

COMMERCIAL SALE

299 JACKSONVILLE ROAD
WARMINSTER, PA 18974



THE PROPERTY

For Sale:

- \$3,300,000
- 3.72 AC
(Less lot to be subdivided)

PROPERTY FEATURES

- **Great Investment Property! Fully Leased!** *(Leases end 2027 & 2029)*
- Classrooms plus Administrative Offices *(See highlighted areas on plan)*
- Located One Block from SEPTA Warminster Train Station
- Parking Available On Site • Fully Sprinklered
- Signalized Intersection 22,180 SF Building



APTCOR
Commercial

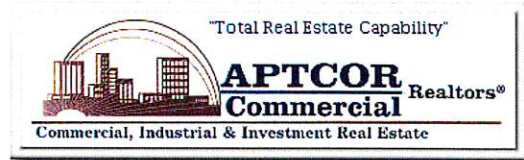
Robert J. Kerns

414 W. Main Street, Lansdale, PA 19446

rjkerns@aptcor.com

O: 215-855-9600 • C: 215-872-1958





PROPERTY DESCRIPTION

STREET ADDRESS:	299 Jacksonville Road
TOWNSHIP/BOROUGH:	Bucks County
CITY, STATE, ZIP:	Warminster, PA 18974

SITE:

BUILDING TYPE/SQUARE FEET : 22,180 SF
 NEAREST MAJOR INTERSECTION : W. County Line Road
 FRONTAGE : 387'0 on Jacksonville Road
 PLOT PLANS : See Attached
 FLOOR PLANS : See Attached
 TRAFFIC COUNT : 17k Cars/Daily
 ATTACHED : Metal Detector Screening Apparatus

SITE IMPROVEMENTS:

STORM : Public
 SANITARY SEWER : Public
 WATER : Warminster Municipal Authority
 GAS : PECO
 ELECTRIC : PECO
 CURBS : Yes
 STREET LIGHTING : Yes
 SIDEWALK : Yes
 LANDSCAPING : Yes
 PAVED PARKING AREA : 50+ Cars

REAL ESTATE ASSESSMENT & TAXES:

ANNUAL REAL ESTATE TAXES : \$15,128.00

TAX MAP #

: 49-009-025

DEMOGRAPHICS

: See Attached

IMPROVEMENT DESCRIPTION:

LAYOUT & ROOM DIMENSIONS : See Attached
 AGE : 67 Years Old – Renovated in 2008
 CONDITION : Above Average
 BUILDING FRAME : Masonry
 FOUNDATION : Concrete

*ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAW WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



BASEMENT : Full
 RAIN CONDUCTORS : Yes
 EXTERIOR WALLS : Masonry
 ROOF : 3-Ply Shingle
 EXTERIOR DOORS : Metal
 WINDOWS : Steel Casement
 EXTERIOR LIGHTING : Yes
 LOADING FACILITIES : Yes
 INTERIOR WALLS : Drywall/Masonry
 FLOORS : Concrete
 CEILING : Acoustical
 LIGHTING : Fluorescent
 INTERIOR DOORS : Steel
 STAIRWAYS : Steel with Concrete Fill

CURRENT OR LAST USE : Specialty School, Daycare

MECHANICAL SYSTEMS:

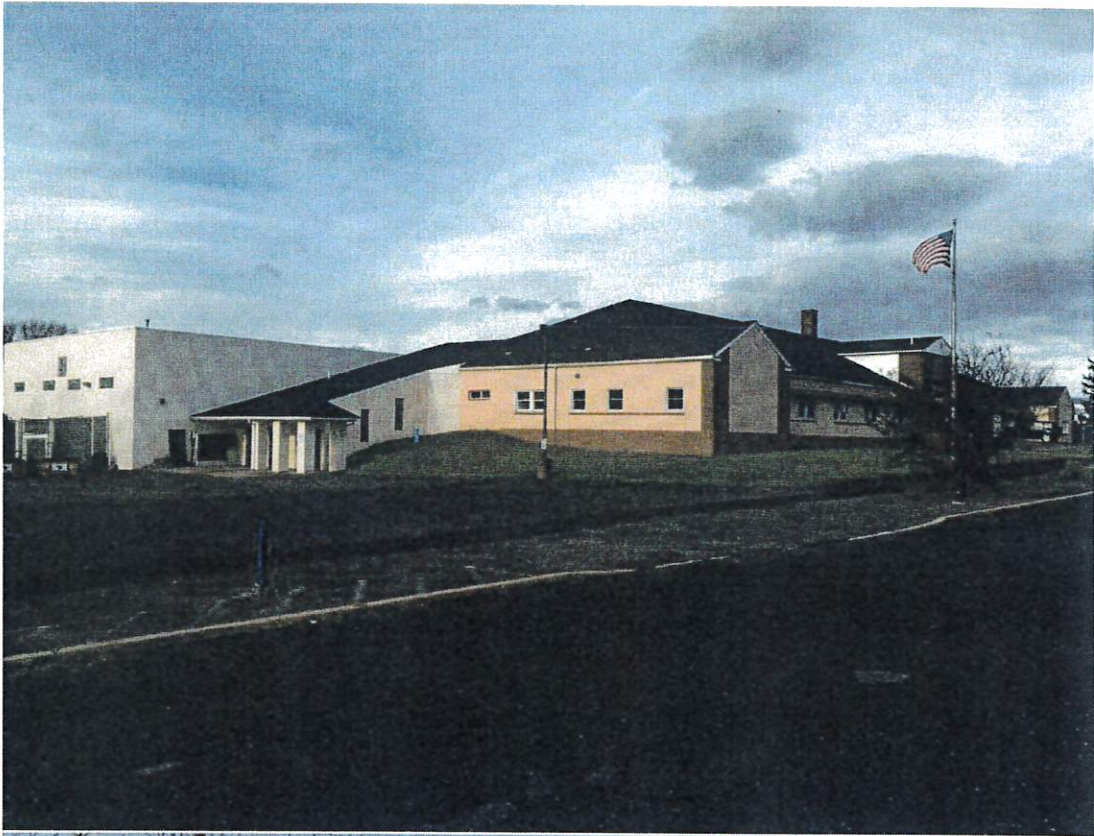
TRANSFORMER : Yes
 ELECTRIC SERVICE : 480 Volt – 800 AMP Service
 HEAT : Gas
 AIR CONDITIONING : Central Air
 PLUMBING : Copper
 DOMESTIC HOT WATER : Yes
 SPRINKLERS : Building is Completely Sprinklered

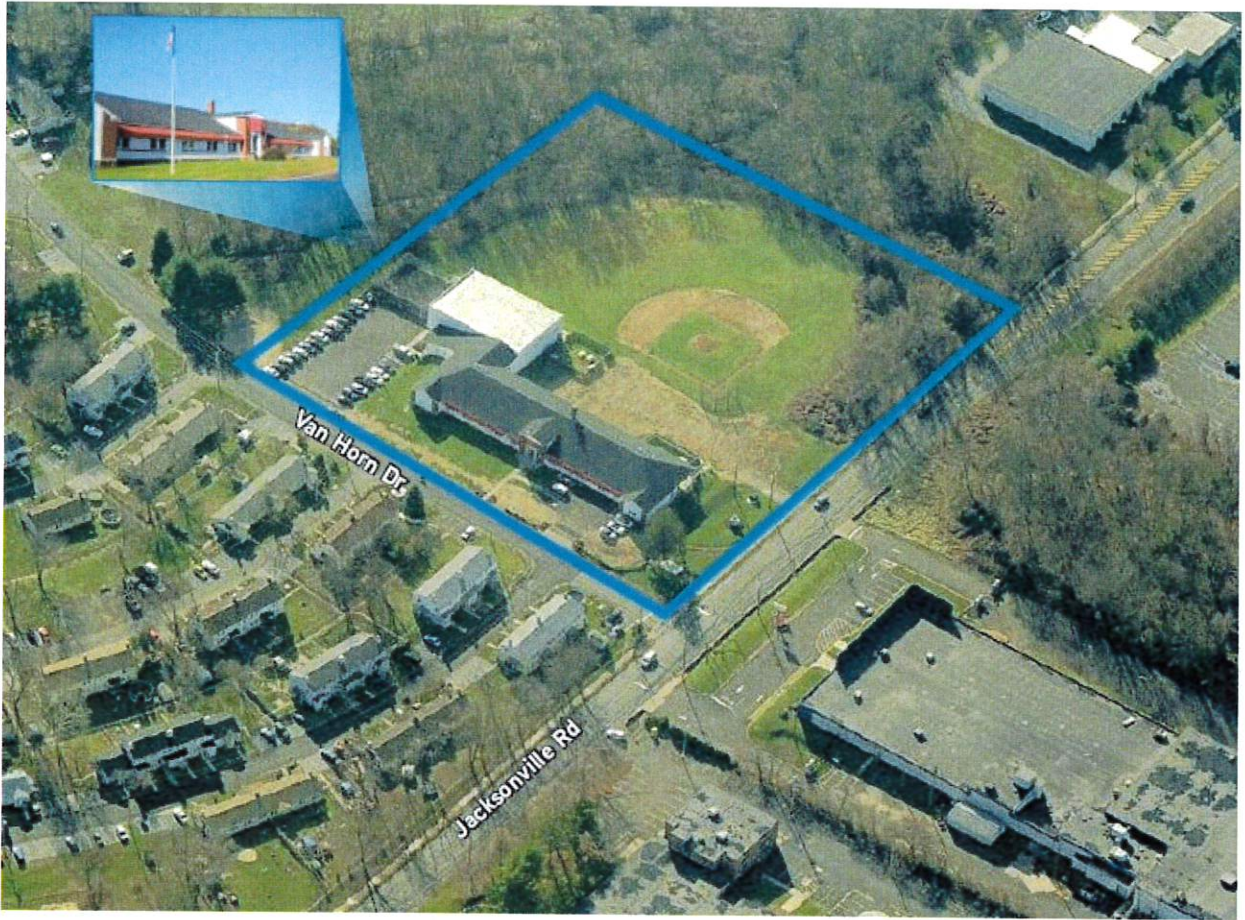
ZONING : Non-conforming (School) – R4

PRICE AND TERMS FOR SALE : \$3,300,000 for building and 3.72-acre lot (Less lot to be subdivided, of 30,000 SF)



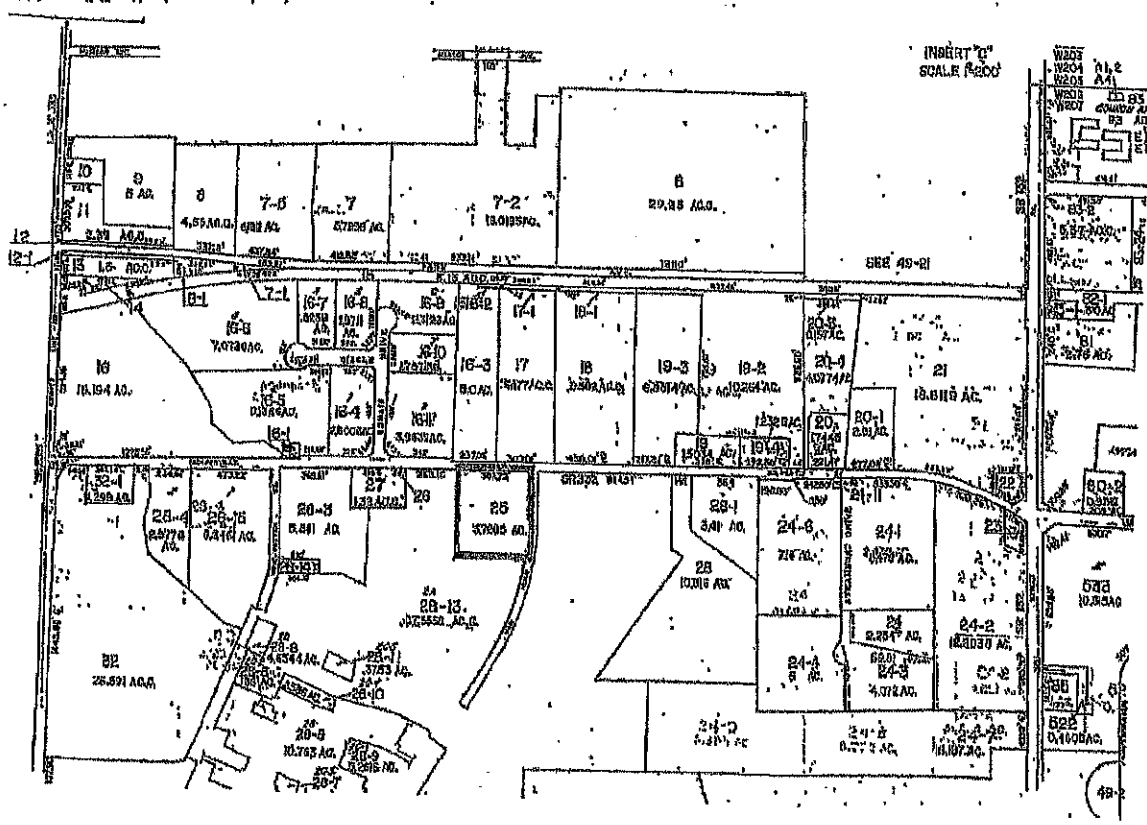
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Google Maps





Floor Plan





Executive Summary

299 Jacksonville Rd.
 299 Jacksonville Rd, Warmminster Twp, Pennsylvania, 18974
 Rings: 1, 3, 5 mile radii

Prepared by Aptcor Commercial- Realtor
 Latitude: 40.19084
 Longitude: -75.08886

Population	1 mile	3 miles	5 miles
2000 Population	13,374	77,509	169,143
2010 Population	13,638	79,866	174,055
2016 Population	13,915	81,249	177,279
2021 Population	14,129	82,523	180,201
2000-2010 Annual Rate	0.20%	0.30%	0.29%
2010-2016 Annual Rate	0.32%	0.28%	0.29%
2016-2021 Annual Rate	0.31%	0.31%	0.33%
2016 Male Population	48.7%	48.5%	48.6%
2016 Female Population	51.3%	51.5%	51.4%
2016 Median Age	39.1	44.7	43.9

In the identified area, the current year population is 177,279. In 2010, the Census count in the area was 174,055. The rate of change since 2010 was 0.29% annually. The five-year projection for the population in the area is 180,201 representing a change of 0.33% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	78.5%	87.8%	86.0%
2016 Black Alone	5.7%	3.6%	5.4%
2016 American Indian/Alaska Native Alone	0.4%	0.2%	0.2%
2016 Asian Alone	2.9%	3.6%	4.8%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	8.6%	2.7%	1.8%
2016 Two or More Races	3.8%	2.0%	1.9%
2016 Hispanic Origin (Any Race)	17.4%	6.3%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	5,145	29,899	61,708
2010 Households	5,324	32,129	65,670
2016 Total Households	5,433	32,606	66,719
2021 Total Households	5,514	33,086	67,726
2000-2010 Annual Rate	0.34%	0.72%	0.62%
2010-2016 Annual Rate	0.32%	0.24%	0.25%
2016-2021 Annual Rate	0.30%	0.29%	0.30%
2016 Average Household Size	2.53	2.45	2.63

The household count in this area has changed from 65,670 in 2010 to 66,719 in the current year, a change of 0.25% annually. The five-year projection of households is 67,726, a change of 0.30% annually from the current year total. Average household size is currently 2.63, compared to 2.62 in the year 2010. The number of families in the current year is 48,155 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 21, 2016



Executive Summary

299 Jacksonville Rd.
 299 Jacksonville Rd, Warminster Twp, Pennsylvania, 18974
 Rings: 1, 3, 5 mile radii

Prepared by Aptcor Commercial- Realtor
 Latitude: 40.19084
 Longitude: -75.08886

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$51,100	\$67,505	\$81,739
2021 Median Household Income	\$57,271	\$77,403	\$91,651
2016-2021 Annual Rate	2.31%	2.77%	2.32%
Average Household Income			
2016 Average Household Income	\$64,080	\$85,400	\$103,427
2021 Average Household Income	\$70,251	\$93,864	\$112,659
2016-2021 Annual Rate	1.86%	1.91%	1.72%
Per Capita Income			
2016 Per Capita Income	\$25,612	\$34,212	\$39,122
2021 Per Capita Income	\$28,018	\$37,537	\$42,534
2016-2021 Annual Rate	1.81%	1.87%	1.69%

Households by Income

Current median household income is \$81,739 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$91,651 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$103,427 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$112,659 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$39,122 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$42,534 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	5,359	30,658	63,014
2000 Owner Occupied Housing Units	2,917	21,003	48,673
2000 Renter Occupied Housing Units	2,228	8,896	13,035
2000 Vacant Housing Units	214	759	1,306
2010 Total Housing Units	5,527	33,933	68,437
2010 Owner Occupied Housing Units	2,890	22,480	51,459
2010 Renter Occupied Housing Units	2,434	9,649	14,211
2010 Vacant Housing Units	203	1,804	2,767
2016 Total Housing Units	5,651	34,651	69,867
2016 Owner Occupied Housing Units	2,822	22,184	51,217
2016 Renter Occupied Housing Units	2,610	10,422	15,502
2016 Vacant Housing Units	218	2,045	3,148
2021 Total Housing Units	5,742	35,172	71,001
2021 Owner Occupied Housing Units	2,870	22,422	51,860
2021 Renter Occupied Housing Units	2,544	10,664	15,867
2021 Vacant Housing Units	228	2,086	3,275

Currently, 73.3% of the 69,867 housing units in the area are owner occupied; 22.2% renter occupied; and 4.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 68,437 housing units in the area - 75.2% owner occupied, 20.8% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 0.92%. Median home value in the area is \$332,846, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.31% annually to \$337,982.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 21, 2016

Aerial / Map Report

299 Jacksonville Rd - Warminster, PA 18974



Google

Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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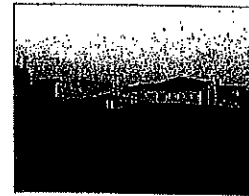
11/18/2020

Demographic Summary Report

299 Jacksonville Rd, Warrinster, PA 18974

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	16,268	91,082	187,126
2020 Estimate	15,760	88,789	183,842
2010 Census	13,668	80,313	174,426
Growth 2020 - 2025	3.22%	2.58%	1.79%
Growth 2010 - 2020	15.31%	10.55%	5.40%
2020 Population by Hispanic Origin	3,238	6,099	9,707
2020 Population	15,760	88,789	183,842
White	13,324 84.54%	79,837 89.92%	160,450 87.28%
Black	1,166 7.40%	3,895 4.16%	10,622 5.78%
Am. Indian & Alaskan	131 0.83%	277 0.31%	480 0.26%
Asian	547 3.47%	3,227 3.63%	8,924 4.85%
Hawaiian & Pacific Island	39 0.25%	102 0.11%	135 0.07%
Other	554 3.52%	1,651 1.86%	3,231 1.76%
U.S. Armed Forces	15	114	114
Households			
2025 Projection	6,447	36,936	71,580
2020 Estimate	6,241	35,903	70,184
2010 Census	5,392	31,973	65,961
Growth 2020 - 2025	3.30%	2.88%	1.99%
Growth 2010 - 2020	15.75%	12.29%	6.40%
Owner Occupied	3,077 49.30%	24,095 67.11%	53,083 75.63%
Renter Occupied	3,164 50.70%	11,808 32.89%	17,101 24.37%
2020 Households by HH Income			
Income: <\$25,000	1,246 19.96%	4,628 12.89%	7,471 10.65%
Income: \$25,000 - \$50,000	1,587 25.42%	7,199 20.05%	11,096 15.81%
Income: \$50,000 - \$75,000	1,222 19.58%	6,277 17.48%	11,772 16.77%
Income: \$75,000 - \$100,000	803 12.86%	5,187 14.45%	9,751 13.89%
Income: \$100,000 - \$125,000	450 7.21%	3,773 10.51%	7,772 11.07%
Income: \$125,000 - \$150,000	346 5.54%	2,521 7.02%	5,840 8.32%
Income: \$150,000 - \$200,000	442 7.08%	3,859 10.75%	8,351 11.90%
Income: \$200,000+	146 2.34%	2,457 6.84%	8,130 11.58%
2020 Avg Household Income	\$70,869	\$94,461	\$110,710
2020 Med Household Income	\$55,691	\$74,363	\$87,184



Part 7
R-4 Residence District

§700. General – A building or structure may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yard, lot sizes, lot width, building area, heights, impervious surfaces, easements, buffer yards, off-street parking and other requirements as specified by this Chapter.

§701. Permitted Uses

A. The following uses are permitted by right:

Use 3	Single family detached dwelling
Use 4	Two-family dwelling
Use 5	Single-family attached dwelling (townhouse)
Use 6	Multifamily dwelling
Use 50	Emergency Services
Use 70	No-impact home-based business
Use 72	Residential accessory building or structure
Use 79	Accessory in-law dwelling

B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this Chapter:

Use 10	Place of worship
Use 12	Library or museum
Use 15	Private club or lodge
Use 16	Community center
Use 21	Youth services
Use 73	Family day care

C. The following uses are permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of Part 25 of this Chapter:

Use 7	Mobile home park
Use 11	Public or private school
Use 32	Mortuary or funeral home
Use 71	Accessory office

§702. Area and Dimensional Requirements. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 16, Use Regulations, for the specific use, in which case the requirements of Part 16 shall apply.

A. Lot Area and Dimensional Requirements

1. Single family detached dwelling.
 - a. A lot area of not less than nine thousand (9,000) square feet
 - b. Lot width of not less than seventy-five (75) feet at the building line and seventy (70) feet at the front property line shall be provided for each single family dwelling.
 - c. Minimum Yards
 - i. Front - 35 feet
 - ii. Rear - 35 feet
 - iii. Sides - 10 feet each side
 2. Two-family dwelling
 - a. Lot area of ten thousand (10,000) square feet for two dwellings (5000 square feet per dwelling) is required.
 - b. Lot width for each dwelling shall be fifty (50) feet, or one hundred (100) feet for two dwellings.
 - c. Minimum yards
 - i. Front - 35 feet
 - ii. Rear - 35 feet
 - iii. Sides - 10 feet each side
 3. Multifamily dwellings and townhouses -
 - a. Minimum lot area of 5 acres required.
 - b. Maximum Density - 5 units per acre
 - c. Lot width for the tract - 200 feet
 - d. Minimum Yards:
 - i. Front - 35 feet
 - ii. Rear - 50 feet
 - iii. Side - 25 feet each side
 4. Mobile Home Park - See requirements for Mobile Home Park in Part 16.
 5. Other principal uses permitted in this district shall have a lot area of not less than twenty thousand (20,000) square feet with a width of not less than one hundred (100) feet at the building line and eighty (80) feet at the front property line.
- B. Where a dwelling is constructed on a lot, not more than thirty five (35) percent of the area of any lot shall be occupied by buildings or structures.
1. For all other permitted uses in this district, no more than twenty five (25) percent of the area of the lot shall be occupied by buildings or structures.
- C. Impervious surface ratio - No more than thirty five (35) percent of the total lot area shall be covered with impervious surface:

§703. Buffer Yards - Along any district boundary line separating the R4 District from any district, a buffer yard shall be provided which shall not be less than fifty (50) feet in width measured from such boundary line or from the street line where such street constitutes the district boundary line.

§704. Utilities - Each building in use shall be served by public water and sanitary sewer facilities at the time of development. All public utilities, such as telephone, cable television, electric, etc., shall be placed underground.

§705. Height Regulations - No dwelling unit shall exceed a vertical height of thirty-five (35) feet, which height shall be measured from the building line at the ground level to the roof of flat top buildings with the mean height of angled roofs.

§706. Variation of Design - Buildings shall be designed such that no more than three (3) adjoining dwelling units shall have an identical front yard setback. An average of at least four (4) feet setback variations per dwelling unit is required.

§707. Open Space -

A. At least forty (40) percent of the gross land area of any multifamily development shall be devoted to permanent open space or recreational use, which area shall not include required public improvements, required yards or building setbacks, required buffer areas; or streets. Open space shall not include any of the impervious surface coverage occasioned by the multifamily dwelling units, parking areas or required public improvements. Such space shall not include the minimum required yard areas or any area conveyed to the owner or occupant of any dwelling unit by sale or by lease.

B. No more than fifty (50) percent of the open space shall be in a floodplain. The specific land area to be devoted to this requirement may be dedicated to the Township, if acceptable to it. If not dedicated to and accepted by the Township, then the provisions set forth hereinafter with regard to administration and maintenance shall become applicable.

C. In the event that the land is not dedicated to the Township, a plan for administration and maintenance of all such open space shall be presented to the Township Supervisors as part of the overall development plan. Such plan shall contain covenants or other restrictions or requirements that will assure future administration and maintenance of such open space.

D. Open Space - All other residential uses, including single-family and two-family development, except for the development of fewer than (10) dwellings, shall be required to set aside open space in accordance with the requirements of Part 21, Section 2102, Open Space Requirements.