

OFFERING MEMORANDUM

5+ ACRE LAND DEVELOPMENT OPPORTUNITY

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106 Bristol Oxford Valley Rd
Langhorne, PA 19047

PRESENTED BY:

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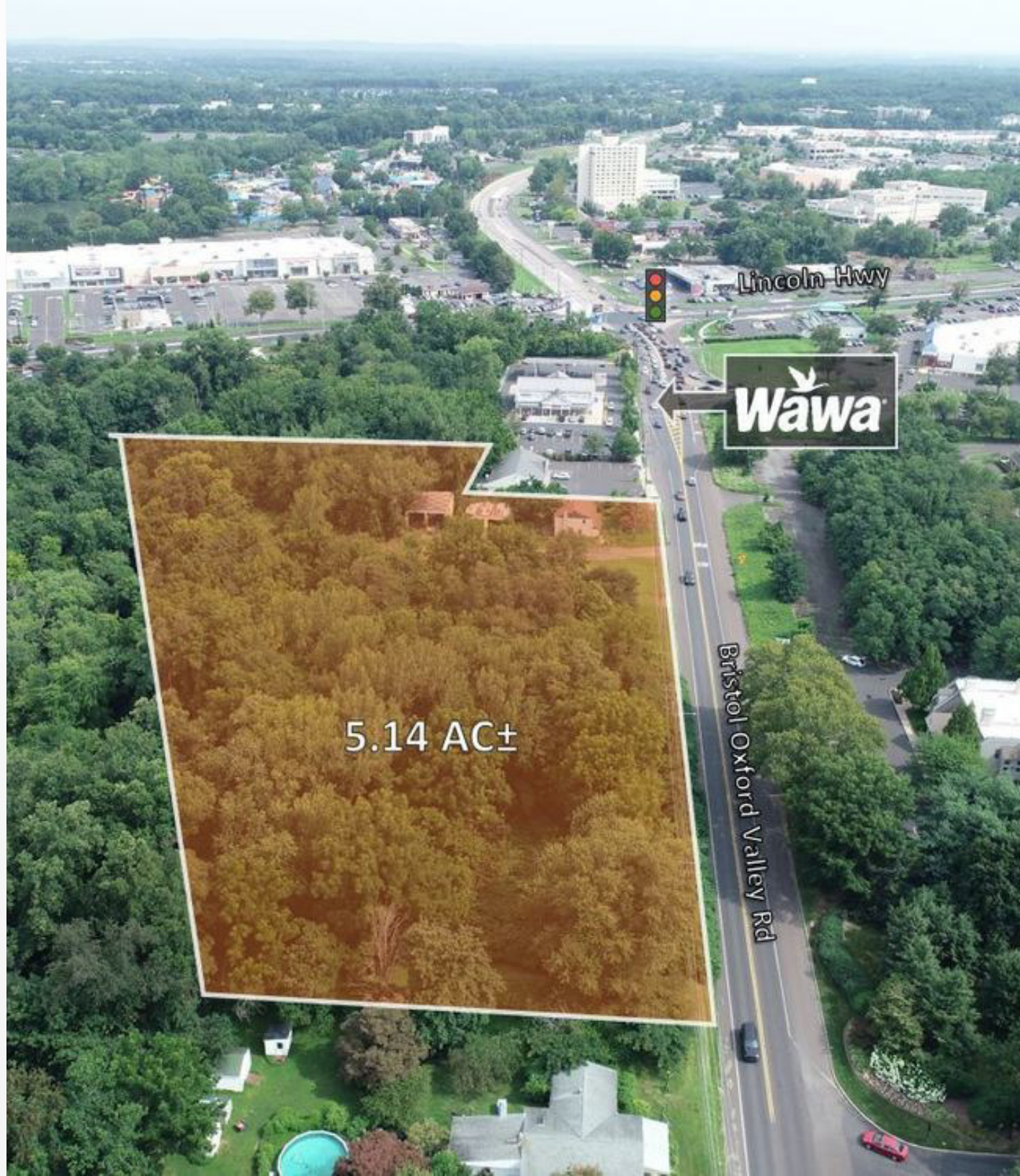




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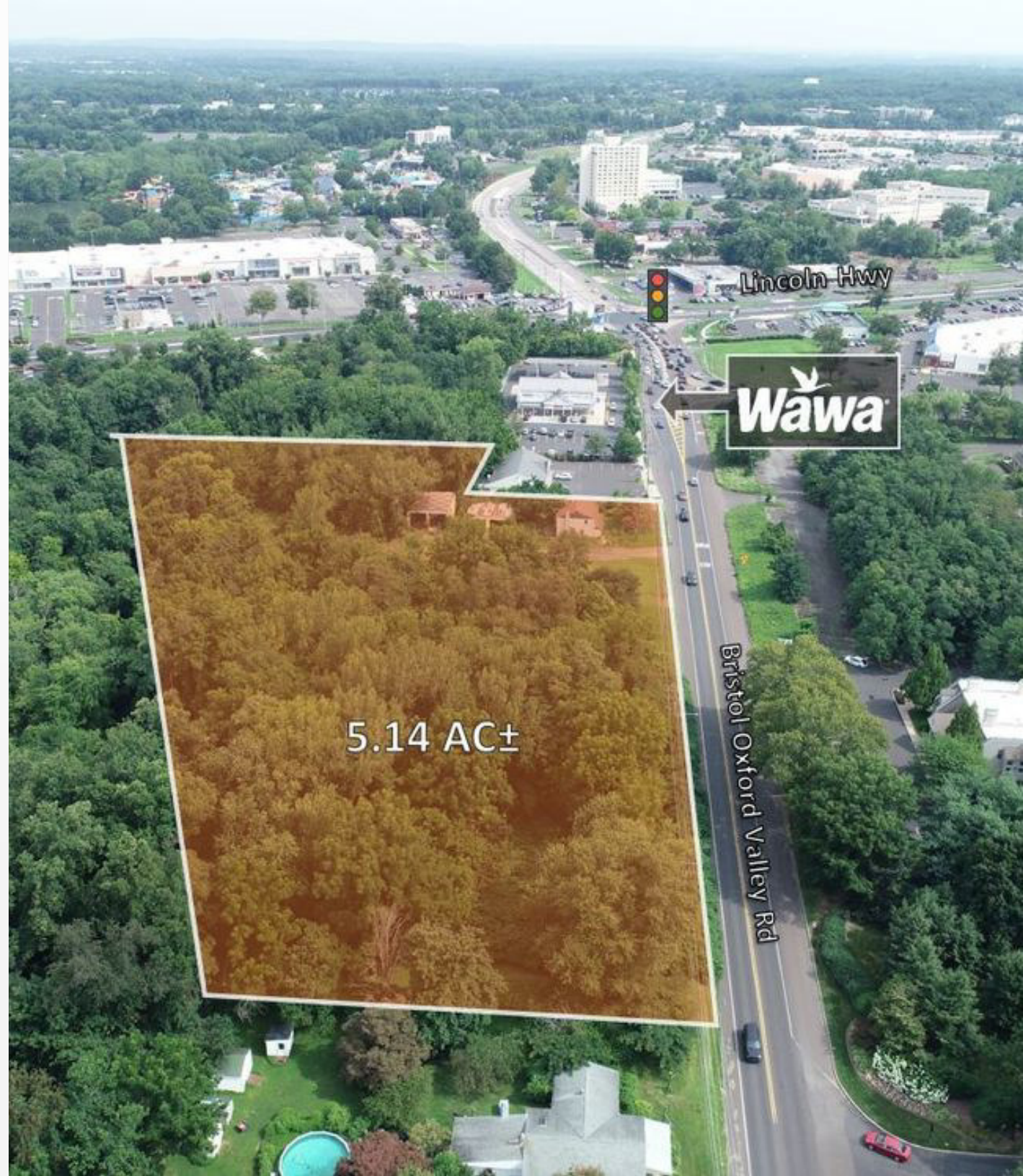
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

THE PROPERTY





OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	5.14 AC±
ZONING:	NC - Neighborhood Commercial
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
APN:	13-004-001-002

PROPERTY OVERVIEW

This is an exceptional commercial development opportunity on Bristol Oxford Valley Road in Falls Township, Bucks County. A 5.14± acre site with 593' of frontage on Bristol Oxford Valley Road. High daily traffic counts. The property is immediately adjacent to a Wawa, as well as a diverse platform of local, regional and national retailers including Target, IHOP, Pep Boys Auto Services, as well as Oxford Valley Mall and Lincoln Plaza. The property's commercial zoning allows for a multitude of uses by right, in an easily accessible and highly visible location.

LOCATION OVERVIEW

This property is located on Bristol Oxford Valley Road at Business Route 1 and N. Oxford Valley Road, with approximately ±211,357 individuals residing within a five-mile radius and an average household income of ±\$82,804. The area benefits from exceptional regional and local accessibility. It is minutes to I-95 and PA Turnpike and approximately 9.9 miles from Trenton-Mercer Regional Airport.

SALE PRICE	SUBJECT TO OFFER
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LOCATION INFORMATION

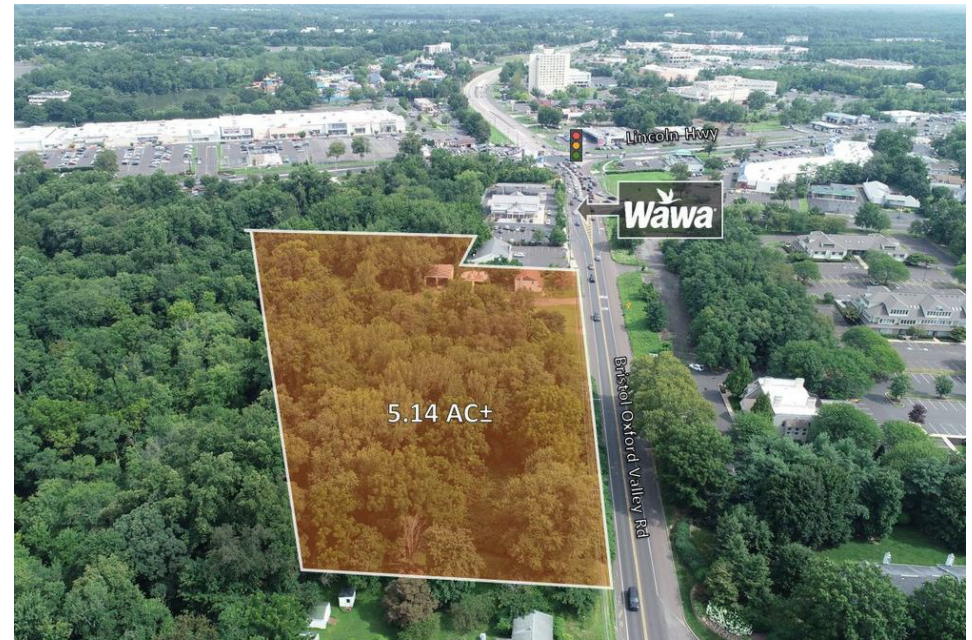
STREET ADDRESS	106 Bristol Oxford Valley Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Lincoln Highway [Route 1] and Trenton Road
TOWNSHIP	Falls Township
SIDE OF THE STREET	West
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 [Lincoln Hwy] - 0.1 MI
NEAREST AIRPORT	Trenton-Mercer [TTN] - 9.9 MI

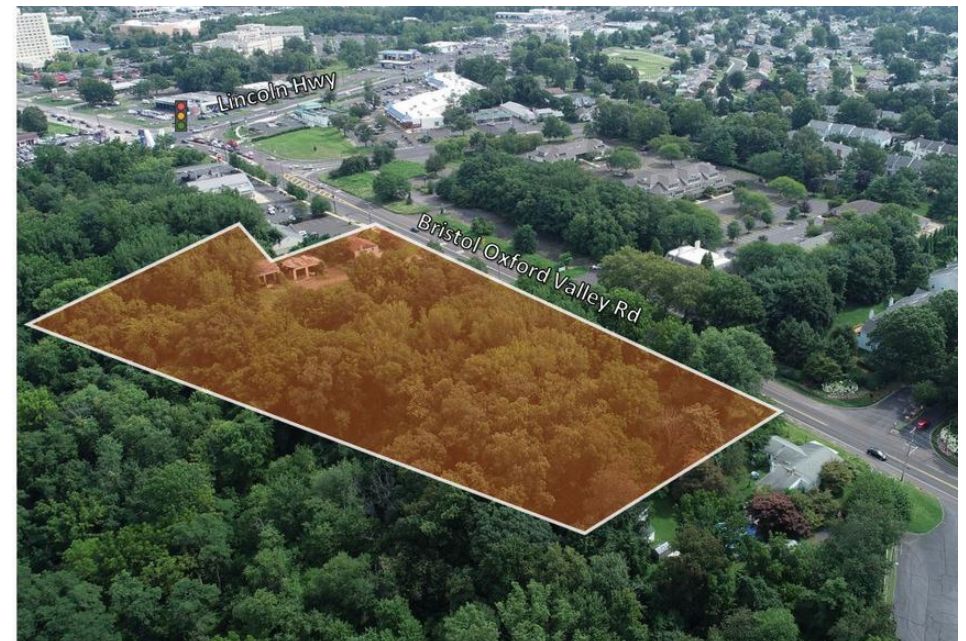
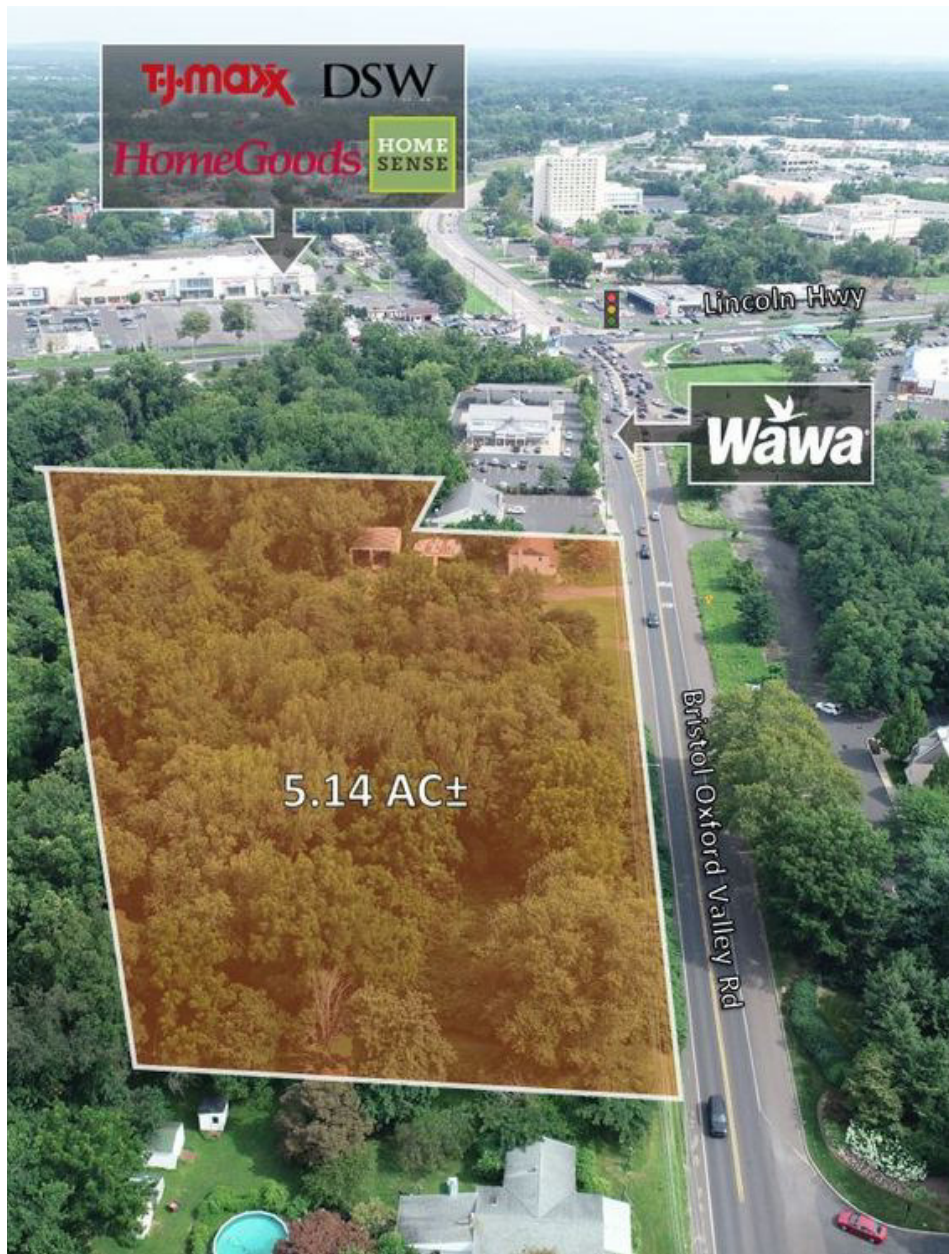
PROPERTY INFORMATION

ZONING	NC - Neighborhood Commercial
PROPERTY SUBTYPE	Retail
LOT SIZE	5.14 AC±
APN #	13-004-001-002
LOT FRONTAGE	593 ft
LOT DEPTH	440 ft
CORNER PROPERTY	No
WATERFRONT	No
TOPOGRAPHY	Level
PROPERTY TYPE	Land

PROPERTY HIGHLIGHTS

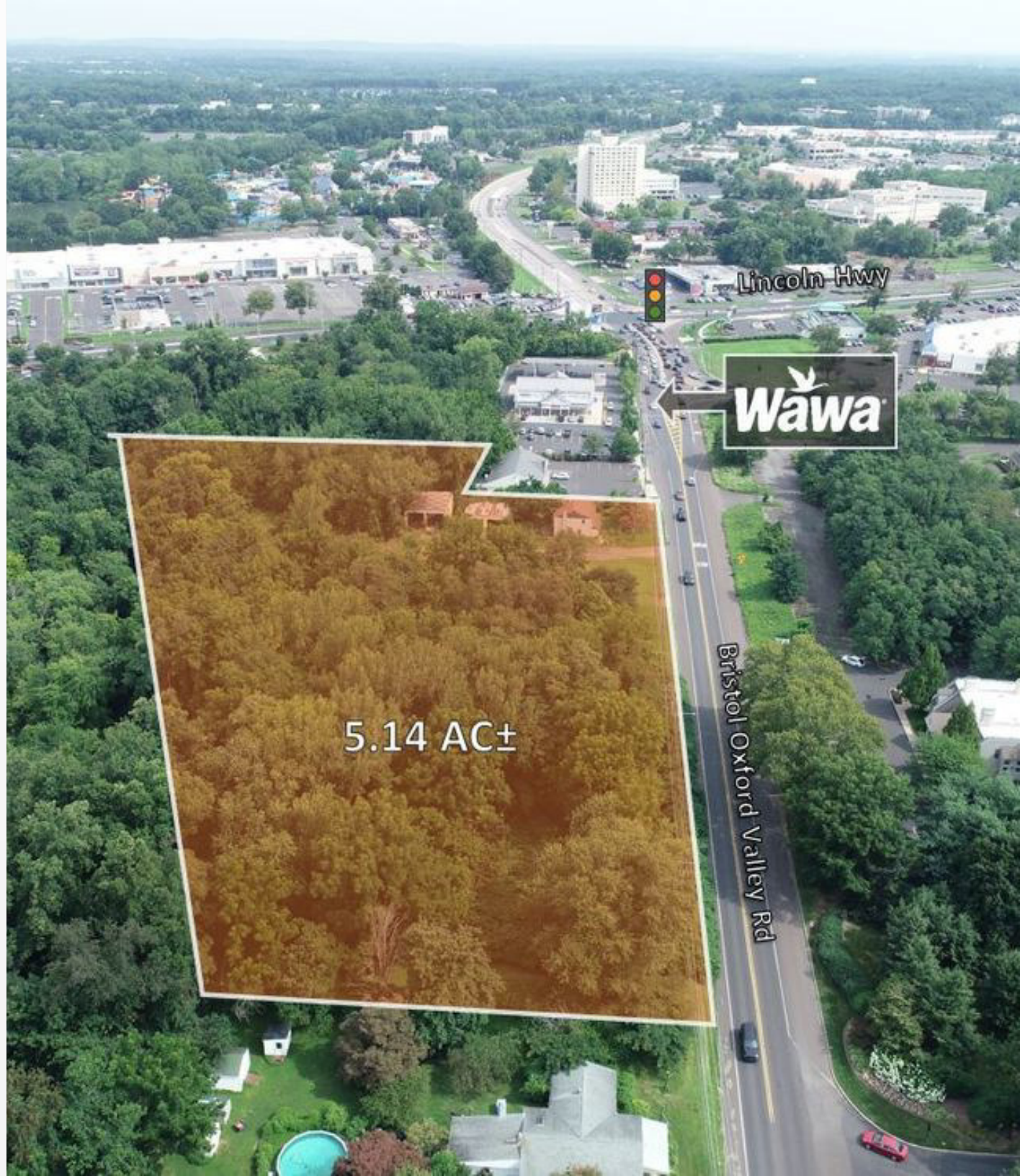
- Prime development opportunity on Bristol Oxford Valley Rd near Lincoln Hwy/Rt 1 intersection
- 593' Highly Visible Frontage on 5.14± Acres
- Prominent Signage Opportunity
- Level Topography
- Near Oxford Valley Mall, Jefferson Health Campus and numerous fast food and retail shopping
- > 0.5 Miles from Sesame Place (est. 1.2M visitors annually)
- Strong demographics – average household income of \$82,305 within 1 mile
- Currently a house and commercial garage exist on the site
- NC - Neighborhood Commercial Zoning

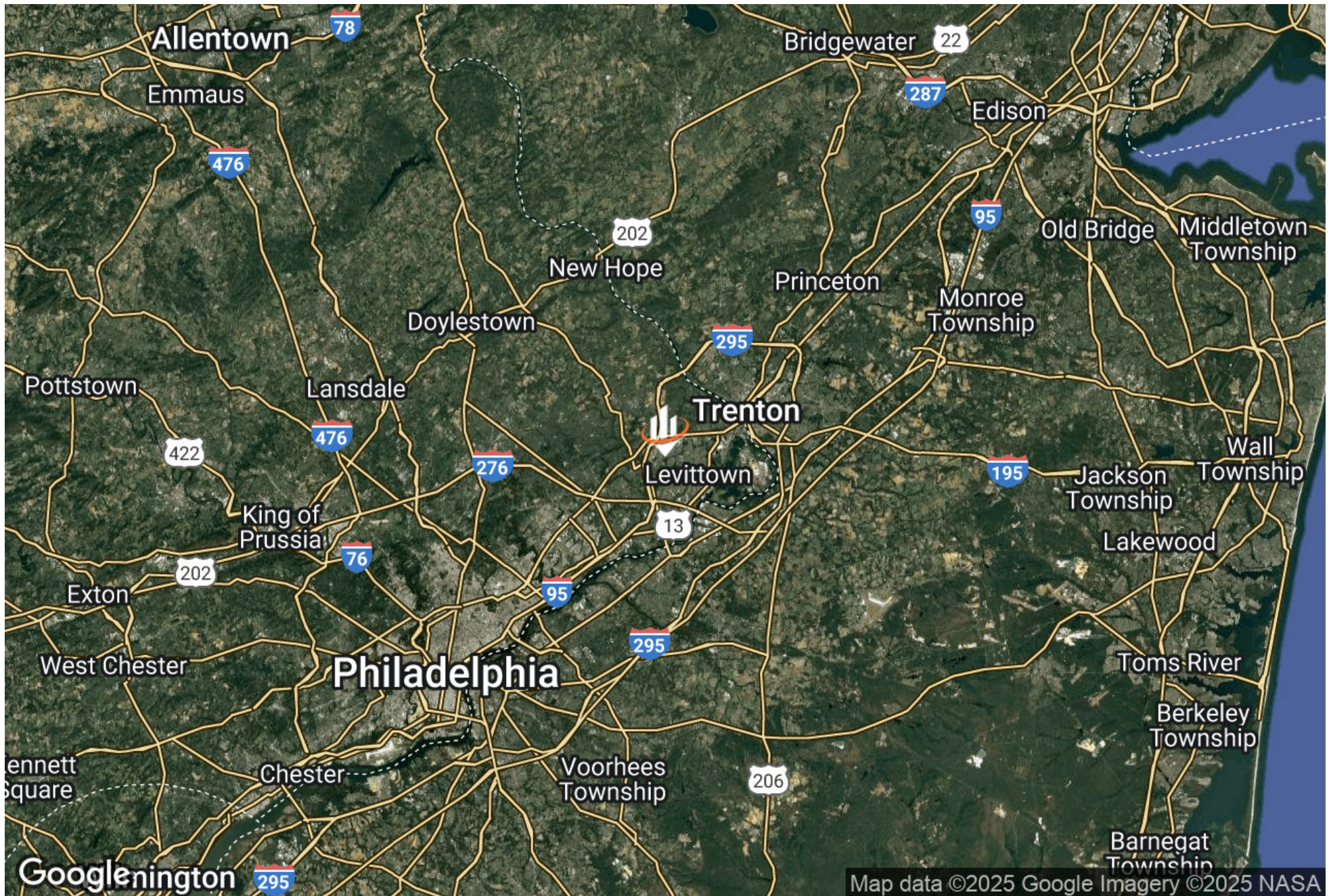


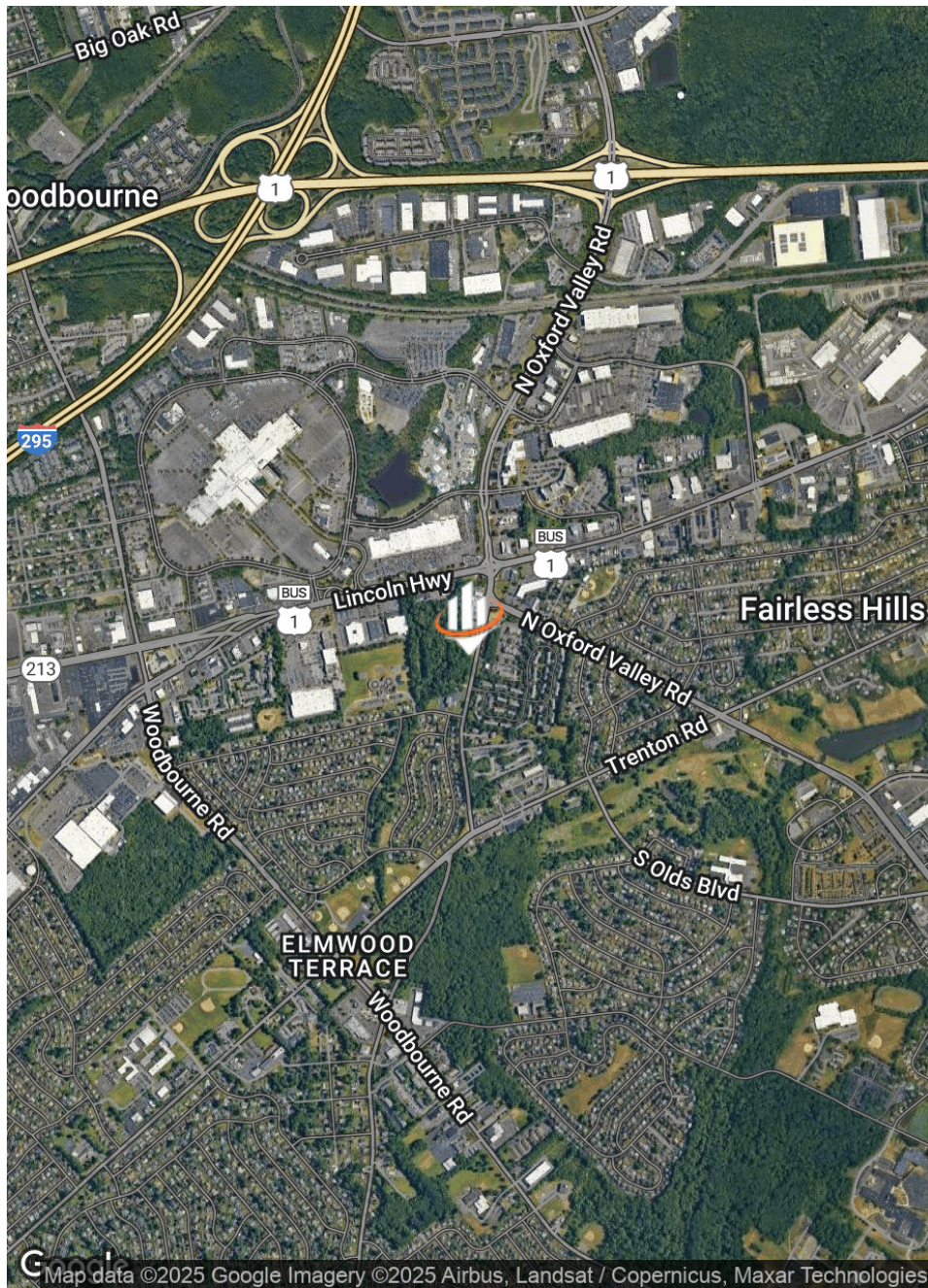


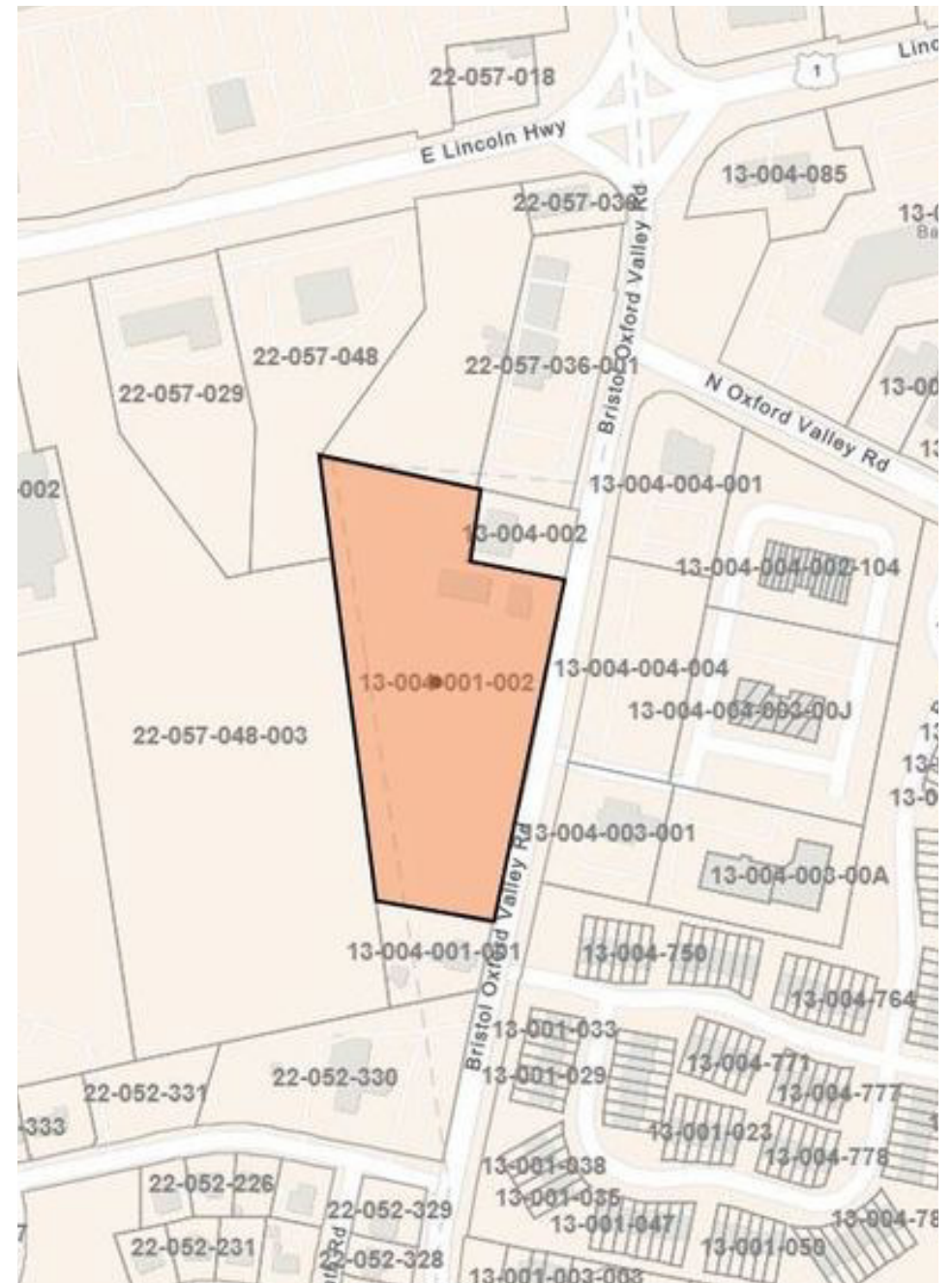
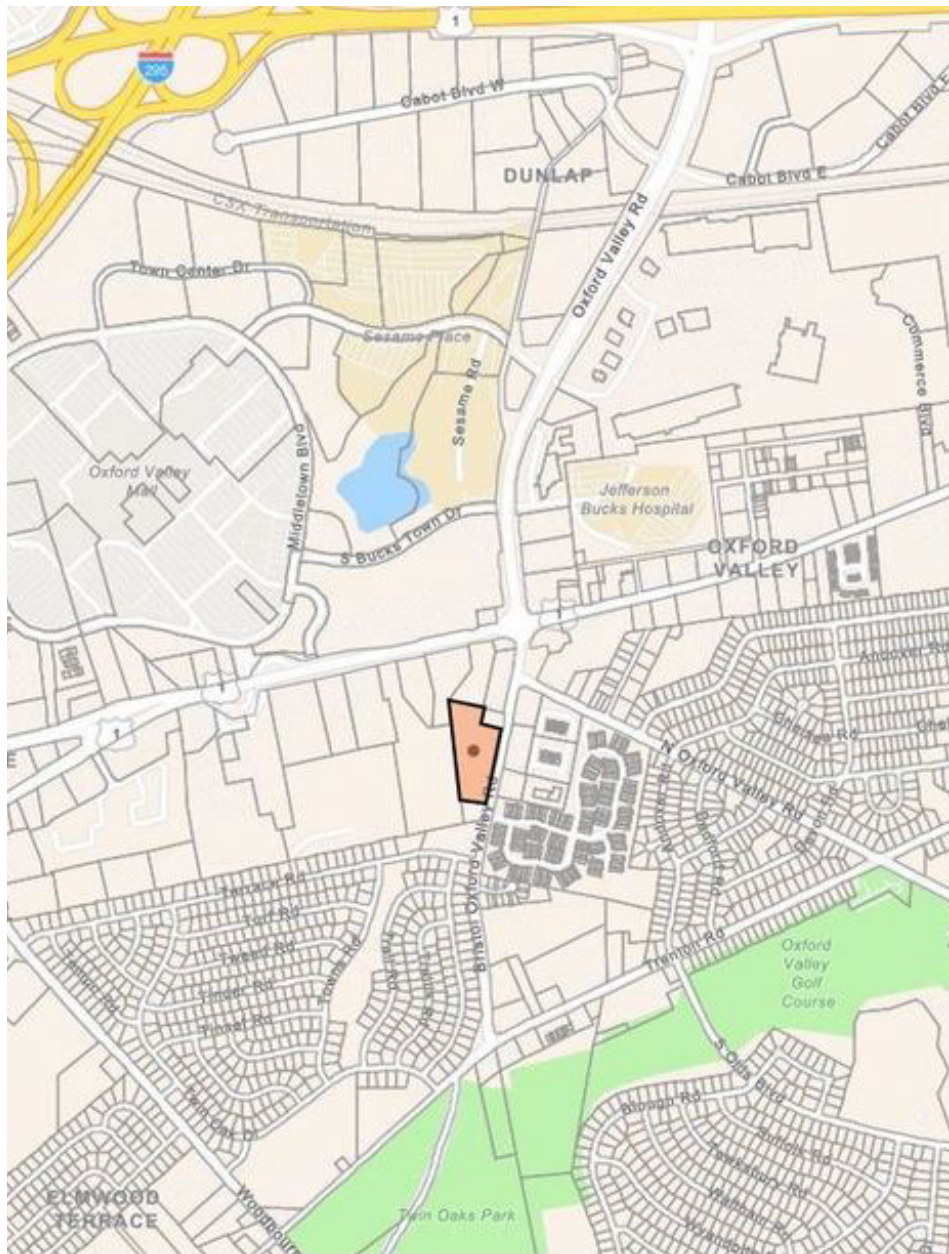
SECTION 2

THE LOCATION





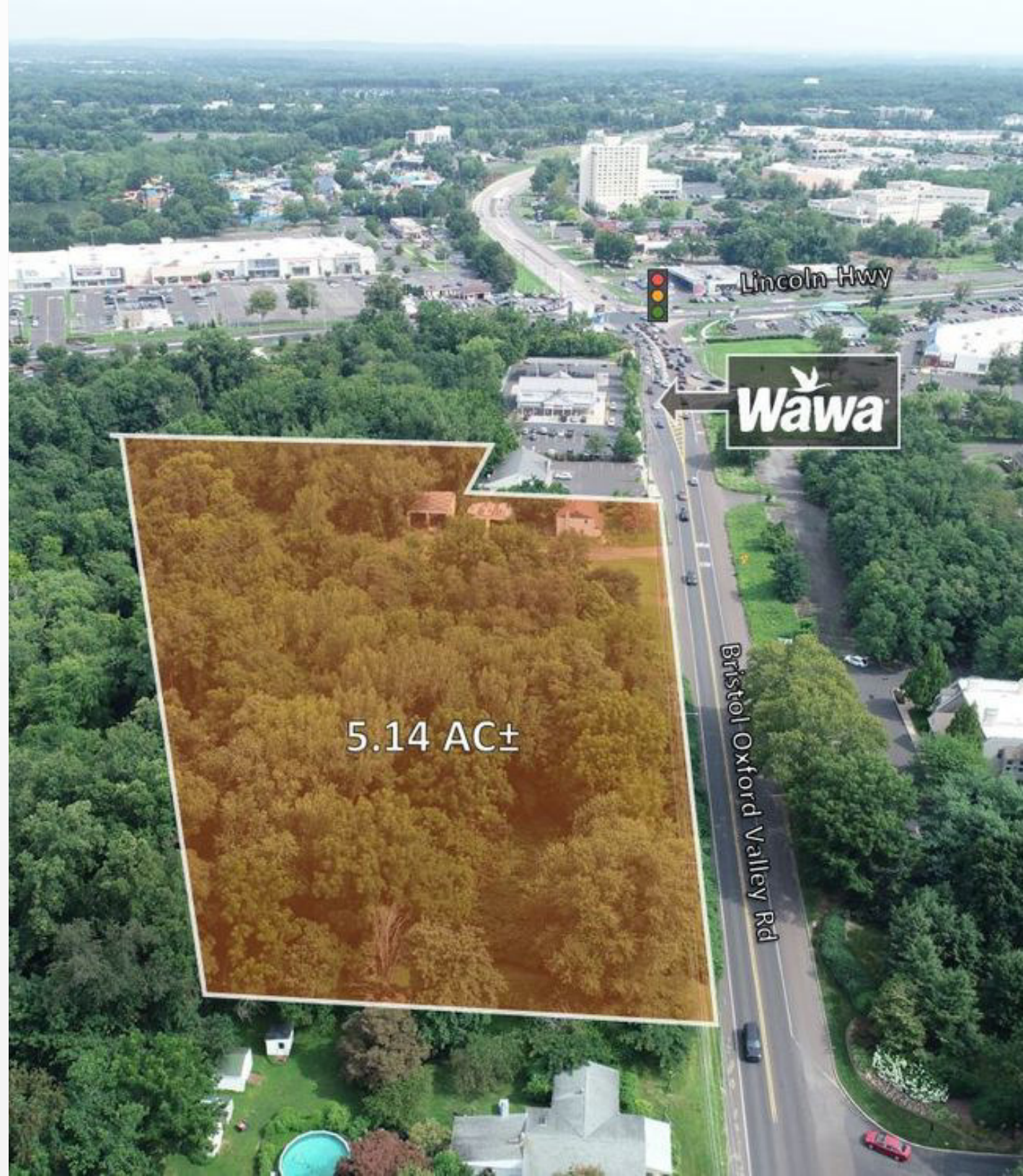






SECTION 3

ADDITIONAL
INFORMATION





SOILS DESCRIPTION								
SOILS	DESCRIPTION	CLAY	AVAILABLE WATER CAPACITY	BRAGGAGE CLASS	DEPTH TO G.C.M.	DEPTH TO BEDROCK	STANDARD PT. GROUP	STANDARD PT. GROUP
10A	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10B	CLAY (SANDY) M2.1 LOAM	9%	10%	POORLY DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10C	M2.1 SKEWED SLOAN	9%	10%	WELL DRAIN	100 TO 150 INCHES	75 TO 100 INCHES	1	B
10D	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10E	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10F	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10G	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10H	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10I	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10J	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10K	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10L	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10M	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10N	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10O	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10P	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10Q	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10R	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10S	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10T	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10U	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10V	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10W	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10X	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10Y	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B
10Z	CLAY (SANDY) M2.1 LOAM	9%	10%	WELL DRAIN	100 TO 150 INCHES	40 TO 50 INCHES	1	B

[illegible]

INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants

14 Haggerty Blvd. 10 West Chester, PA 19380 www.inlandesignpa.com	Phone: (610) 707-2424 Fax: (610) 707-2490 info@inlandesignpa.com
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[illegible]

Date	11/26/2018
Scale	1"=30'
Drawn by	T.A.H.
Checked by	C.A.D.
Project No.	11304

SITE PLAN
FOR

**106 BRISTOL OXFORD VALLEY ROAD
LANGHORN, PA 19047**
FALLS TOWNSHIP • BUCKS COUNTY • PENNSYLVANIA

S H E E T
1
OF 1

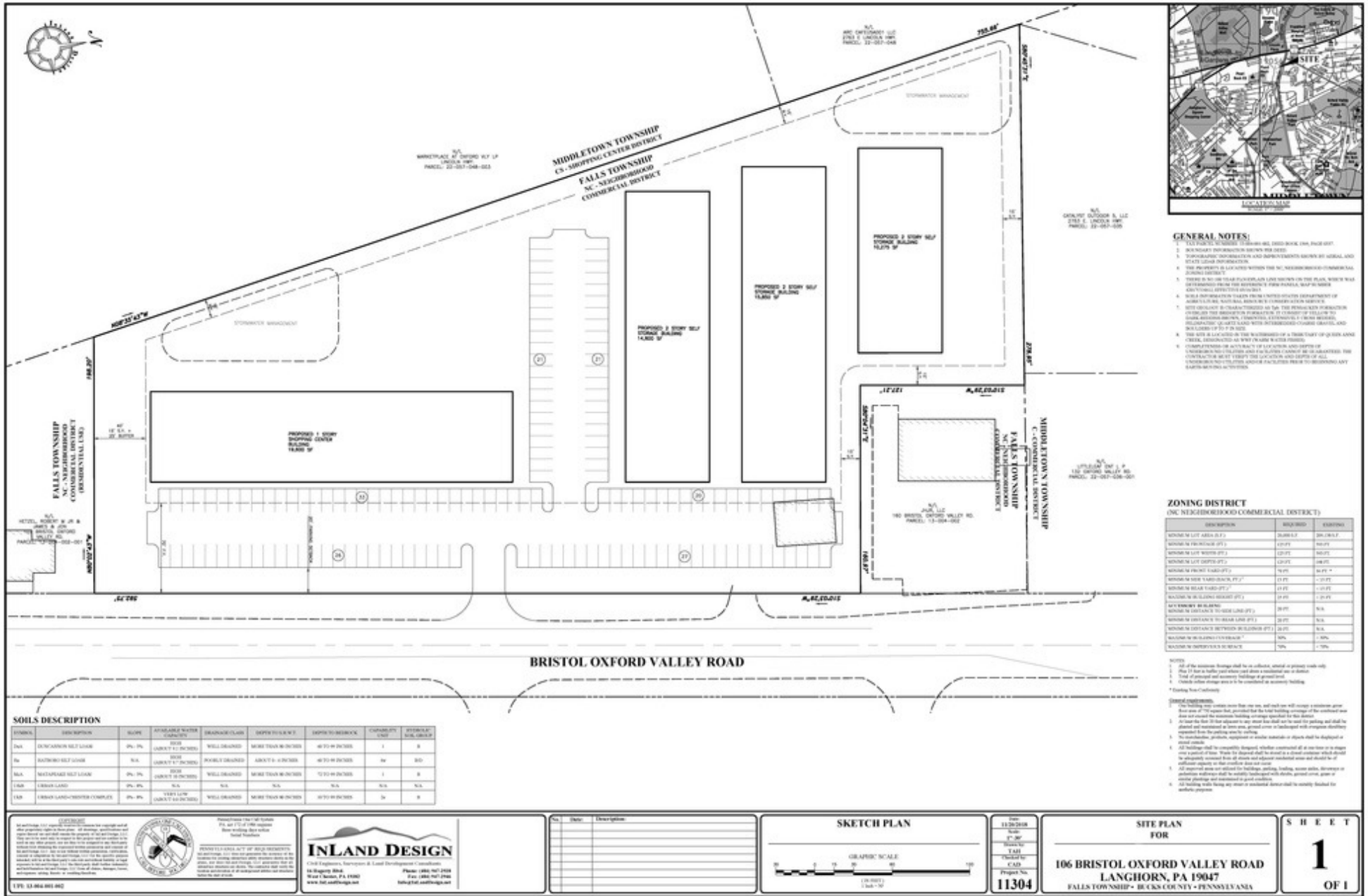


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DESCRIPTION	REQUIRED	EXISTING
MINIMUM LOT AREA (S.F.)	20,000 S.F.	20,000 S.F.
MINIMUM FRONT YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM SIDE YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM LOT DEPTH (S.F.)	120 S.F.	100 S.F.
MINIMUM FRONT YARD SETBACK (S.F.)	10 S.F.	10 S.F. *
MINIMUM SIDE YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM REAR YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM LOT WIDTH (S.F.)	30 S.F.	30 S.F.
MINIMUM LOT DEPTH (S.F.)	30 S.F.	30 S.F.
MINIMUM LOT AREA (S.F.)	30,000 S.F.	30,000 S.F.
MINIMUM FRONT YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM SIDE YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM REAR YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM LOT WIDTH (S.F.)	30 S.F.	30 S.F.
MINIMUM LOT DEPTH (S.F.)	30 S.F.	30 S.F.
MINIMUM LOT AREA (S.F.)	30,000 S.F.	30,000 S.F.
MINIMUM FRONT YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM SIDE YARD SETBACK (S.F.)	10 S.F.	10 S.F.
MINIMUM REAR YARD SETBACK (S.F.)	10 S.F.	10 S.F.

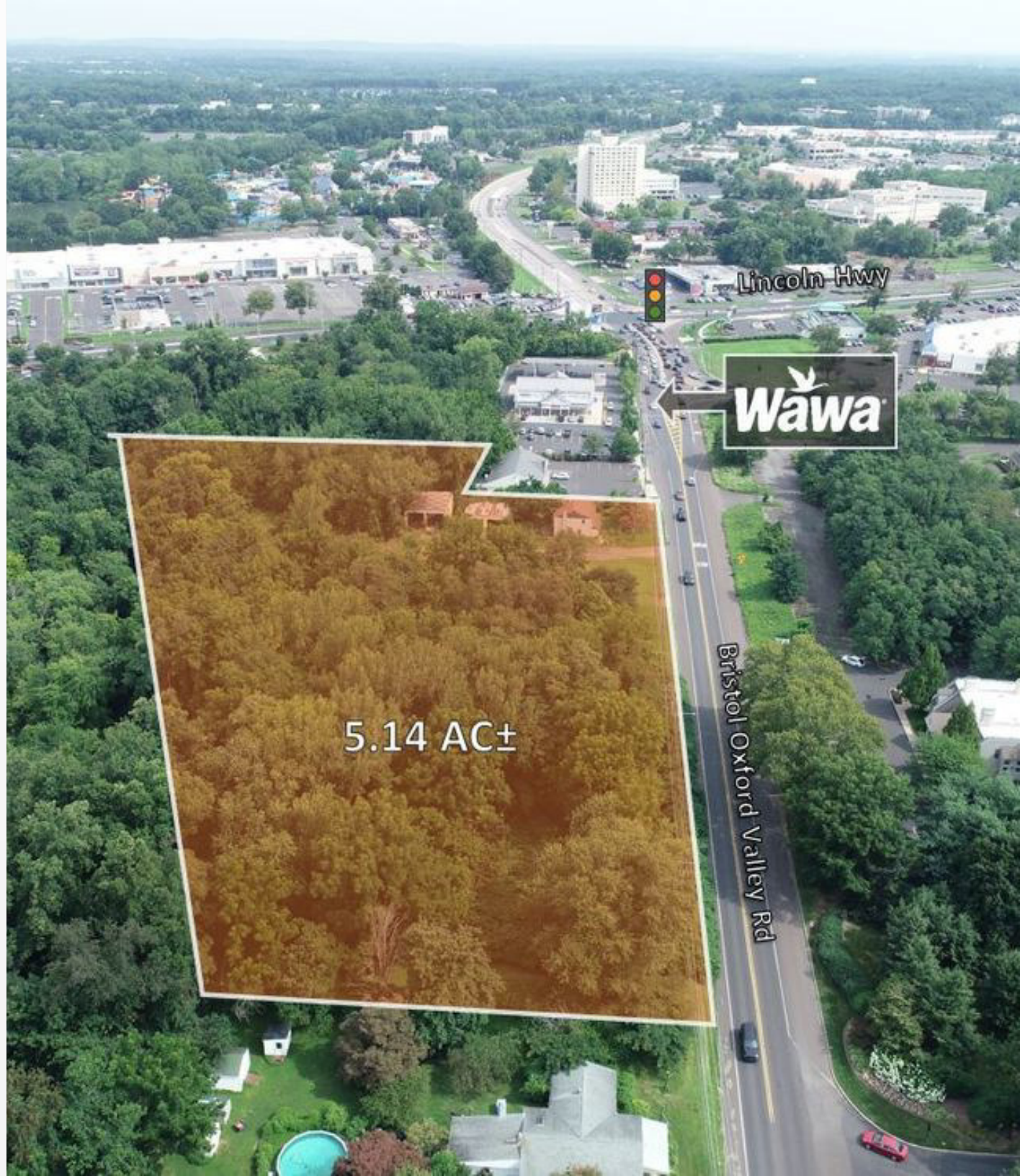
- NOTES:
1. All of the minimum storages shall be in collective, situated or primary roads only.
 2. More than 10 km is better than when road shows a residential use or district.
 3. Total of principal and accessory buildings at ground level.
 4. Outside surface storage area is to be considered an accessory building.

- General requirements:**
- The building must contain more than one use, and each use must provide a minimum gross area of 750 square feet, provided the total building coverage of the combined use does not exceed 10,000 square feet, including the building footprint and any parking.
 - At least one of the three uses must be any more than 400 feet from the parking, and shall be shared and maintained in a way that is approved or indicated with emergency department.
 - The maintenance, provided, approved or similar structure or objects shall be developed as a trend.
 - All buildings shall be completely finished, whether constructed all at one time or in stages over a period of time. When the design shall be treated as a closed system and shall be situated in a way that is approved or indicated with emergency department and shall be of sufficient space to contain the use.
 - All approved uses must include the buildings, parking, loading, access areas, driveway or other structure, and shall be situated in a way that is approved or indicated with emergency department and shall be of sufficient space to contain the use.
 - All approved uses must include the buildings, parking, loading, access areas, driveway or other structure, and shall be situated in a way that is approved or indicated with emergency department and shall be of sufficient space to contain the use.
 - All approved uses must include the buildings, parking, loading, access areas, driveway or other structure, and shall be situated in a way that is approved or indicated with emergency department and shall be of sufficient space to contain the use.



SECTION 4

PA DEP ACT 2 INFORMATION



Summary of Act 2 of 1995: Land Recycling and Environmental Remediation Standards Act

The primary goal of Act 2 is to encourage the voluntary cleanup and reuse of contaminated commercial and industrial sites. This strategy of encouraging the redevelopment of sites with existing roads, sewers, water lines, and utilities is often more cost-efficient than building new infrastructure. The strategy also helps to preserve undeveloped farmland, forests, and open areas for future generations.

General Provisions

Act 2 provides incentives to promote the voluntary remediation and development of contaminated properties. Act 2 is composed of four cornerstones that overcome redevelopment obstacles: uniform cleanup standards, standardized reviews and time limits, liability relief, and financial assistance. Clear, uniform cleanup standards, standardized review procedures, and time limits provide the predictability redevelopers need to consider projects. Relief of liability for the contamination after a site meets the standards provides owners and developers with certainty. Financial assistance promotes the assessment and remediation at abandoned sites.

Other general provisions:

- Cleanup is based on the actual risk that contamination on a site poses to public health and the environment.
- Act 2 established the Cleanup Standards Scientific Advisory Board to help the Department of Environmental Protection's (DEP's) Environmental Quality Board develop statewide health standards and provide advice on other technical and scientific matters.
- The environmental remediation standards established under Act 2 are used when any site is remediated voluntarily or when remediation is required under the Clean Streams Law, the Air Pollution Control Act, the Solid Waste Management Act, the Infectious and Chemotherapeutic Waste Law, the Hazardous Sites Cleanup Act, or the Storage Tank and Spill Prevention Act.

Remediation Standards and Review Procedures

Anyone who wants to take advantage of the liability protection provided in Act 2 must remediate their site as a special industrial area or select and attain compliance with one or any combination of the following three environmental standards:

- Background standard
- Statewide health standard
- Site-specific standard

Background Standard

A person choosing to clean up a site to the background standard must document that the concentration of any contaminants remaining do not exceed background conditions. This applies to a site that is affected by a release or where contamination migrates to the site from a nearby source.

Statewide Health Standard

Regulations have established statewide health standards for contaminants in each environmental medium (soil, groundwater, etc.). These medium-specific chemical concentrations are based upon acceptable cancer and systemic health risks. The standards account for used and unused groundwater, as well as residential and nonresidential exposure factors at a site.

Site-Specific Standard

This standard allows the remediator to consider the unique conditions of a site to establish cleanup levels appropriate for its intended use. This approach is a more detailed process that may involve developing a risk assessment based on the conditions and human exposures at the site.

Special Industrial Areas

This approach allows for limited remediation based in part upon the proposed reuse of the property. To qualify for this status, a site must either have no financially viable responsible person or be in an Enterprise Zone, which includes all Keystone Opportunity Zones. The party conducting the cleanup must not have caused or contributed to the site contamination and must perform a remedial investigation. Cleanup actions must address all immediate, direct or imminent threats, and other environmental contamination based on the intended use of the site.

Public Involvement

For background and statewide health standard cleanups, notices must be submitted to DEP and the municipality (where the site is located) and published in a local newspaper when the responsible person intends to clean up a site and when they believe the cleanup is complete. For the site-specific standard and special industrial area cleanups, in addition to the previous notices, a public involvement plan must be developed if requested by the municipality. People doing cleanups are encouraged to develop a proactive approach to working with the municipality in developing and implementing remediation and reuse plans.

Cleanup Liability Protection

Any person demonstrating compliance with one or a combination of the cleanup standards is relieved of further liability for the remediation of contamination identified in reports submitted to and approved by DEP. The cleanup liability protection provided applies to:

- Current and future owners of the property.
- Any other person who participated in the remediation of the site.
- A person who develops or otherwise occupies the site.
- A successor or assign of any person to whom the liability protection applies.
- A public utility to the extent the utility performed activities on the site.

The owner or developer of a special industrial area has limited liability and is only responsible for remediation of immediate, direct or imminent threats, and any other remediation specified in the special industrial area agreement between them and DEP.

Industrial Sites Reuse Program

One of the cornerstones of the Land Recycling Program is providing financial assistance to encourage voluntary investigation and remediation activities at abandoned industrial sites. This financial assistance is performed under the Industrial Sites Reuse Program. This program provides grant or loan money for assessment and remediation for up to 75 percent of the cost of the activity to persons who did not cause or contribute to contamination on the site. The Department of Community and Economic Development administers the Industrial Sites Reuse Program.

Miscellaneous Provisions

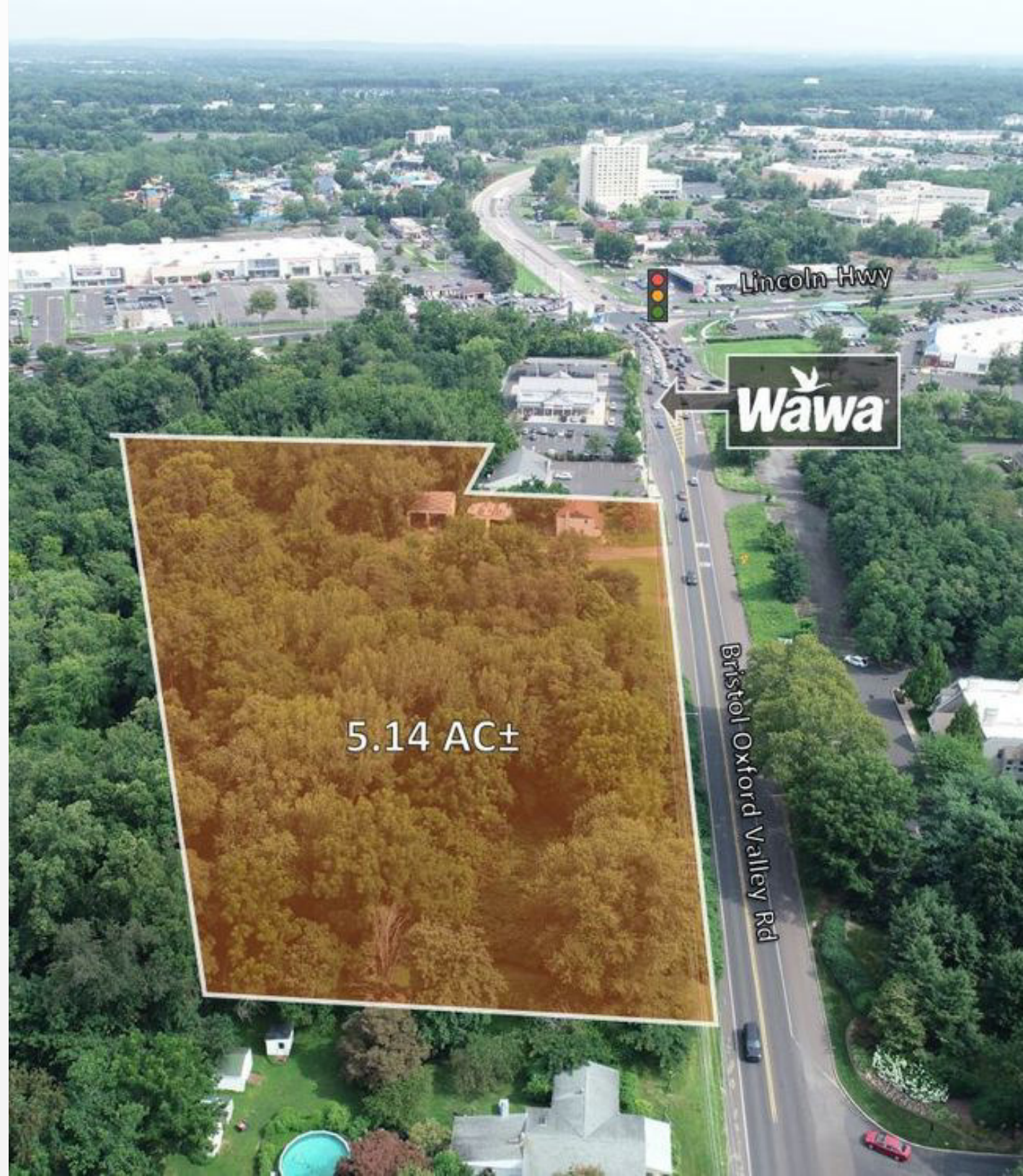
- State or local permits are not required for remediation activities undertaken under the requirements of this act.
- Changing land use from nonresidential may require further cleanup and DEP concurrence that the site has been rendered safe for residential use.

Contact Information

For information on this initiative or general information on the Land Recycling Program call 717-783-1566 or visit www.dep.pa.gov, under Businesses > Land > Land Recycling. Questions and comments should be sent to landrecycling@pa.gov.

SECTION 5

DEMOGRAPHIC PROFILE



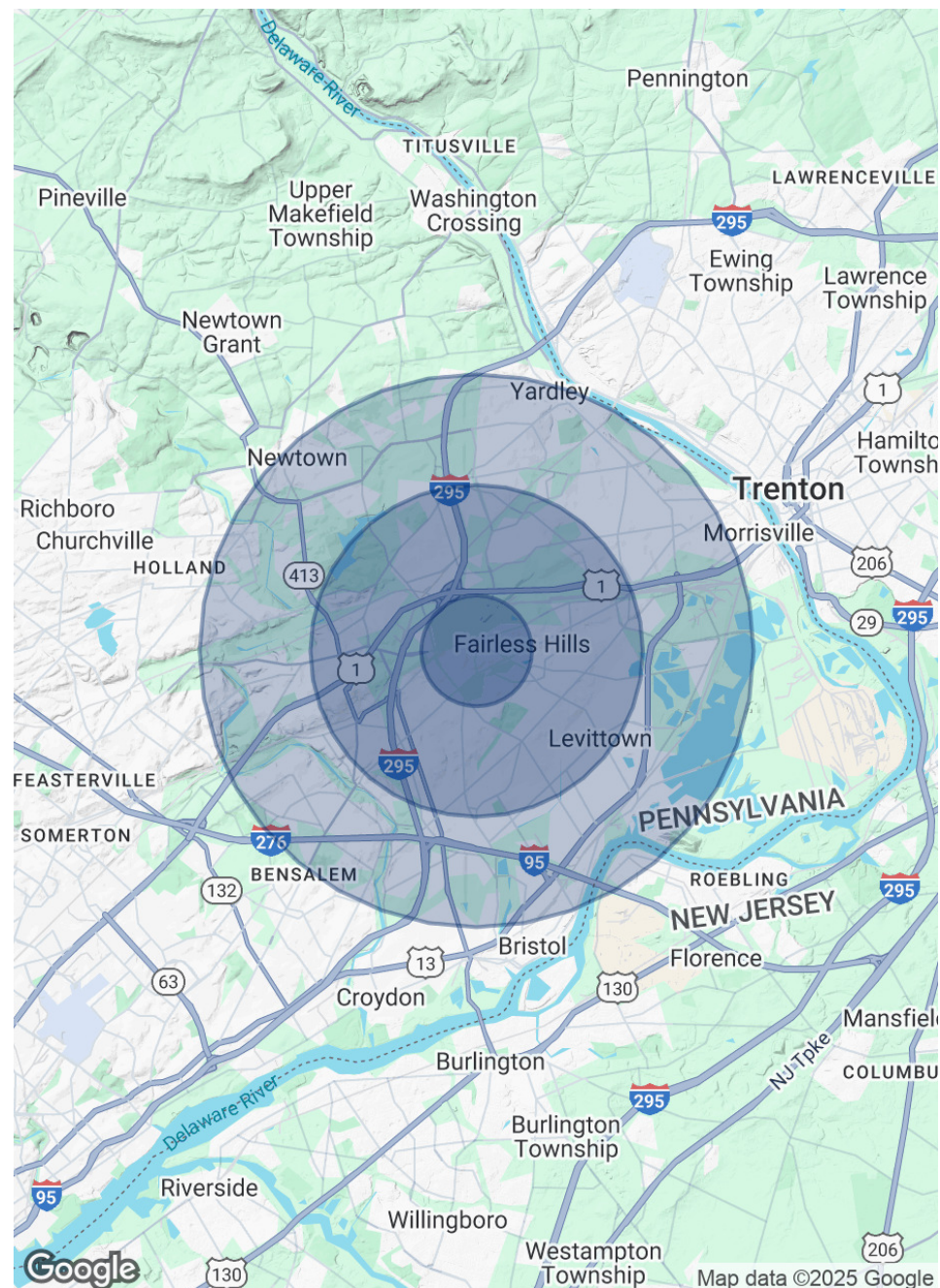
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,702	92,926	212,717
AVERAGE AGE	39.8	40.2	40.1
AVERAGE AGE (MALE)	38.0	38.2	38.6
AVERAGE AGE (FEMALE)	41.2	42.1	41.3

HOUSEHOLDS & INCOME

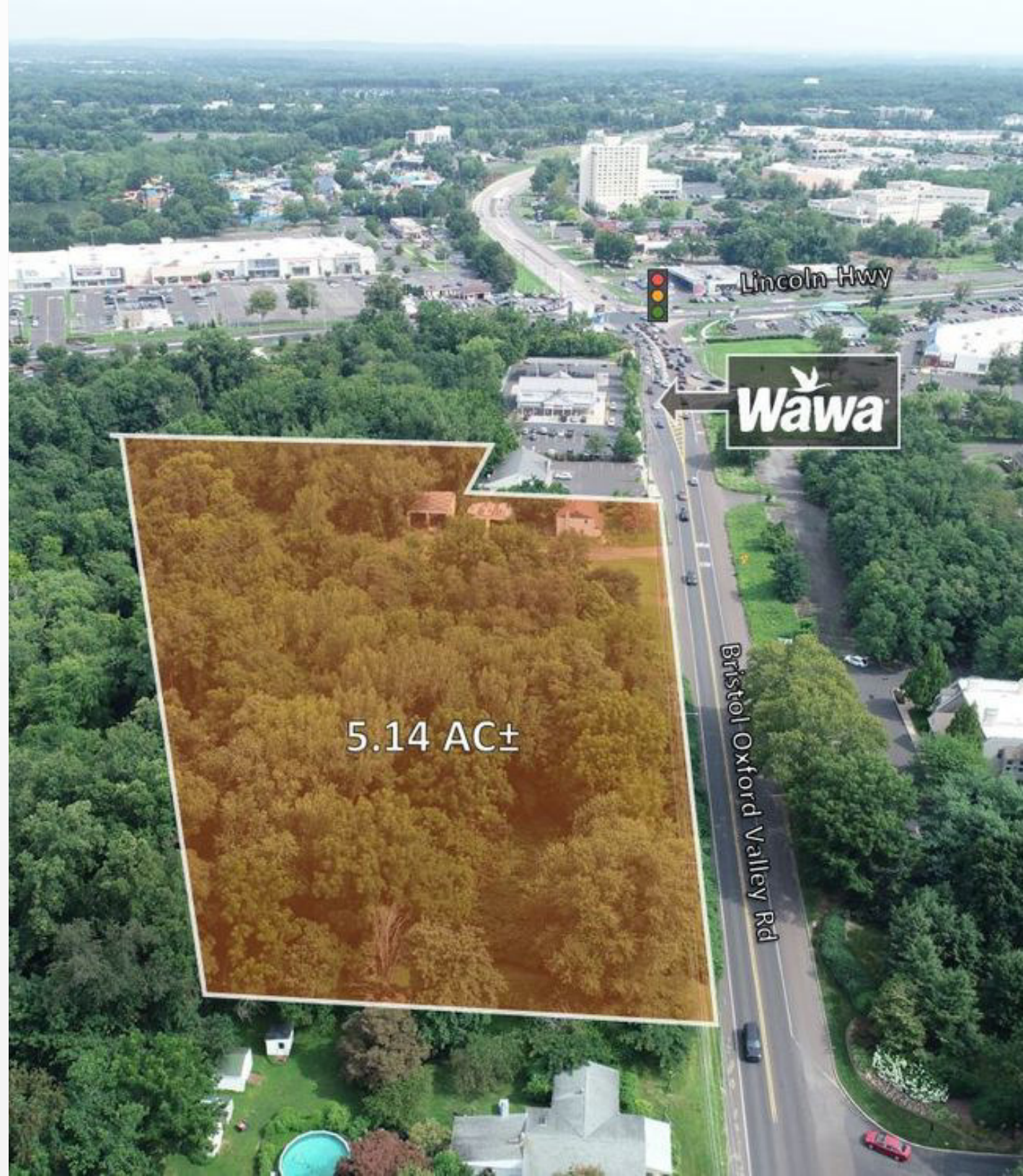
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,910	33,498	77,071
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$71,334	\$83,754	\$87,482
AVERAGE HOUSE VALUE	\$280,316	\$314,678	\$322,279

* Demographic data derived from 2020 ACS - US Census



SECTION 6

ZONING INFORMATION



§ 209-22. NC Neighborhood Commercial District.

A. Purpose. The purpose of the NC Neighborhood Commercial District is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents of the immediate neighborhood. Development in these areas shall be designed to enhance and improve commercial centers by ensuring an adequate traffic circulation plan developed so that each building does not have its own access points to the highways. The building appearances and signs shall be compatible, and parking facilities shall be interrelated and capable of common usage where advisable.

B. Principal permitted uses.

- (1) Convenience shops, including grocery store, drugstore, gift shop, hardware store, and clothing store, except as prohibited in § 209-22J.
- (2) Automatic self-service laundry, baked goods store, confectionary store, shoe repair and dry-cleaning store, or laundry where laundering and dry cleaning are performed on the premises.
- (3) Office building and professional offices, including medical, dental, realty, insurance, law offices, accounting services and governmental services.
- (4) Bank.
- (5) Barbershop and beauty shop.
- (6) Public or private library.
- (7) Restaurant.
- (8) Brewery, microbrewery, micro-winery, distillery, brew pub.
- (9) Day-care center.
- (10) Other uses of the same general nature.

C. Accessory buildings, structures or uses permitted.

- (1) Off-street parking.
- (2) Fences and walls. (See § 209-37.)
- (3) Off-street loading areas.
- (4) Garages to house delivery trucks or other vehicles.

- (5) Vending machines.
- (6) Machines for amusement, entertainment and/or the rendition of music, provided that they comply with the requirements set forth in § 209-50.1.
- (7) Drive-through facility, subject to conditional use approval and subject to the requirements set forth in § 209-23E(8).
- D. Maximum building and structure height. No building and/or structure shall exceed 25 feet in height.
- E. Area and yard requirements. See Table 4.¹
- F. General requirements.
 - (1) One building may contain more than one use, and each use will occupy a minimum gross floor area of 750 square feet, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district.
 - (2) At least the first 20 feet adjacent to any street line shall not be used for parking and shall be planted and maintained as lawn area, ground cover or landscaped with evergreen shrubbery separated from the parking area by curbing.
 - (3) No merchandise, products, equipment or similar materials or objects shall be displayed or stored outside.
 - (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.
 - (5) All improved areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, grass or similar plantings and maintained in good condition.
 - (6) All building walls facing any street or residential district shall be suitably finished for aesthetic purposes.
- G. Minimum off-street parking.
 - (1) Minimum off-street parking shall be as provided in § 209-42.
 - (2) The Zoning Hearing Board may grant a special exception to reduce parking requirements by a maximum of 15%, subject to the provisions of § 209-23I(2).

1. Editor's Note: Said table is included as an attachment to this chapter.

- H. Minimum off-street loading shall be as provided in § 209-42.
- I. Conditional uses permitted:
 - (1) Outdoor dining areas when accessory to a restaurant or bar/taavern subject to the regulations set forth in § 209-32.4E(3).
- J. Prohibited uses.
 - (1) Chain stores servicing the general public, supermarkets, department stores, discount stores or motor vehicle fueling stations are not permitted.
 - (2) Clubs and lounges.



2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
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