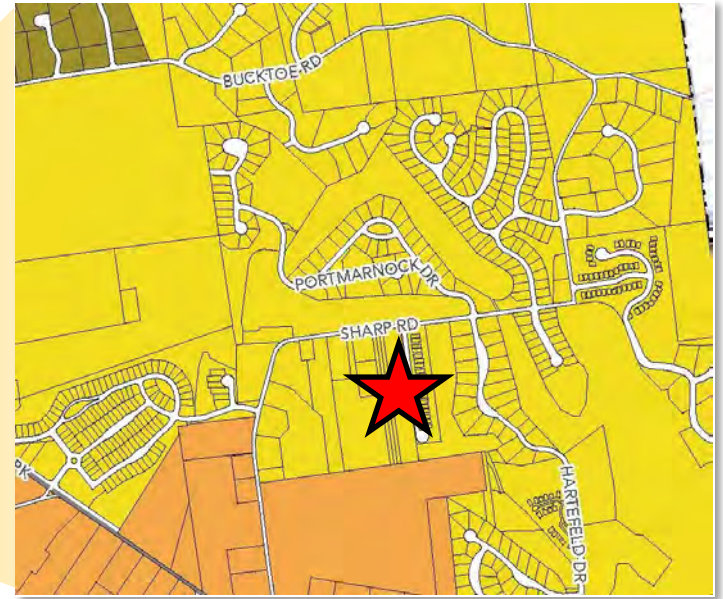
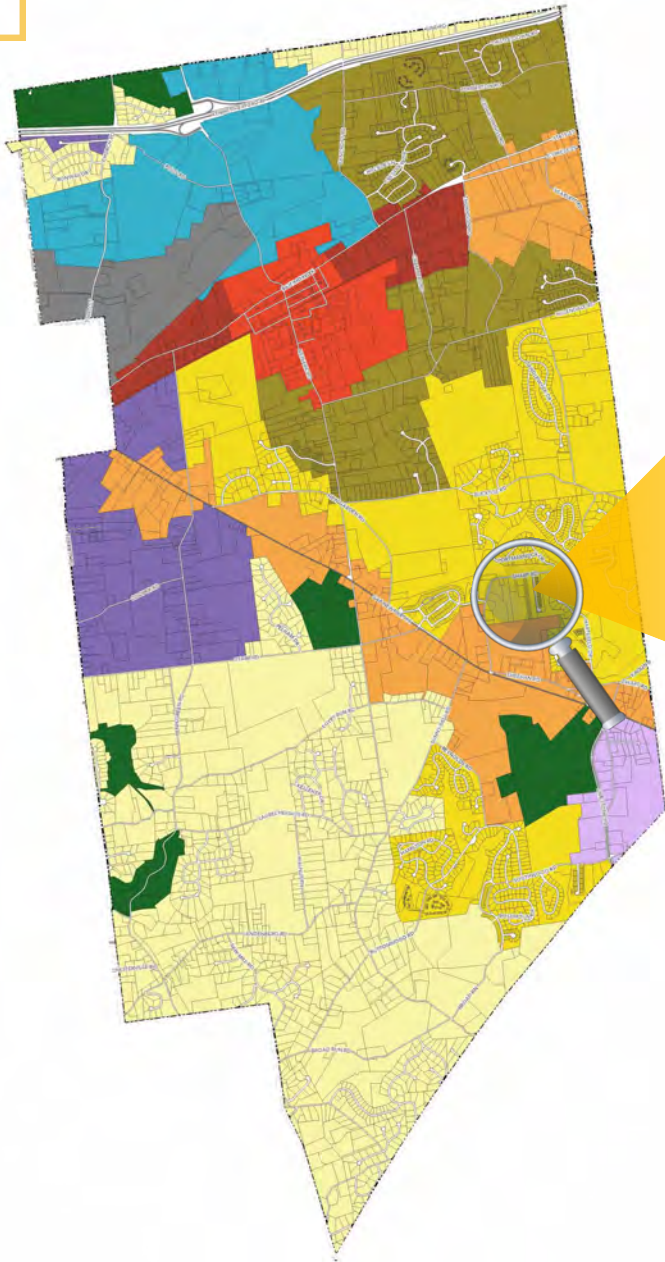
2025 Median Income

\$175,193

\$139,245

\$101,612

ZONING MAP



UNDER THE NEW ZONING CODE
ZONING: RM
RESIDENTIAL MEDIUM-DENSITY
(CURRENTLY R4)

**All zoning information should be independently verified with governing municipality

ZONING CODE

§200-308 RM – Residential Medium-Density

A. ***Intent.*** The Residential Medium-Density (RM) district is designed to accommodate for a variety of residential neighborhoods that include a mixture of housing types in size and scale. This is accomplished by:

- 1) Encouraging the Development of a variety of housing types, including Single-Unit Dwellings, Two-Unit Dwellings, and Townhouses to accommodate different household sizes and income levels.
- 2) Fostering a well-connected community with pedestrian-friendly Streets within proximity to community services and businesses.

B. ***Dimensional Requirements.***

Figure 200-3-3, Dimensional Requirements in the RM Zoning District

Dimension	Requirement
Maximum Development Density	5 Dwelling Units per Acre
Minimum Lot Size by Use	
Dwelling; Single-Unit Detached	4,000 square feet
Dwelling; Single-Unit Semi-Attached	2,000 square feet
Dwelling; Townhouse	1,000 square feet
Dwelling; Two-Unit	4,000 square feet
Nonresidential use	10,000 square feet
Minimum Lot Width	
Dwelling; Single-Unit Detached	50 feet
Dwelling; Single-Unit Semi-Attached	30 feet
Dwelling; Townhouse	20 feet
Dwelling; Two-Unit	25 feet
Minimum Principal Structure Setbacks	
Front	15 feet
Side	10 feet
Rear	25 feet
Minimum Accessory Structure Setbacks ¹	
Front	15 feet
Side	10 feet
Rear	10 feet
Maximum Building Height	40 feet
Maximum Impervious Lot Coverage	
Dwelling; Single-Unit Detached	50%
Dwelling; Single-Unit Semi-Attached	60%
Dwelling; Townhouse	80%
Dwelling; Two-Unit	80%

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