

**OFFERING MEMORANDUM**

# Prime Development Opportunity

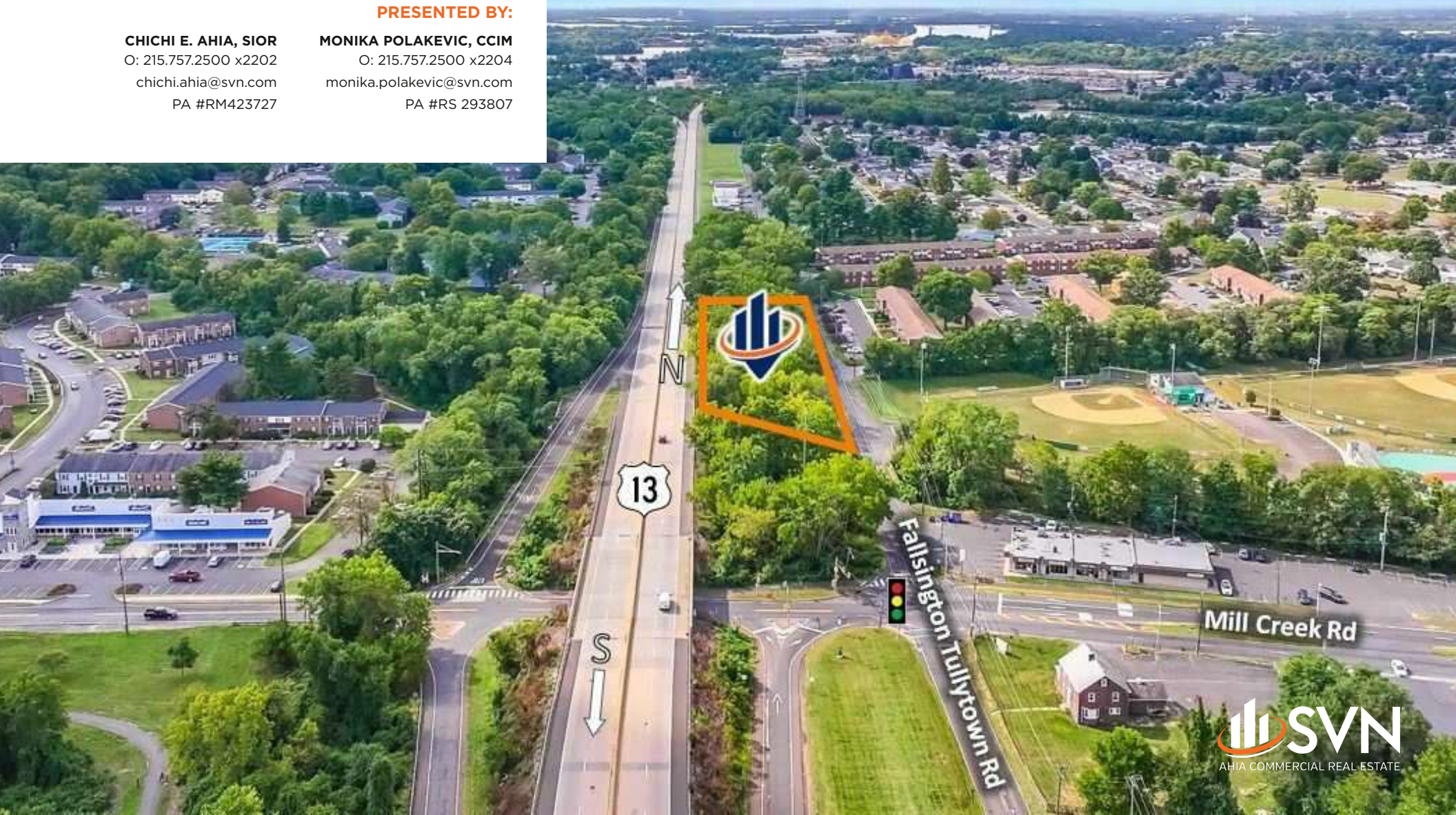
**352 - 359 FALLSINGTON-TULLYTOWN ROAD**

Levittown, PA 19054

**PRESENTED BY:**

**CHICHI E. AHIA, SIOR**  
O: 215.757.2500 x2202  
chichi.ahia@svn.com  
PA #RM423727

**MONIKA POLAKEVIC, CCIM**  
O: 215.757.2500 x2204  
monika.polakevic@svn.com  
PA #RS 293807



EXCLUSIVELY MARKETED BY:



**CHICHI E. AHIA, SIOR**

Executive Director/ Principal

**Direct:** 215.757.2500 x2202  
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



**MONIKA POLAKEVIC, CCIM**

Senior Advisor

**Direct:** 215.757.2500 x2204  
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



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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



Fallsington Tullytown Rd

13



Mill Creek Rd

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>LOT SIZE:</b>	1.06 AC±
<b>ZONING:</b>	NC
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS STREET:</b>	Mill Creek Rd
<b>TRAFFIC COUNT:</b>	7,173 VPD

### PROPERTY OVERVIEW

This is an exceptional opportunity to acquire a prime development site located in Falls Township, PA. The multi-parcel assemblage consists of eight contiguous lots (13-042-342 through 13-042-359), totaling approximately 1.06 acres. Ideally positioned near dense residential communities and a wide range of neighborhood amenities, including the Mill Creek Sports Complex, Creek Village Apartments (190 units), and Falls Township Community Park, the site offers both accessibility and high visibility. Its strategic location provides easy access to major commuter routes, making it an ideal development opportunity.

### LOCATION OVERVIEW

The site is located in immediate proximity to Route 13 in Falls Township, Bucks County, PA. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. The site is located between Fallsington - Tullytown Road and U.S. Route 13, immediately south of the intersection of Fallsington - Tullytown Road and Mill Creek Road.

## PROPERTY DETAILS

SALE PRICE

SUBJECT TO OFFER

### LOCATION INFORMATION

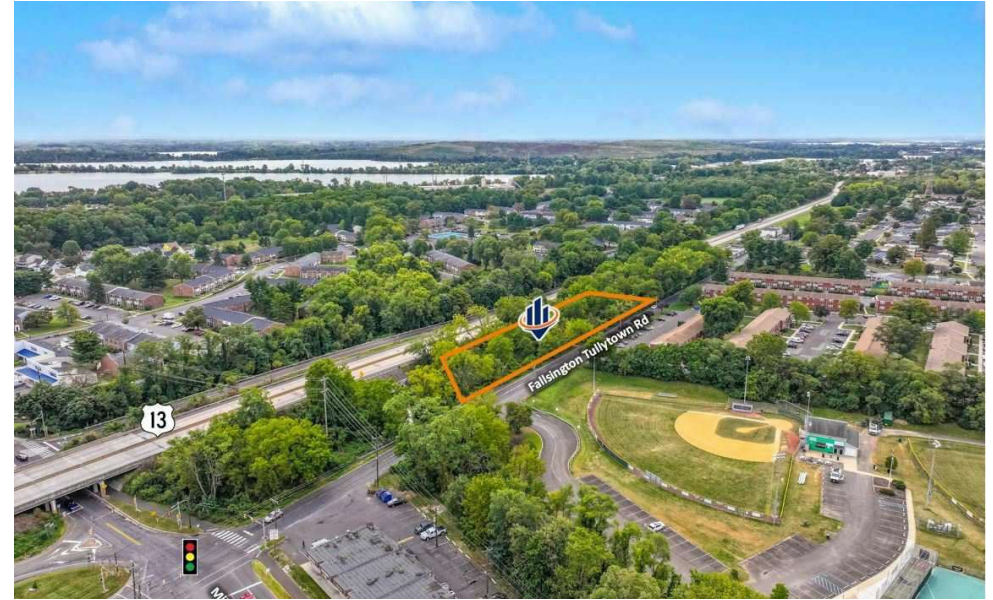
STREET ADDRESS	352 - 359 Fallsington-Tullytown Road
CITY, STATE, ZIP	Levittown, PA 19054
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Mill Creek Road
TOWNSHIP	Falls Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 13 - 0.2 Mi
NEAREST AIRPORTS	Trenton Mercer (TTN) - 11.6 Mi Philadelphia Int'l (PHL) - 34.8 Mi

### PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	NC
LOT SIZE	1.06 AC±
APN #	13-042-352;13-042-353; 13-042-354;13-042-355;13-042-356;13-042-357; 13-042-358;13-042-359;
RE TAXES (2024)	\$2,406
LOTS FRONTAGE	506 ft
LOTS DEPTH	98 ft
TRAFFIC COUNT (FALLSINGTON TULLYTOWN RD)	7,173 VPD
TRAFFIC COUNT (ROUTE 13)	17,482 VPD

## PROPERTY HIGHLIGHTS

- Prime land development opportunity
- 1.06 ± acre assemblage
- Near signalized Intersection
- Multi-parcel, single entity ownership
- 519' of frontage on Fallsington Tullytown Rd
- 453' of frontage on Route 13
- Level topography
- Public utilities near the site
- Amenities rich neighborhood
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Highly visible from Route 13
- Commutable proximity to/from Philadelphia, New Jersey and New York City
- Convenient access to/from Route 13, US-1, Interstate 95 / 295 and PA Turnpike
- Zoned Neighborhood Commercial District - abundant permitted uses by right



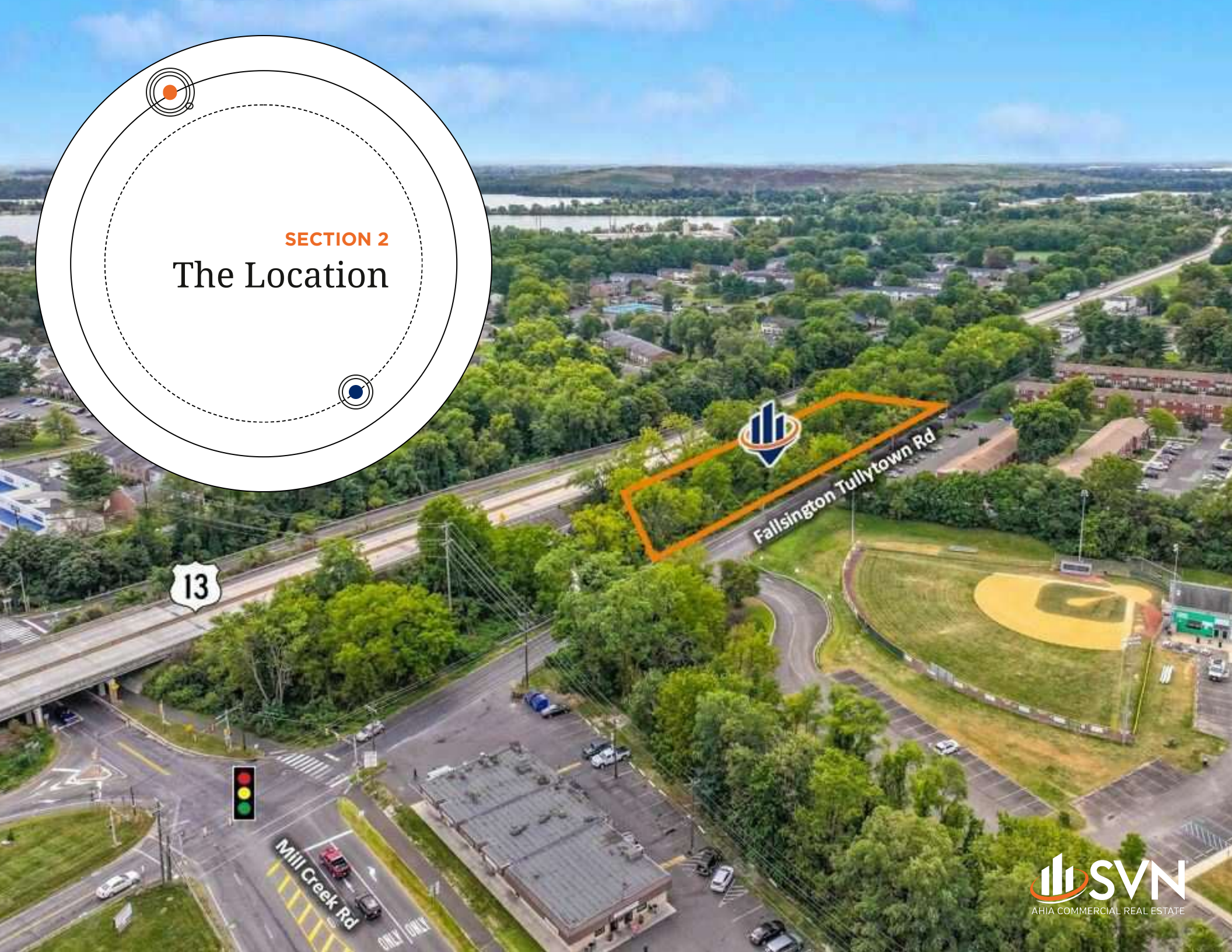


ADDITIONAL PHOTOS

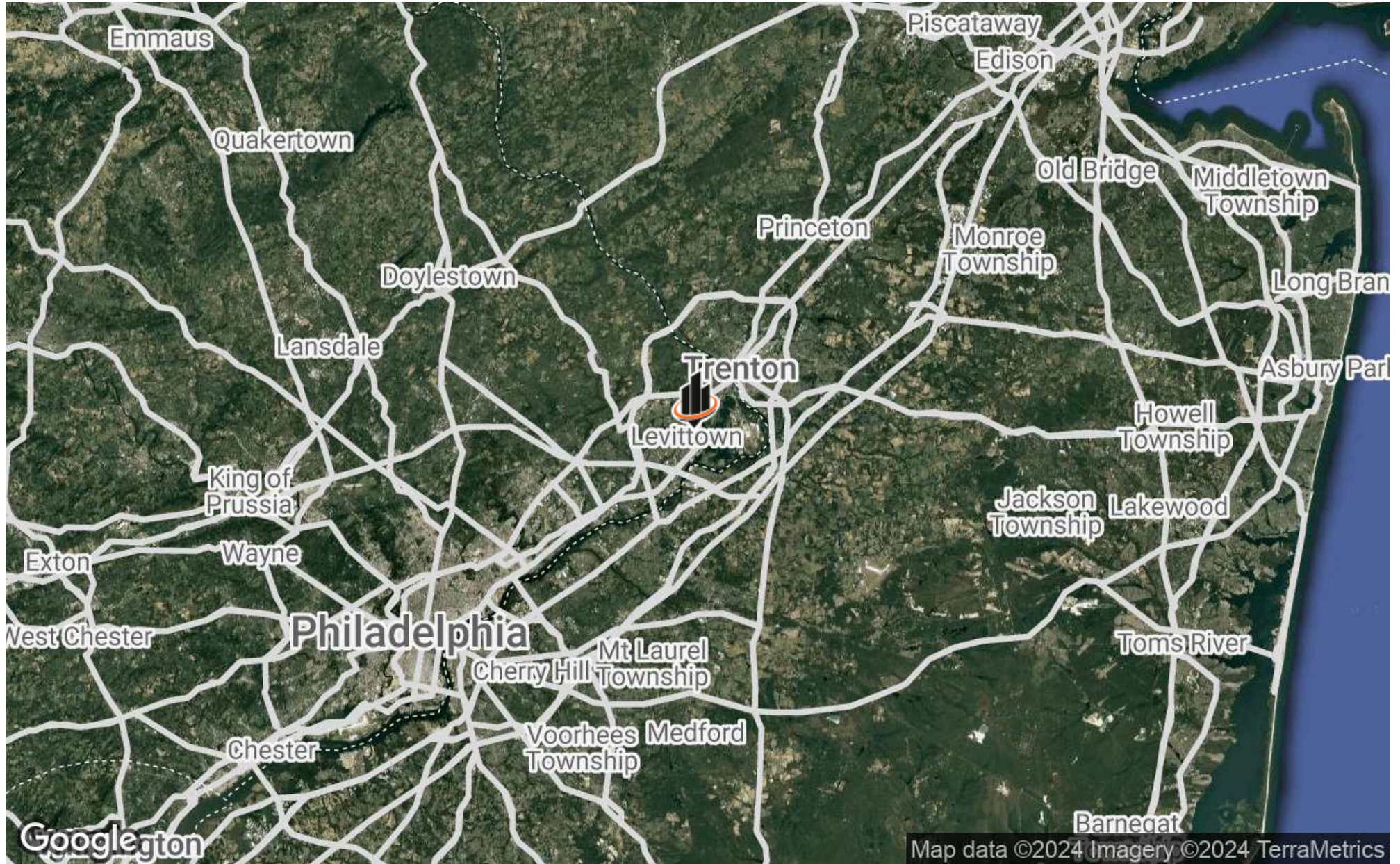




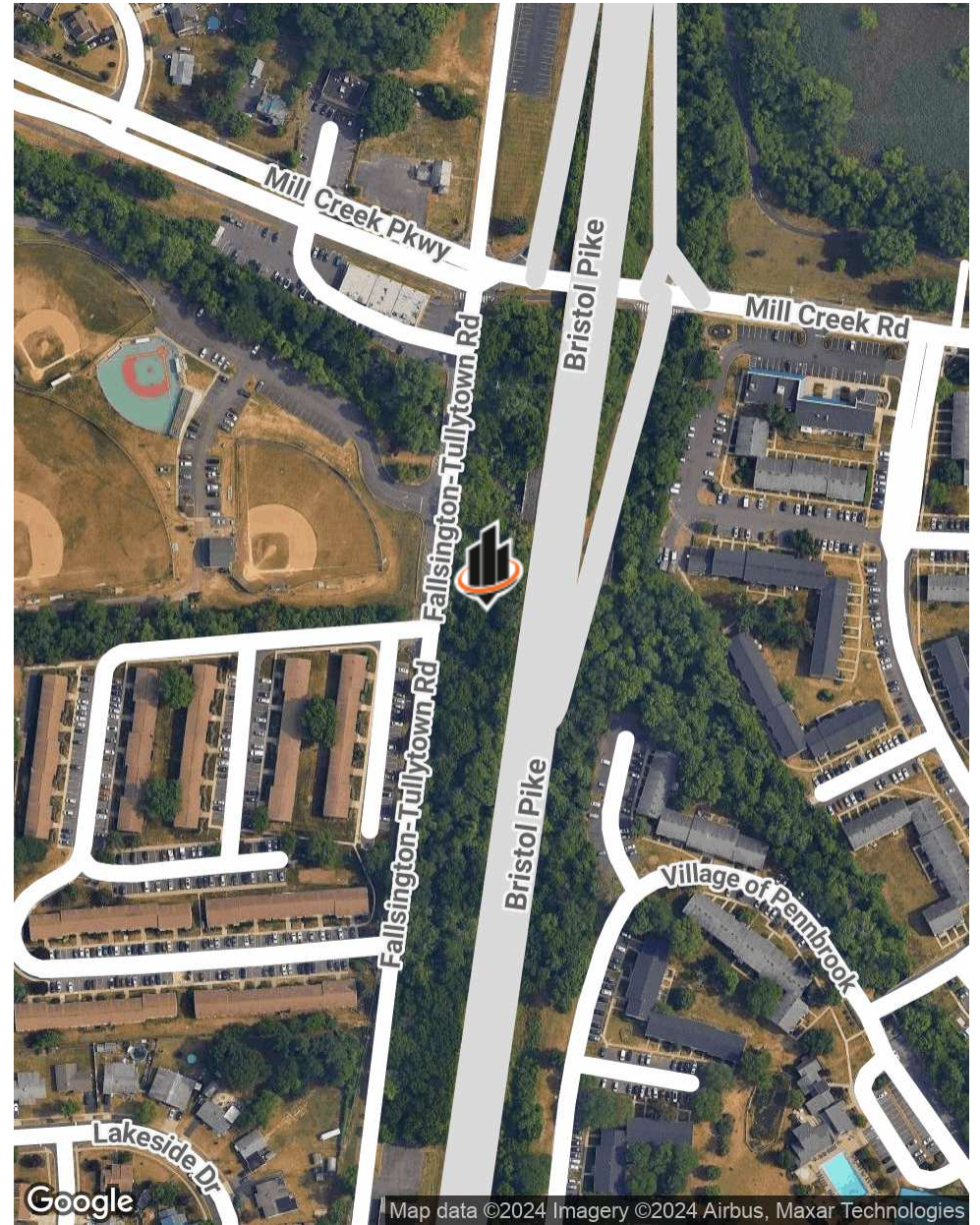
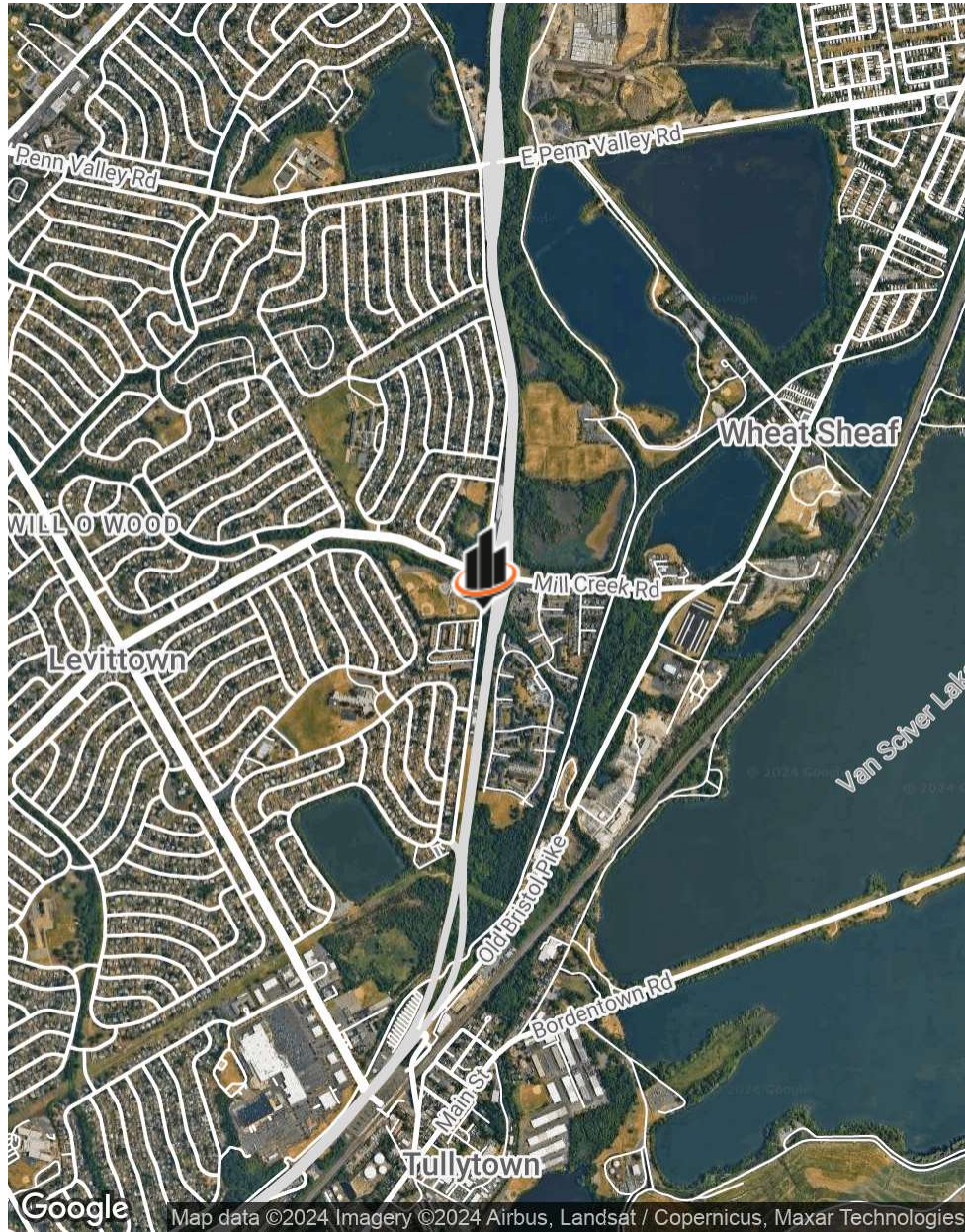
**SECTION 2**  
**The Location**



# REGIONAL MAP



# LOCATION MAP



# PARCEL MAP





SECTION 3  
The Zoning



Fallsington Tullytown Rd

13



Mill Creek Rd

*Township of Falls, PA  
Wednesday, October 9, 2024*

## Chapter 209. Zoning

### Article IV. District Regulations

#### § 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)**.
  - (8) Outdoor dining areas when accessory to a restaurant or bar/tavern.  
[Added 8-16-2021 by Ord. No. 2021-12]
- 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.<sup>[1]</sup>  
[1] *Editor's Note: Said table is included as an attachment to this chapter.*
- 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)**.
- H. Minimum off-street loading shall be as provided in § **209-42**.
- I. Conditional uses permitted:  
[Amended 8-16-2021 by Ord. No. 2021-12]
- (1) (Reserved)



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.



**SECTION 4**  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

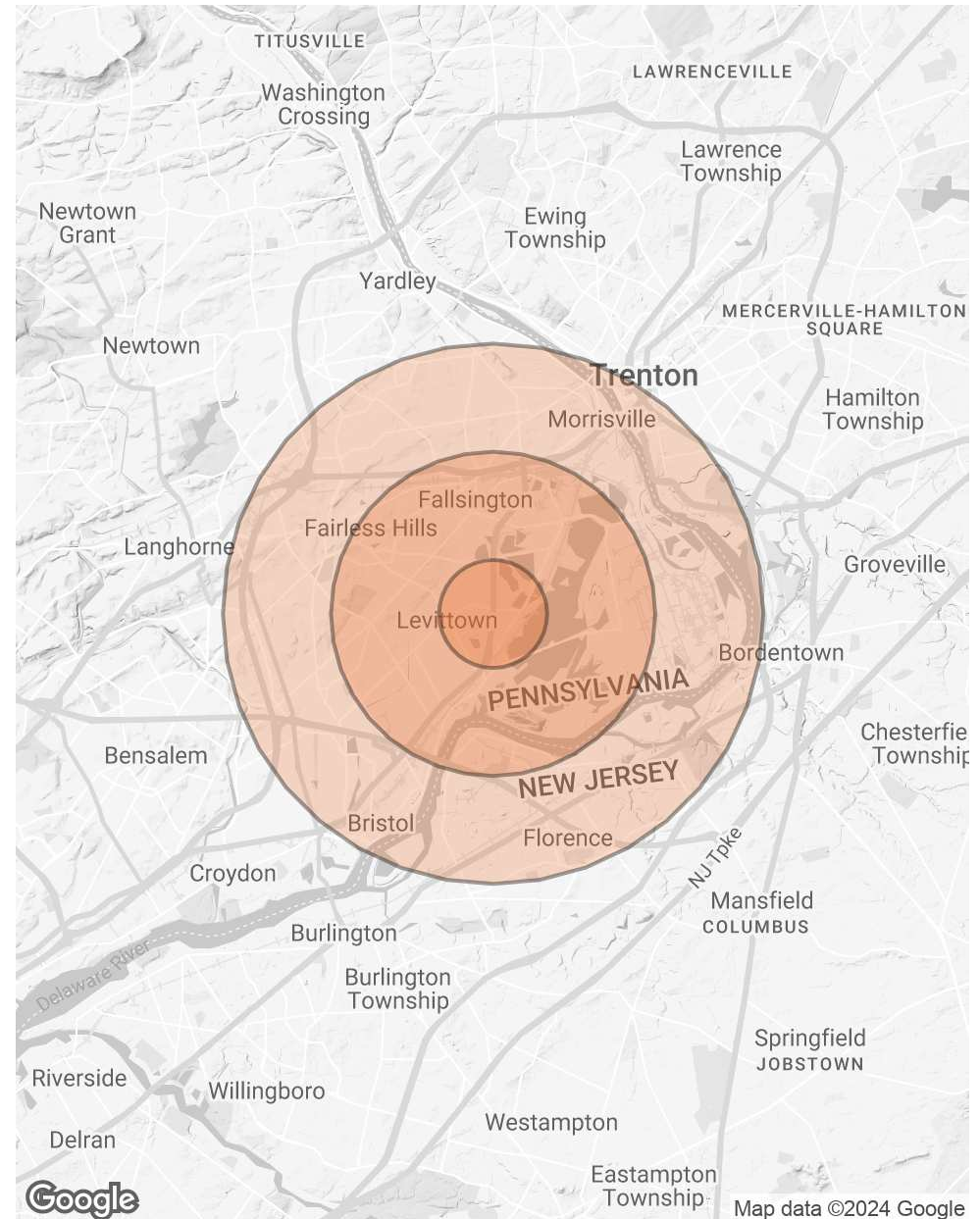
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,542	59,502	174,149
<b>AVERAGE AGE</b>	40	41	41
<b>AVERAGE AGE (MALE)</b>	39	40	40
<b>AVERAGE AGE (FEMALE)</b>	41	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,908	22,268	65,782
<b># OF PERSONS PER HH</b>	2.7	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$116,291	\$108,156	\$122,267
<b>AVERAGE HOUSE VALUE</b>	\$288,350	\$308,826	\$349,570

Demographics data derived from AlphaMap





2050 Cabot Blvd. W. Ste. 102  
Langhorne, PA 19047  
215.757.2500  
SVNAhia.com