

PROPOSAL

Premier Development Opportunity in Bensalem Township, Bucks County

4797 E STREET ROAD

Feasterville-Trevoze, PA 19053

PRESENTED BY:

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PA #RM423727



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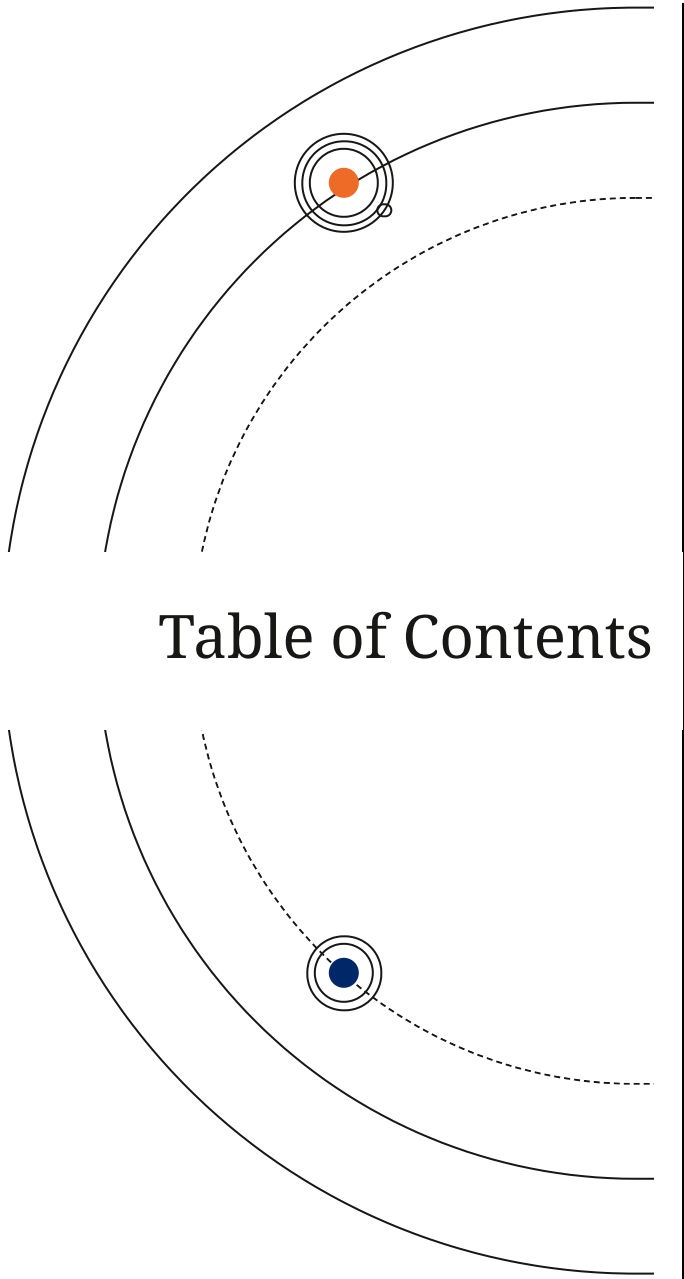


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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



E. Street Rd

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	0.99 AC±
ZONING:	BP
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	48,869 VPD
APN:	02-004-188

PROPERTY OVERVIEW

Excellent opportunity to acquire a prime development site ideally situated in Bucks County, Pennsylvania. The site comprises one individual lot with a land area of approximately 0.99 acres. Zoned BP for a range of business possibilities. Accessible and visible location situated on Street Road and in close proximity to dense residential and commercial developments and an abundance of neighborhood amenities. With a coveted location and excellent accessibility, this property offers a compelling opportunity for prospective land and retail investors alike.

LOCATION OVERVIEW

Discover a premier development opportunity in Bensalem Township, located on Street Road, just a short drive from the vibrant city of Philadelphia. This prime location offers access to a wealth of nearby points of interest, including the bustling Neshaminy Mall, Parx Casino, and the picturesque Neshaminy State Park. Bensalem is a township in Bucks County, Pennsylvania, and has no other incorporated municipalities within its boundaries. It is located within the Delaware Valley, also known as the Philadelphia metropolitan area. With its proximity to I-95, I-276, Route 1 and corporate centers, the property presents a compelling opportunity for a strategic retail or land investment.

PROPERTY DETAILS

SALE PRICE

SUBJECT TO OFFER

LOCATION INFORMATION

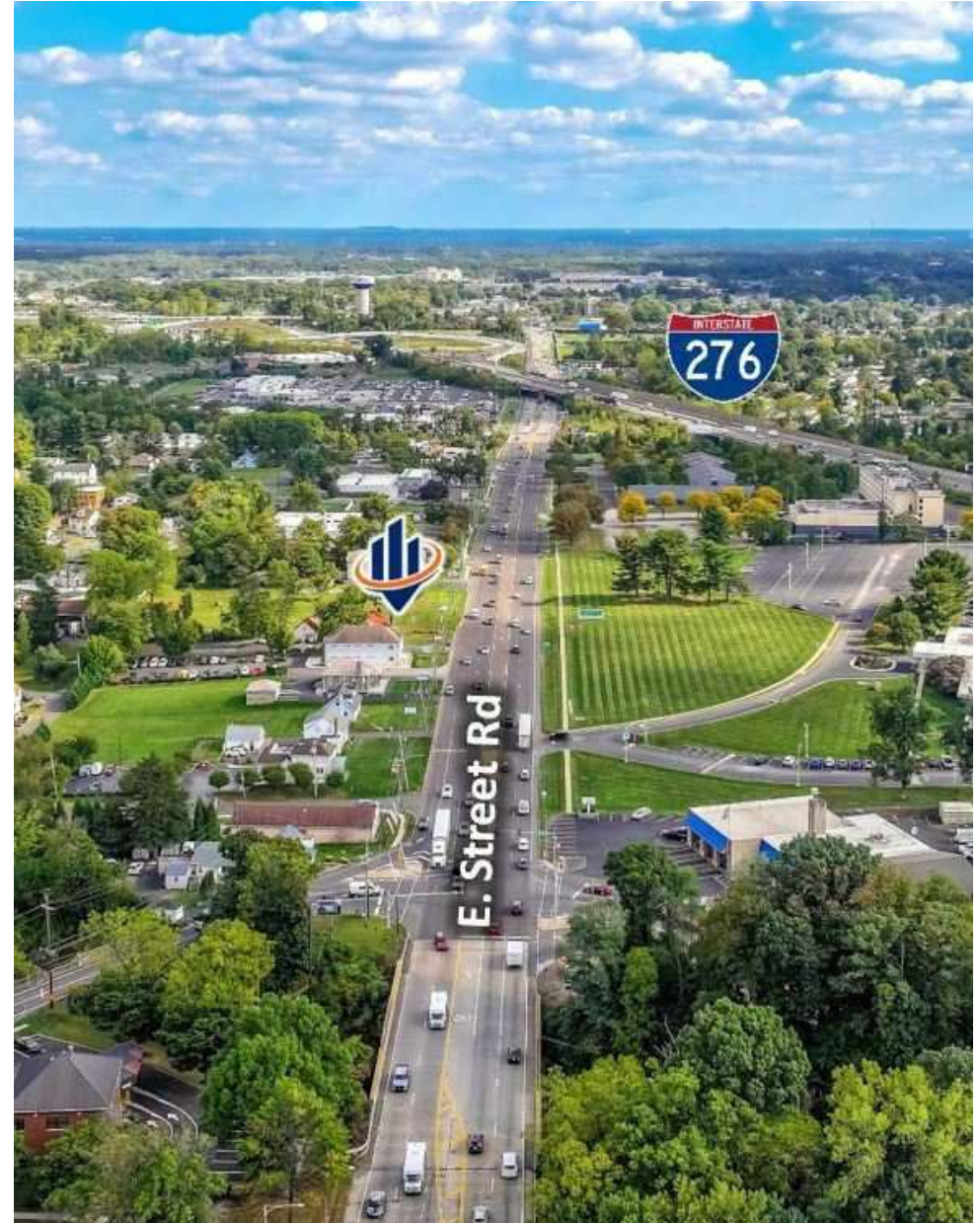
STREET ADDRESS	4797 E Street Road
CITY, STATE, ZIP	Feasterville-Treose, PA 19053
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Rail Ave
TOWNSHIP	Bensalem
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 0.9 Mi
NEAREST AIRPORT	Trenton-Mercer (TTN) - 16.5 Mi Philadelphia Int'l (PHL) - 29.5 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	BP - Business and Professional District
LOT SIZE	0.99 AC±
APN #	02-004-188
RE TAXES	\$3,713
LOT FRONTAGE	143 ft
LOT DEPTH	302 ft
TRAFFIC COUNT	48,869 VPD
TRAFFIC COUNT STREET	Bound Brook Ave
TOPOGRAPHY	Level

PROPERTY HIGHLIGHTS

- Prime land/retail development opportunity
- 0.99 Acres ±
- 143' of frontage on Street Road
- 302' Depth
- Ample space for potential retail expansion
- Level Topography
- Excellent signage opportunity
- Amenities rich neighborhood
- Quality demographic profile
- High visibility and accessibility for maximum exposure
- Convenient access to Philadelphia, New York, New Jersey
- Close proximity to major transportation routes: I-276, I-95, Rte 1
- Zoned Business and Professional District - versatile business opportunities



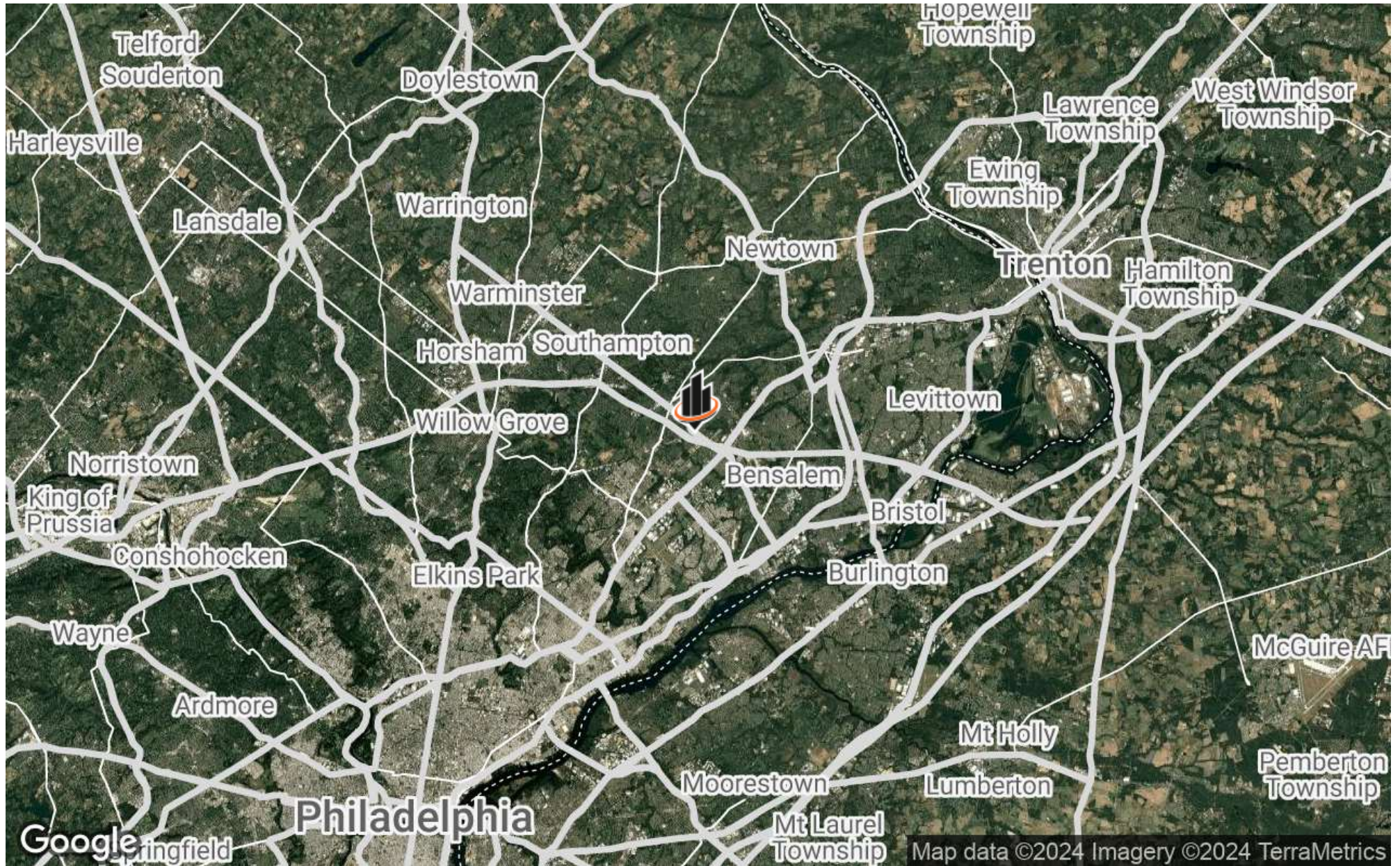
ADDITIONAL PHOTOS



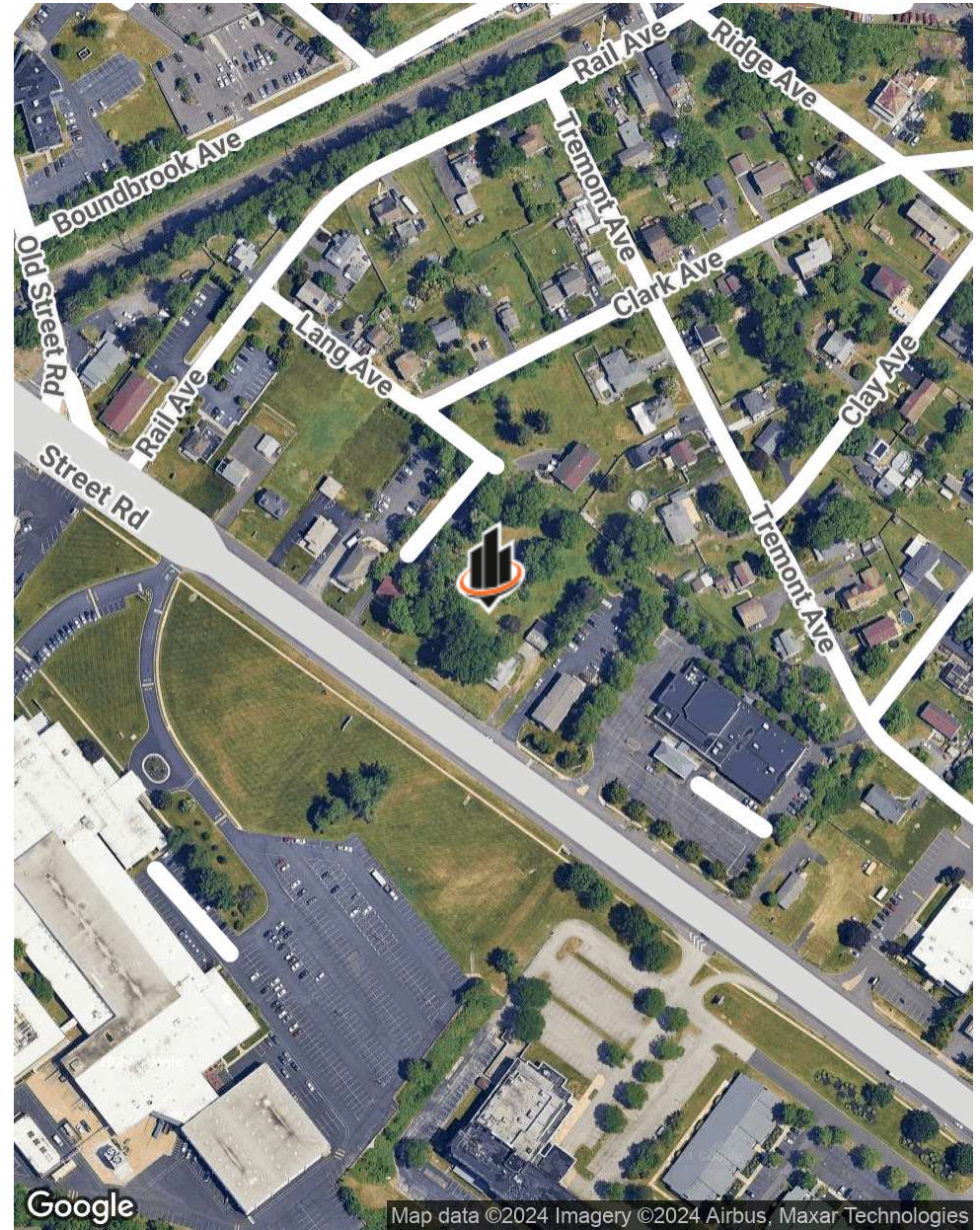
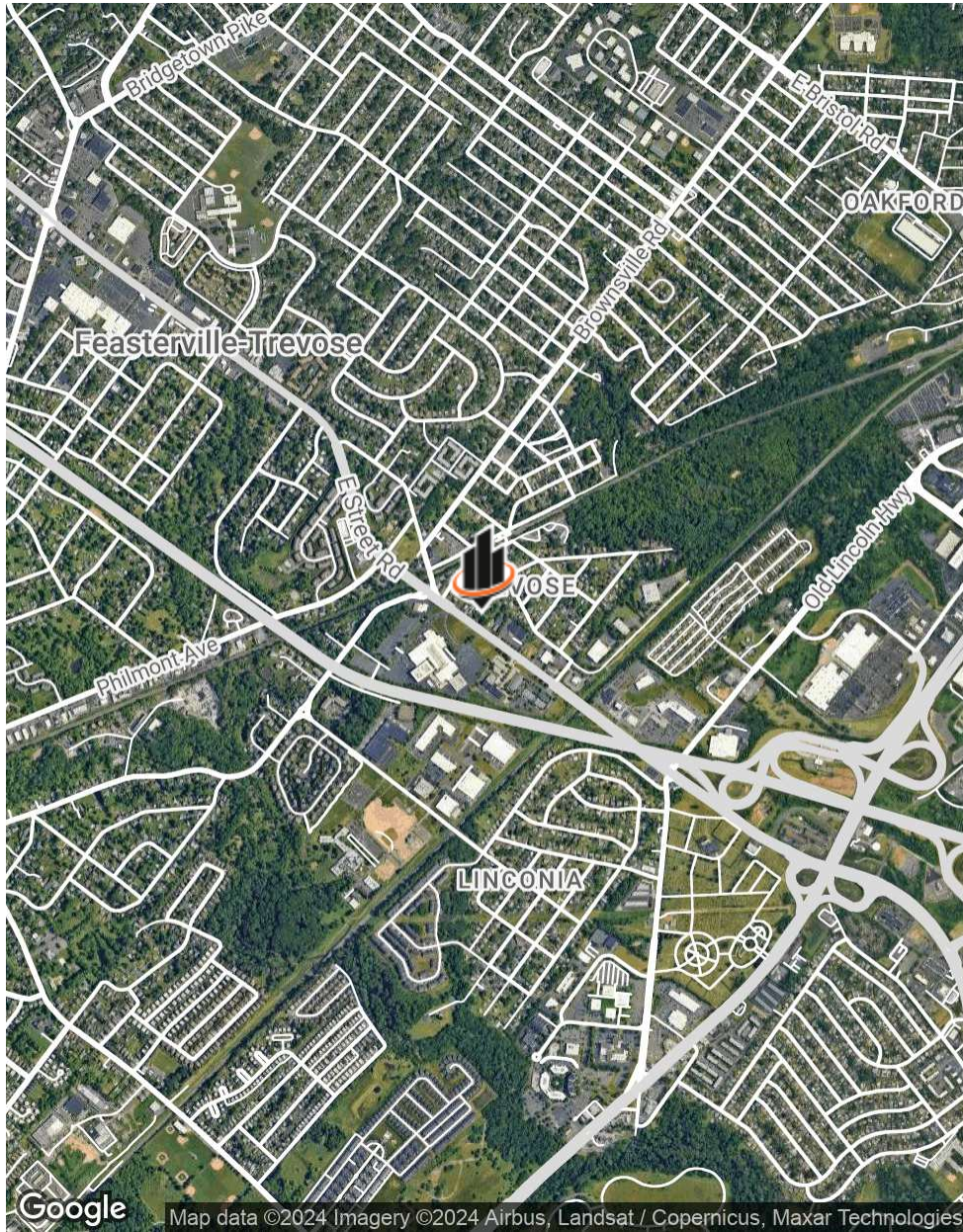


SECTION 2
The Location

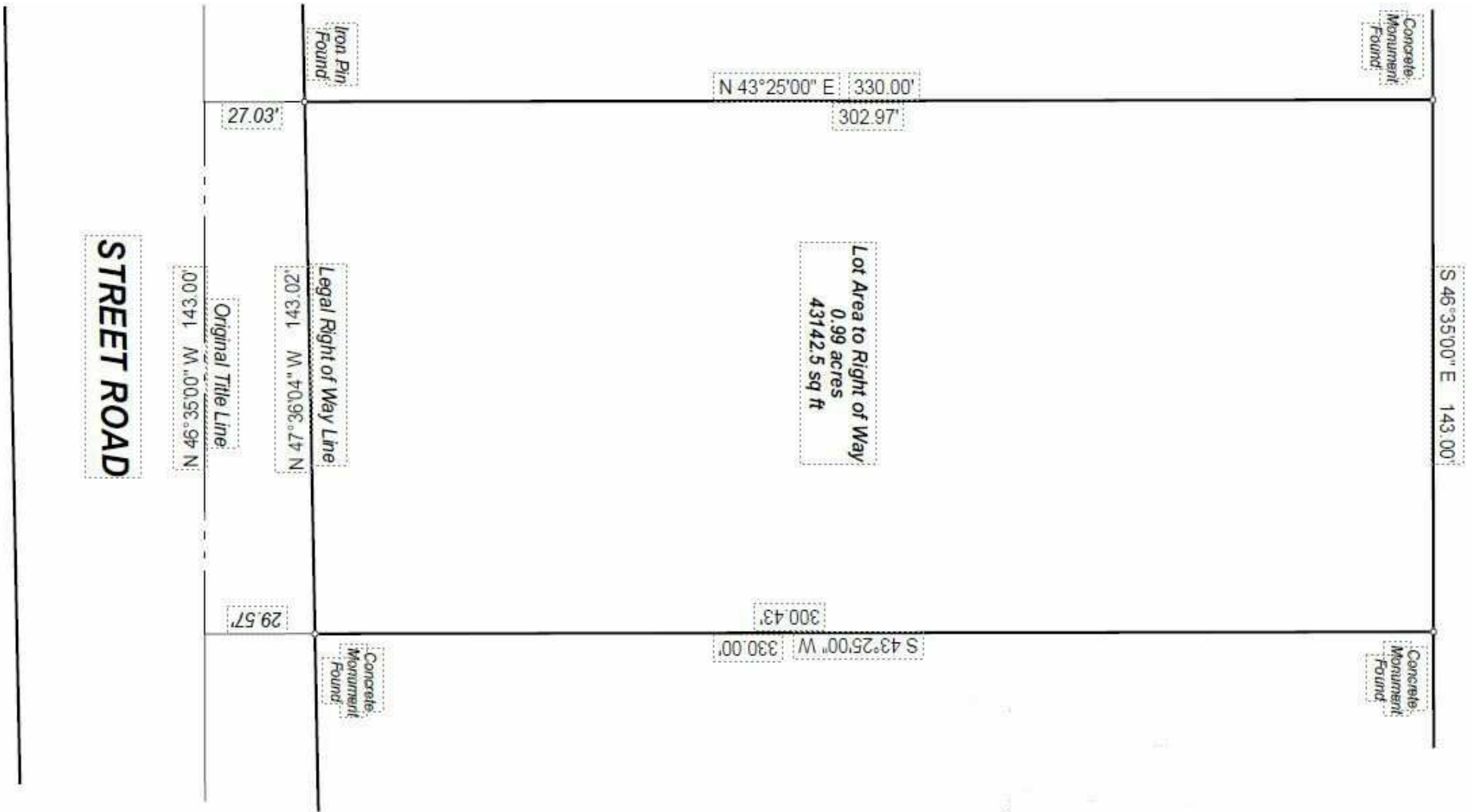
REGIONAL MAP



LOCATION MAP



SITE PLANS





SECTION 3
The Zoning



E. Street Rd

ARTICLE IX. - BP BUSINESS AND PROFESSIONAL DISTRICT

Sec. 232-433. - Purpose.

The purpose and intent of this district is to provide reasonable standards for the harmonious development of office space for health and other professionals, business and related uses which are necessary to service Township residents, to provide standards which encourage the development of a character compatible with other adjacent uses and of a design to create minimum interference with public streets and to otherwise create conditions conducive to carrying out the broad purpose of this chapter.

(Ord. No. 96-05, Art. IX(900), 6-3-96)

Sec. 232-434. - Use regulations.

A building may be erected or used, and a lot may be used or occupied in a BP district for any of the following purposes, provided that there is compliance with the requirements of the remaining sections of this article:

- (1) Professional services limited to offices of physicians (but not veterinarians), lawyers, clergymen, teachers, dentists, architects, engineers, insurance agents, opticians and professional consultants if such professional services do not involve the actual storage, exchange or delivery of merchandise on the premises, or the care or treatment of animals, or the practice of fortune telling, card-reading or similar occult services;
- (2) Business services limited to offices for licensed real estate brokers, stock and bond brokers and accountants;
- (3) Accessory uses customary and incidental to the foregoing professional office and business uses, including, but not limited to, health care facilities and child care facilities, provided that any such accessory uses shall conform to the area and special requirements of an R-33 district. Child care facilities that are exempt from the payment of Township Real Property Taxes and/or Township Business Privilege Taxes are not permitted as accessory uses;
- (4) Business, professional, trade and technical schools, excluding trade and technical schools that require the on-site use of hazardous, flammable or corrosive materials. Business, professional, trade and technical schools that are exempt from the payment of Township Real Property Taxes and/or Township Business Privilege Taxes are not permitted.
- (5) College and university to the extent as permitted in PCD District.

(Ord. No. 96-05, Art. IX(901), 6-3-96; Ord. No. 2010-06, § I, 10-4-10; Ord. No. 2021-04, §§ 27, 28, 8-23-21)

Sec. 232-435. - General regulations.

The uses listed in section 232-434 shall be permitted in a BP district only if the following general regulations are satisfied:

- (1) Only one of the uses set forth in section 232-434 shall be permitted on each lot;
- (2) The use shall be conducted wholly indoors and within the principal building; and
- (3) There shall be no show windows nor display neon advertising inside any building visible from outside any building to attract customers or clients other than such signs as are permitted in article XIV of this chapter.

(Ord. No. 96-05, Art. IX(902), 6-3-96)

Sec. 232-436. - Area regulations.

Where any building is erected or used in a BP district, the following area regulations shall apply:

- (1) *Lot area and lot width.* A lot area sufficient in size to assure adequate sewage and waste disposal, but in no case less than 12,000 square feet, with a minimum lot width of 80 feet frontage at the building setback line shall be provided. If however any portion of the lot abuts an R-1 or R-11 district, the minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet frontage measured at the building setback line.
- (2) *Building area.* Not more than 25 percent of the area of each lot may be occupied by buildings and the total impervious surface coverage shall not exceed 60 percent.
- (3) *Yards.* Front, side and rear yards shall be provided on each lot as defined in subsection 232-6(a), as follows:
 - a. *Front yard.* One yard, not less than 25 feet in depth.
 - b. *Side yards.* Two yards, not less than 30 feet in aggregate width, and neither being less than 12 feet, provided that in the case of the corner lot, the yard abutting any street shall not be less than 25 feet in width or depth.
 - c. *Rear yard.* One yard, not less than 40 feet in depth.
 - d. *Distances from street.* No building or part of a building shall be erected within 25 feet from the ultimate right-of-way of a public street, road or highway.
- (4) *Height regulations.* No building shall exceed 35 feet in height.

(Ord. No. 96-05, Art. IX(903), 6-3-96)

Sec. 232-437. - Parking regulations.

Parking facilities in a BP district shall comply with article XIII, section 232-586.

(Ord. No. 96-05, Art. IX(904), 6-3-96)

Sec. 232-438. - Planting regulations.

- (a) All parking area in a BP district shall be screened in accordance with article XIII, section 232-586:
- (b) Bufferyards shall be provided where a building is erected or used in a BP district in accordance with article XIII, subsection 232-592(7) of this Code.

(Ord. No. 96-05, Art. IX(905), 6-3-96)

Sec. 232-439. - Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art. IX(906), 6-3-96)

Secs. 232-440—232-460. - Reserved.



SECTION 4
The
Demographics



E. Street Rd

DEMOGRAPHICS MAP & REPORT

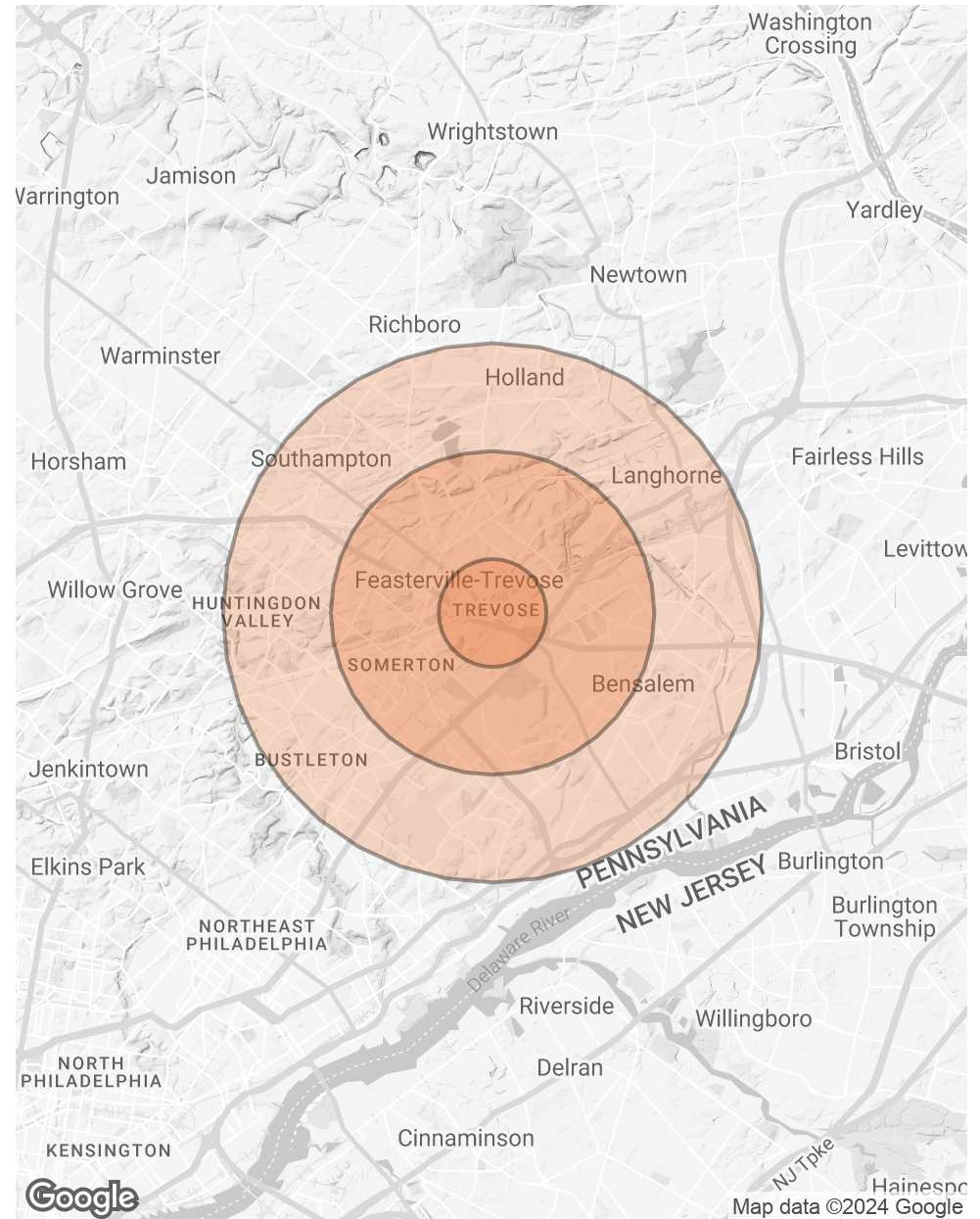
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,530	98,262	254,827
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,565	37,546	96,782
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$109,086	\$107,570	\$117,739
AVERAGE HOUSE VALUE	\$399,447	\$380,099	\$398,287

Demographics data derived from AlphaMap





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