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4269 LINDEN AVENUE

Feasterville-Treose, PA 19053

PROPERTY SUMMARY

4269 Linden Avenue | Feasterville-Trevoze



PROPERTY DESCRIPTION

Prime residential redevelopment opportunity in the heart of Trevoze within highly desirable Bensalem Township. This ±0.51-acre parcel, zoned R-2, offers approximately 169 feet of frontage along Linden Avenue.

Surrounded by established single-family homes, the property is well-positioned for subdivision and new construction. Preliminary concepts support a potential 2-lot subdivision, with each lot offering direct frontage—an attractive layout for builders seeking efficient, by-right development (buyer to verify all zoning and subdivision requirements).

The site benefits from public water and sewer availability and strong surrounding home values, making it an ideal candidate for new single-family construction. With limited infill opportunities in this submarket, this property presents a rare chance to develop multiple homes in an established residential neighborhood.

Conveniently located with access to major roadways, shopping, and regional employment centers, the site offers both builder appeal and strong end-user demand.

LOCATION DESCRIPTION

From Wood Ave, turning right onto Linden Ave leads to this vibrant neighborhood in Feasterville-Trevoze. The area offers a blend of convenience and opportunity for a prospective Special Purpose / School investor. Nearby, the Neshaminy Mall and Playwicki Park provide diverse experiences and recreational amenities, making this location a prime opportunity for investment.

OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	735	2,896
Total Population	589	1,957	7,465
Average HH Income	\$117,722	\$117,554	\$116,246

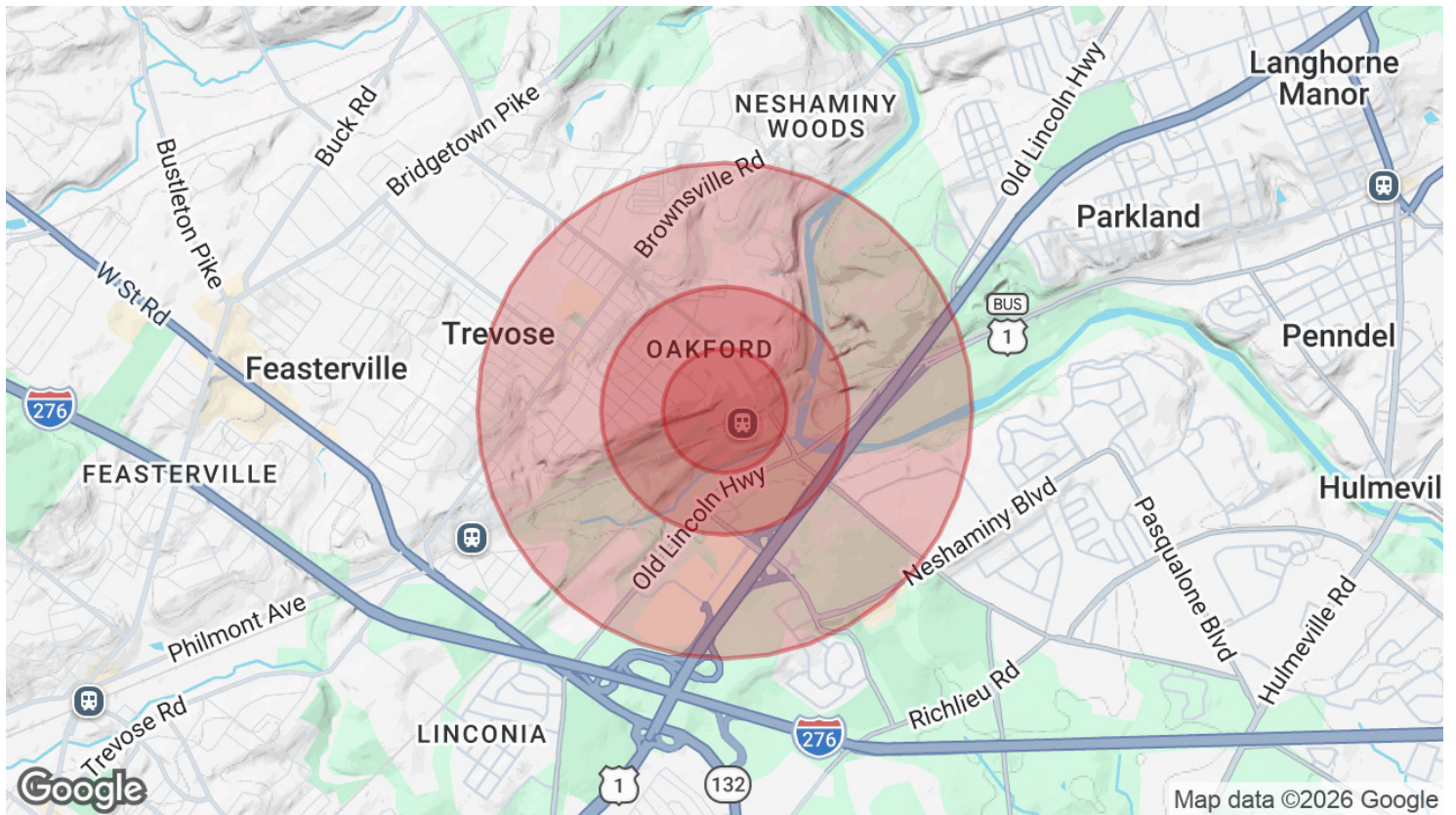
RETAILER MAP

4269 Linden Avenue | Feasterville-Trevoze



DEMOGRAPHICS MAP & REPORT

4269 Linden Avenue | Feasterville-Trevoze



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	589	1,957	7,465
Average Age	50.1	47.2	47.8
Average Age (Male)	49.3	47.6	46.6
Average Age (Female)	50.1	47.1	48.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	735	2,896
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$117,722	\$117,554	\$116,246
Average House Value	\$310,285	\$309,304	\$318,883

2023 American Community Survey (ACS)

DEAL TEAM

4269 Linden Avenue | Feasterville-Treose



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