



OFFERING MEMORANDUM

DALEBROOK

GENERALS MOUNTAIN LODGE

634.18 AC.± | ADAMS COUNTY, PA | ENTITLED RESORT AND LODGE DEVELOPMENT

1207 Flohrs Church Road, Biglerville, Pennsylvania. Eight miles from Gettysburg.

\$4,950,000

WHITETAILPROPERTIES.COM

PRESENTED BY

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WHITETAIL PROPERTIES REAL ESTATE

634.18 ac

TOTAL DEEDED ACREAGE

131.202 ac

UNENCUMBERED CORE

24,000+ sf

LODGE UNDER CONSTRUCTION

8 BR / 7 BA

THREE RESIDENCES

Dalebrook is a 634.18 acre entitled resort and lodge development eight miles from Gettysburg, Pennsylvania. A large, contiguous, permanently protected landholding wraps a fully approved hospitality core, with vertical construction well underway and three finished residences already able to produce income.

THE THESIS

Entitled, and it conveys. A zoning text amendment, a Resort and Lodge Special Exception, a property wide bed and breakfast Special Exception, and a Final Land Development Plan are all approved. The approvals run with the land.

Permanently buffered. Conservation easements held by the Land Conservancy of Adams County protect the acreage surrounding the 131.202 acre unencumbered core.

Income without the lodge. Short term rental and bed and breakfast use is approved property wide across all three residences.

POSITION

Weathered in, not theoretical. Roof, windows, siding, and both two story timber galleries are complete. Mechanical and electrical rough in is underway. Parking is paved and striped and the water storage tank is installed.

Gettysburg demand. Adams County posted a record \$809 million in visitor spending in 2024, driven by a national park rather than a development cycle.

Priced on land, not on keys. At \$7,806 per acre blended, the offering is priced below regional land benchmarks before any value is assigned to the improvements or the entitlement.

ON PRICE

The property last transferred in April 2024 for \$3,900,000, seller financed at 86 percent loan to value, following a 2022 sheriff's sale. Neither event measured market value. A forced sale is not market exposure, and a seller carry price reflects terms rather than cash value. This offering is the first genuine test of the market.



The developed core sits in a clearing enclosed by protected woodland, with Adams County orchard country beyond.

ENTITLEMENT RETIRED

Most stalled development assets ask a buyer to absorb two risks at once: will it be approved, and can it be built. Dalebrook has already resolved the first.

The approvals were not assembled quickly or cheaply. Franklin Township adopted a zoning text amendment to accommodate the use. A Special Exception for a Resort and Lodge use followed. A separate Special Exception authorized bed and breakfast use across the property. A Final Land Development Plan covering site layout, grading, access roads, storm drainage, a non community water system, parking, lighting, and landscaping was approved, with four waivers granted that reduce required site improvements.

A buyer acquires that position at a fraction of what it cost to create, and controls the one remaining variable.

The hardest phase of a resort development, winning the entitlement, is finished. What remains is construction, the one variable a capable buyer can control.

AT A GLANCE

ENTITLEMENT	Approved, runs with land
DEVELOPMENT CORE	131.202 unencumbered acres
PROTECTED BUFFER	About 503 eased acres
LODGE	24,000+ sf, weathered in
ACCESS	Rebuilt from US Route 30

THE LAND

Total deeded	634.18 acres, three tracts
Unencumbered core	131.202 acres
Parcel ID	12D10-0005---000
Character	Woodland, riparian forest, meadow, ridgeline
Water feature	Marsh Creek tributary, state stocked trout water
Flood	Zone X, outside the 100 year floodplain
Wildlife	Whitetail deer, wild turkey

ACCESS

Frontage	Flohers Church Road, reconstructed from US Route 30
Gettysburg	About 15 minutes
Harrisburg	About 45 minutes
Baltimore	About 1 hour 15
Washington DC	About 1 hour 30
Philadelphia	About 2 hours 15

UTILITIES

Water	Multiple private wells, each building served individually. The lodge is additionally served by the approved non community water system, whose storage tank is installed.
Gas	Property is serviced by gas
Sewer	On site sand mound
Power	On site. A 500 KV transmission right of way crosses the property

ENCUMBRANCES OF RECORD

- Conservation easements, Land Conservancy of Adams County, four grants
- 200 foot electric transmission right of way, 3.89 acres
- Declaration of Protective Covenants, Tract 1
- Pipeline rights of way



Water storage tank, installed.

IMPROVEMENT	SF	BEDS	BATHS	DETAIL
Lodge, under construction	24,000+	18	n/a	Two ballrooms, commercial kitchen space, elevators, full basement, mechanical space on third floor
Main house	5,838	5	5	Five guest suites each with private bath, three with sitting rooms. Great room and formal dining, each with sunroom. Nine fireplaces. 3,441 sf brick terraces. Stone, slate roof.
Farmhouse	1,001	2	1	Brick. Attached two car garage, 520 sf. Near the entrance.
Cottage	864	1	1	Stone, two car garage. Renovated and furnished. Beamed ceiling, wide plank floors.
Quonset hut and silo	4,000	n/a	n/a	Storage, or income potential
Bank barn, pens and silo	2,500	n/a	n/a	Storage, or income potential
Woodshop, detached	250	n/a	n/a	Electric service

Residential areas are taken from Adams County assessor records. Deeded and recorded figures lead; computed figures are approximate and are not a survey.

APPROVED PROPERTY WIDE FOR SHORT TERM RENTAL

The bed and breakfast and short term rental approval applies across the property, not to a single building. Main house, cottage, and farmhouse alike. A buyer can open for business across all three residences without touching the lodge.



The main house, 5,838 sf of stone under a slate roof, and its brick terraces.



The cottage. 864 sf, stone, one bedroom, one bath, two car garage.



Cottage interior. Renovated and furnished, exposed beams, wide plank floors.



The farmhouse. 1,001 sf, two bedrooms, attached two car garage.



Main house kitchen.



The bank barn, 2,500 sf, with silo and attached wings.



The Quonset hut, 4,000 sf, attached to a second silo.



The lodge, weathered in. Two story timber galleries, stone chimneys, cupolas.



Parking, paved and striped, built per the approved plan.

STATUS

APPROVAL	STATUS
Zoning text amendment	Adopted
Resort and Lodge Special Exception	Granted
Bed and breakfast, property wide	Granted
Final Land Development Plan	Approved
Transferability	Runs with the land

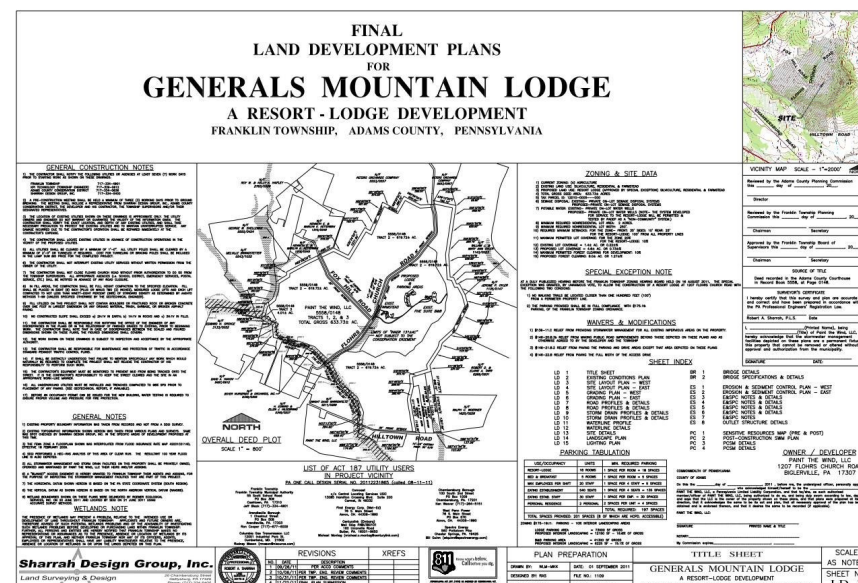
Zoning is Franklin Township Agricultural and Open Space. The resort and lodge use is authorized by special exception, not by a commercial zoning classification. The entitlement is specific, granted, and conveys. Plans were prepared by Sharrah Design Group and revised through November 2011. A condition of approval sets no building closer than 100 feet from a property line.

FOUR WAIVERS GRANTED

- Relief from stormwater management for existing impervious areas
- Relief from off site road improvements beyond those depicted
- Relief from paving parking and drive areas except as depicted
- Relief from paving the full width of the access drive

THE APPROVED PLAN SET

Fifteen Land Development sheets, six Erosion and Sediment sheets, and two Post Construction Stormwater sheets. Grading, road profiles, storm drain profiles, waterline profile, site details, landscape plan, and a photometric lighting plan.



Final Land Development Plans, title sheet.

The lodge is weathered in. Roof, windows, exterior siding, stone chimneys, and both two story timber galleries are complete. Interior framing



The two ballroom volumes. Heavy timber trusses, cathedral ceilings, clerestory light, masonry fireplace mass.

WHAT IS COMPLETE

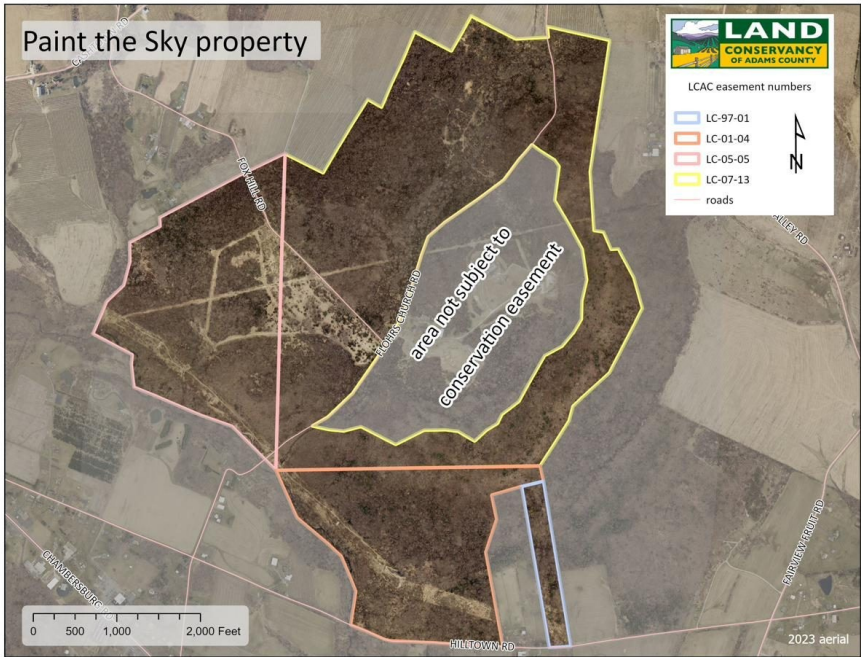
- Structure: foundation, framing, both two story timber galleries
- Envelope: roof, windows, exterior siding, stone chimneys
- Sitework: access drive, paved and striped parking, water storage tank installed
- Rough in: mechanical and electrical underway

WHAT REMAINS

- Interior finishes throughout
- Completion and commissioning of MEP systems
- Elevator installation and commissioning
- MEP drawings updated to current code
- NPDES permit renewal, and septic revision, inspection and cover

THE EASEMENT IS AN ASSET, NOT A LIMITATION

Four conservation easement grants held by the Land Conservancy



Conservation easement exhibit. Yellow boundary is the unencumbered core.

PERMITTED AND PROHIBITED, EASED LAND ONLY

USE	STATUS
Hiking, fishing, bird watching, nature study	Permitted
Pedestrian trails, fishing access, boardwalks	Permitted
Habitat improvement, invasive removal	Permitted
Motor vehicles, campsites, shooting ranges	Prohibited
Commercial recreation beyond de minimis	Prohibited
Impervious coverage on eased land	Capped at 60,000 sf

RESTRICTIONS APPLY TO THE EASED LAND ONLY

They do not burden the entitled development core, where the lodge, the residences, and the approved improvements sit. Dustin Prieto is not an attorney and this is not legal advice. Buyers should have counsel review the recorded grants.

DEMAND THAT IS LEGISLATED, NOT CYCLICAL

Adams County drew a record \$809 million in visitor spending in 2024. The driver is Gettysburg National Military Park, a federally protected asset whose draw does not depend on a development cycle, a corporate relocation, or a market trend. It will be there in fifty years.

THE SUPPLY GAP

Lodging in the trade area is concentrated in limited service, franchised product along the Route 30 corridor. The unmet segment is upscale experiential, retreat, and group accommodation. Dalebrook is positioned into that gap rather than against the competition.

DEMAND SEGMENTS

- Group and conference. The approved use is a conference centre and retreat.
- Weddings and events. Two ballrooms and 634 acres of setting.
- Corporate retreat. Drive to from Washington, Baltimore, Philadelphia.
- Short term rental, approved property wide across three residences.
- Heritage and leisure tourism, the park's core visitation.
- Outdoor and nature tourism. Stocked trout water, protected woodland.

PRICING CONTEXT

BENCHMARK	PER ACRE
Dalebrook, this offering	\$7,806
Pennsylvania farm real estate, USDA 2025	\$8,490 to \$9,560
Adams County median, parcels over 10 acres	\$33,589



Marsh Creek country. The developed core sits within a protected woodland envelope.

PRIVATE COMPOUND AND LEGACY LANDHOLDING

Occupy the three existing residences. Hold the lodge for completion on the buyer's own timeline. Retain the conveying entitlement as unexercised optionality. For the buyer who wants 634 protected acres, a stocked trout stream, and permanent seclusion, the lodge is upside rather than a burden. Model the carry, not a return.

PHASED INCOME

Bring the short term rental residences and events online first, then complete the lodge on the buyer's schedule, funded in part by operations. Illustrative rooms revenue for the five suites in the main house, before rental of the cottage and farmhouse, outbuilding storage income, or events:

AVERAGE DAILY RATE	45 PERCENT OCCUPANCY	55 PERCENT OCCUPANCY
\$225	About \$185,000	About \$226,000
\$275	About \$226,000	About \$276,000
\$325	About \$267,000	About \$326,000

Local rate and occupancy assumptions require verification.



The cottage, renovated and furnished, and the main house terraces.



DISCLOSED ITEMS

NPDES permit	Expired. Renewal required and on the critical path. The permit boundary was written to the full property perimeter although the limit of disturbance is about 15.5 acres, so re-scoping should be explored.
Septic	Sand mound largely installed, never inspected or covered. Known design defect.
MEP drawings	Not revised since the 2012 submission. No engineer of record currently under contract.
Bog turtle habitat	A fenced habitat improvement area is reported on the property. The species is federally threatened, so screening is recommended.

These are conventional development tasks with known paths. They are not entitlement risk.

ON PRICE

Dalebrook last transferred on 1 April 2024 for \$3,900,000, following a 2022 sheriff's sale. Neither event measured market value.

A forced sale is not market exposure by definition. The 2024 transaction was seller financed: a \$3,365,000 purchase money mortgage at 86 percent loan to value, taken back by the seller. Nominal price in a seller carry deal reflects terms, not cash value.

The buyer acquired the asset at or below the depreciated replacement cost of the existing residences and outbuildings plus the eased land alone, before any value for the entitled core, the lodge structure, or years of approvals.

This offering is the first time Dalebrook has been properly presented to the market.



Interior framing and rough in. Windows installed, steel in place.



TERMS

\$4,950,000

Sold as is. Buyer to verify all entitlements, permits, construction status, and acreage independently. Dustin Prieto is not an attorney and this is not legal advice.

PROCESS

- Execute a confidentiality agreement
- Data room access granted
- Scheduled property tour
- Offers submitted per instructions

DILIGENCE MATERIALS AVAILABLE

Final Land Development Plans, complete sheet set. Conservation easement grants. Owner's title policy. Recorded deed and chain of title. Zoning and special exception approvals. MEP permit sets. GIS and easement exhibits. Assessor records.



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