

The background of the image is a blurred photograph of architectural blueprints spread out on a desk. A pencil is visible on the right side of the blueprints. The scene is lit with soft, natural light, possibly from a window, creating a professional and creative atmosphere.

REGAL

**Transforming Spaces.
Connecting Communities**



Who We Are



Our Philosophy:

We create projects that maximize land potential while strengthening the communities they serve. Our approach emphasizes collaboration, long-term value creation, sustainability, and thoughtful design.

Core Capabilities:

REGAL Land

REGAL Commercial

REGAL Inspired Living

In-Home/Building Solutions

Projects of Note

LEGACY
AT BRANDYWINE

- 115-acre mixed-use redevelopment combining the former Brandywine Hospital campus and Fisherville Farm.
- Mixed Use Village Overlay approved in 2026 through Caln Township rezoning initiatives.
- Planned uses include residential, medical, retail, dining, and wellness-oriented development.
- Strategically positioned with direct Route 30 access and future PennDOT infrastructure improvements.

LEGACY *North* AT BRANDYWINE

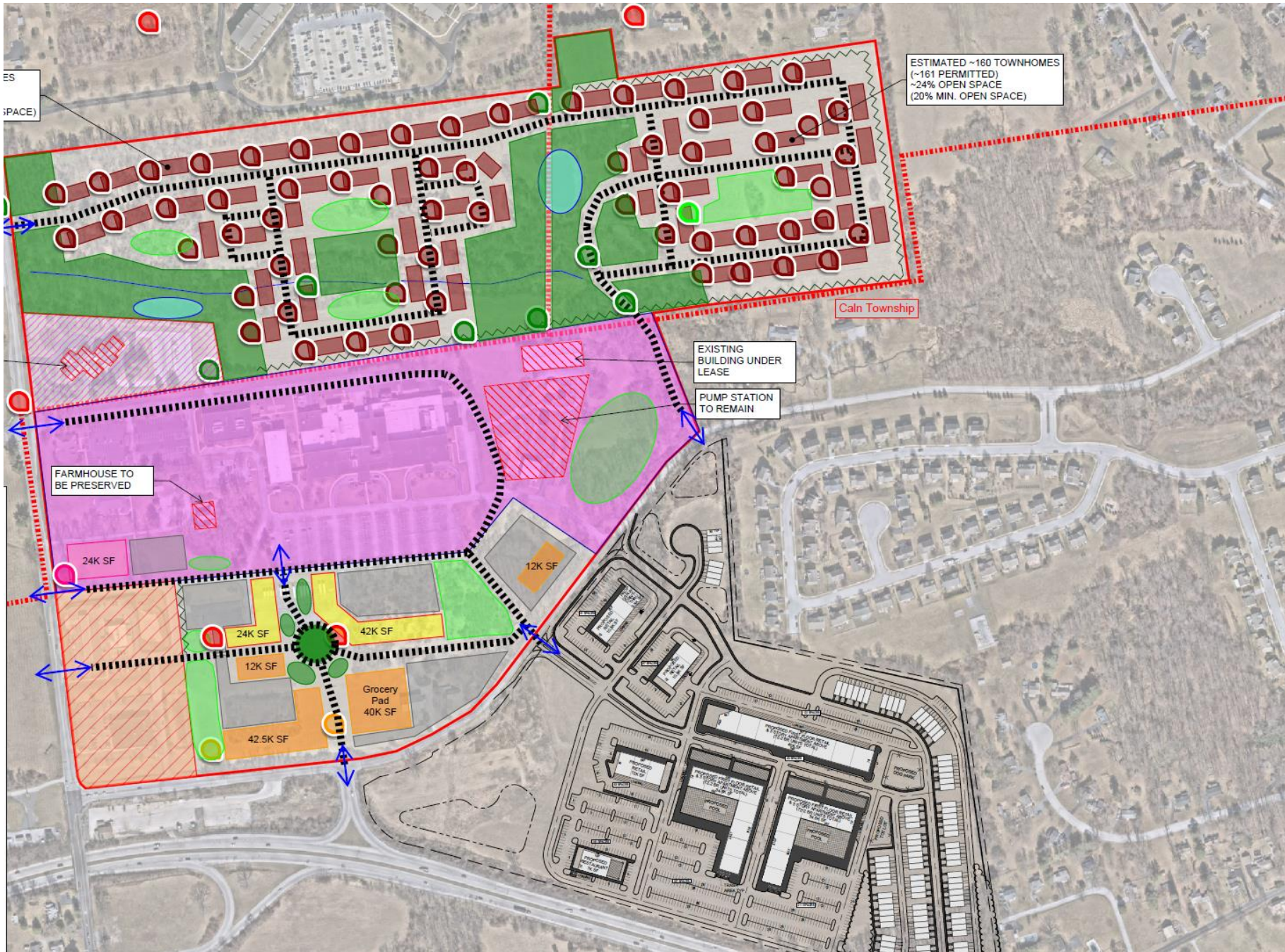
- 67-acres within Caln and West Brandywine townships
- Includes 8 buildings/warehouses and 11.1 acres of land with 3 buildings fully occupied
- Adaptive conversion of 3 buildings within property to 6 residential units for lease

LEGACY
AT BRANDYWINE *North*



201 Reeceville Road, Coatesville PA





ES
(SPACE)

ESTIMATED ~160 TOWNHOMES
(~161 PERMITTED)
~24% OPEN SPACE
(20% MIN. OPEN SPACE)

Cain Township

EXISTING
BUILDING UNDER
LEASE

PUMP STATION
TO REMAIN

FARMHOUSE TO
BE PRESERVED

24K SF

24K SF

12K SF

12K SF

42K SF

42.5K SF

Grocery
Pad
40K SF

LEGACY *South* AT BRANDYWINE

- 49-acre parcel acquired in 2018 with excellent visibility from the Route 30 bypass.
- Designed around walkability, connectivity, preserved green space, and residential integration.
- Creates a natural extension of the broader Legacy at Brandywine vision.

LEGACY
AT BRANDYWINE *South*



1504 Fisherville Road, Coatesville PA

L&M

Lloyd & Manor

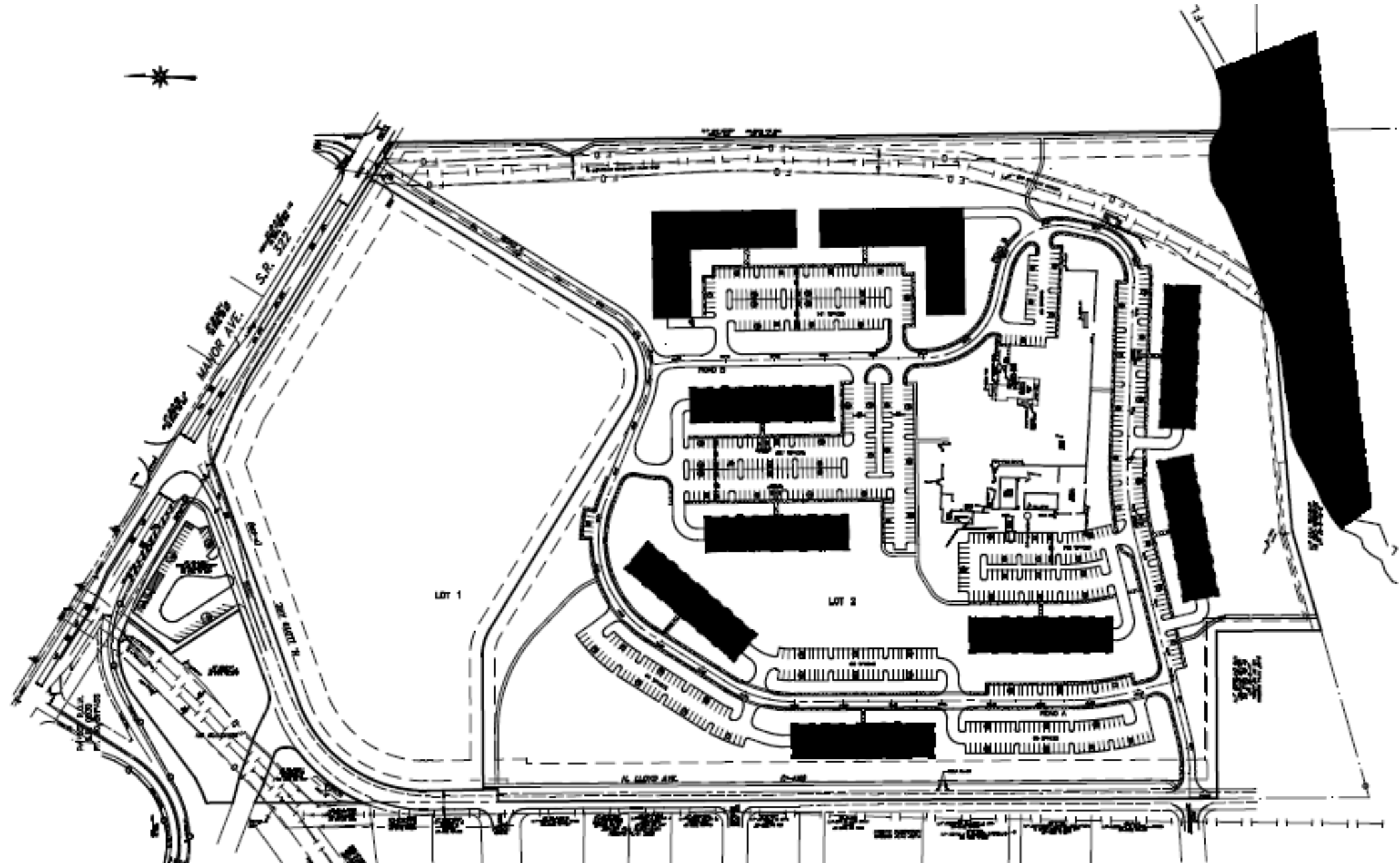
- Purchased in 2018. Located at Horseshoe Pike in Caln Township in Downingtown
- 60 acres total with 11 acres allocated for R2 Medical and balance of property earmarked for age restricted residential
- Vesting plan for Senior Living submitted Spring 2026 to township
- Main Line Health to occupy Medical portion of property
- Restoration of farmhouse within property as part of deal





Rendering for illustrative purposes only

140,000 SF | 3-story medical office building currently in final approval stages.
Designed to expand regional healthcare access and strengthen long-term economic growth





Clover Mill Road Projects

- 441 Clover Mill – Industrial and Storage facility

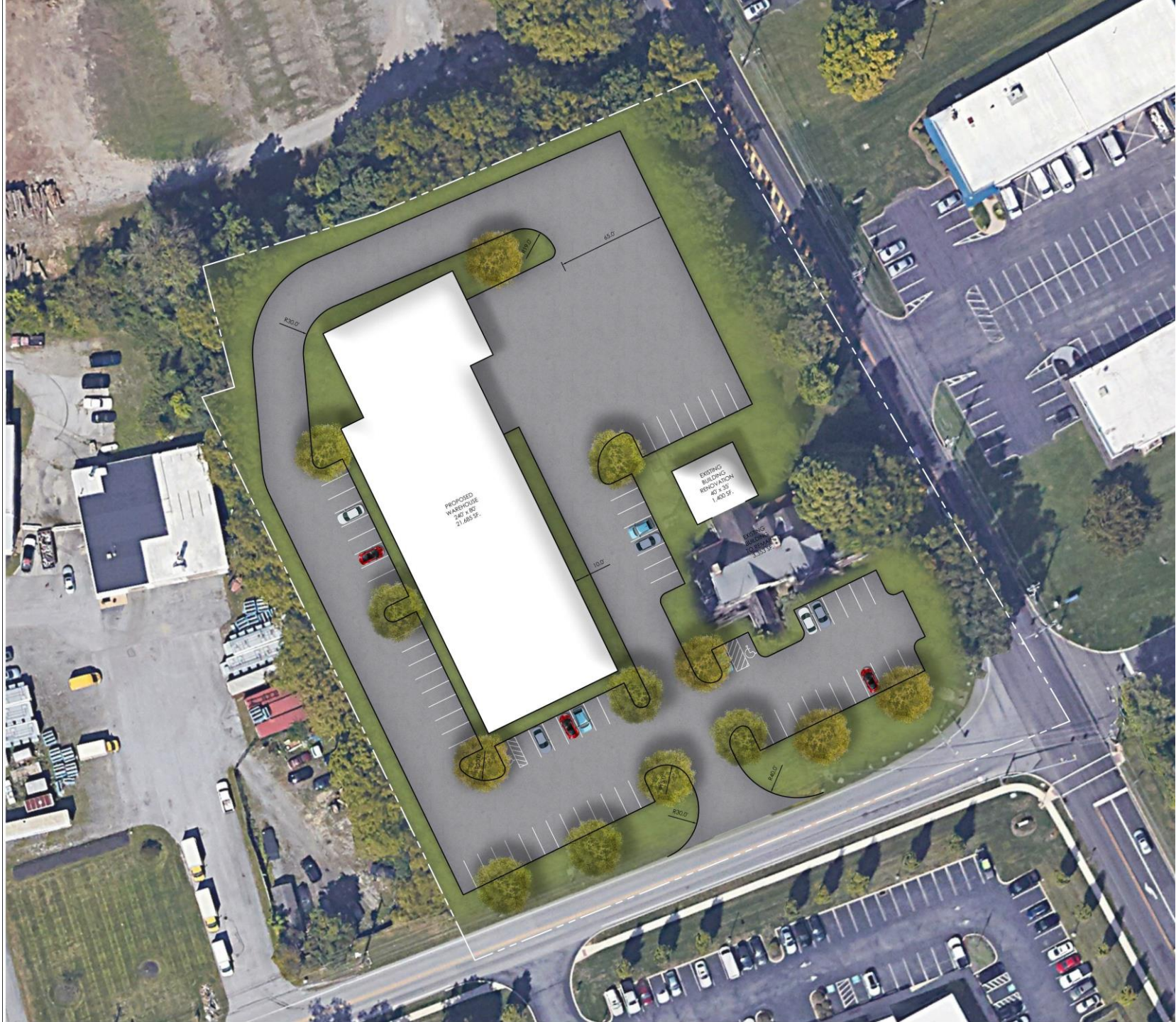
- Updated façade of main building: siding and roof
- Conversion of outlying buildings including former Milking Barn for additional conditioned storage
- Creation of offices on 2nd floor of primary building
- Additional industrial and commercial development planned for remaining acreage



- 401 Clover Mill – Price House and Land

- Restoration of Price House on corner of Clover Mill and Witford
- Relocation of Regal Builders offices Fall of 2026
- Development of additional industrial/commercial planned for balance of parcel





PROPOSED WAREHOUSE
240' x 52'
21,600 SF.

EXISTING BUILDING RENOVATION
40' x 42'
1,680 SF.

EXISTING BUILDING RENOVATION
40' x 42'
1,680 SF.

R300.0

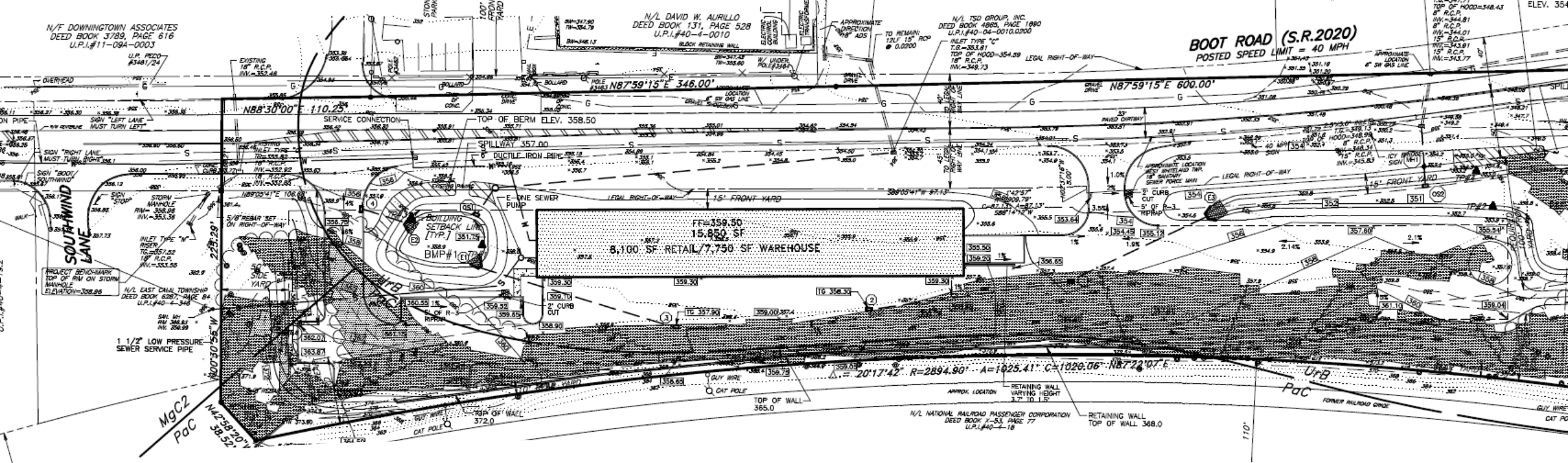
45.0

100.0

R400.0

R200.0

Boot Road, Downingtown PA



- 5-acre NR4-zoned development site acquired in 2026.
- Fully approved plans for warehouse and retail development.
- Partnership with Chester County Trails Network to introduce pedestrian connectivity.
- Potential uses include medical, retail, recreation, public utility, and fueling services.

Q & A

Thank You!



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