

**OFFERING MEMORANDUM
TURN-KEY AUTO DEALERSHIP
FOR SALE**

305 E County Line Rd, Warminster, PA 18974

Presented By:
Patrick McCabe, Nathan Rhodes & Tyler Deininger

Plymouth Meeting, PA | Philadelphia, PA
T: 610.645.7700 | www.equitycre.com

Executive Summary

Pricing Highlights

 Price
\$1,500,000

 Total SF
1,296 SF

 Total Lot Size
0.52 AC

Property Overview

Equity CRE presents for sale 305 E. County Line Road, a premier owner-user or value-add investment opportunity in the heart of Warminster Township, Bucks County, PA. Situated on a highly visible 0.52± acre corner parcel with over 150 feet of frontage along County Line Road, the property benefits from strong daily traffic counts of approximately 21,586 vehicles per day and outstanding signage exposure.

The site is currently improved with a 1,296± SF freestanding retail building configured for automotive dealership use and supported by 44+ surface parking spaces. The layout includes a turn-key retail showroom, a wash bay, and a functional lot configuration ideal for vehicle-related or service-oriented businesses. Positioned in the Philadelphia suburban market within Lower Bucks County, the property offers seamless connectivity to Route 132 (Street Road), Route 263 (York Road, and Route 332 (Jacksonville Road), providing efficient regional access and strong commuter visibility.



Property Information

ADDRESS	305 E. County Line Rd, Warminster, PA 18975
BUILDING SIZE	1,296 SF
LOT SIZE	0.52 Acres
PARKING SPACES	44+
ZONING	C-1 (Commercial) Zoning
YEAR BUILT	1956
YEAR RENOVATED	2020
2026 TAXES	\$9,184.10
TRAFFIC COUNT	21,586 + ADT

Investment Highlights



Prime Corner Location: 0.52± acre signalized corner parcel with 150+ feet of frontage along County Line Road. Strong exposure with approximately 21,586 VPD, delivering consistent visibility and branding opportunities.



Freestanding Retail Building: 1,296± SF recently renovated structure with one drive-in door and a flexible layout located in desirable Bucks County with limited available freestanding retail sites. Exceptional on-site parking ratio ideal for automotive, retail or service uses.



Commercial-1 (C-1) Zoning: Broad range of permitted uses, allowing for owner-user flexibility or redevelopment potential. Proven dealership site with existing infrastructure suitable for vehicle sales or related operations.



Excellent Regional Connectivity & Demographics: Immediate access to Street Road (Route 132), York Road (Route 263, and Jacksonville Road (Route 332) and approximately 13 miles from Philadelphia. 184,493 residents within 5 miles and an average household income exceeding \$109,000.

Property Photos



Site Aerial



Location Aerial



Zoning Overview

Zoning: C-1 - Commercial-1 District

§ 27-1200. Permitted Uses

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

Use 2: Lawn and garden center
Use 11: Place of worship
Use 12: Public or private school
Use 13: Library or museum
Use 16: Private club or lodge
Use 17: Community center
Use 19: Adult day care
Use 21: Nursing home, personal care facility, assisted living facility, or convalescent home
Use 25: Sober living facility
Use 26: Medical or dental office/clinic
Use 29: Business or professional office
Use 31: Retail shop
Use 32: Holiday or seasonal sales
Use 34: Consumer fireworks sales-temporary
Use 35: Service business
Use 36: Bank, savings and loan association
Use 37: Restaurant
Use 40: Repair shop

Use 41: Mortuary or funeral home
Use 42: Hotel
Use 43: Indoor commercial entertainment
Use 44: Fitness center
Use 46: Outdoor private recreation
Use 48: Veterinary office
Use 53: Trade or professional school
Use 57: Banquet/catering facility
Use 59: Tattoo and body piercing services
Use 60: Equipment rental or motor vehicle leasing
Use 62: Emergency services
Use 64: Railway/transportation station
Use 67: Utility operating facility
Use 86: Nonresidential accessory structure or building
Use 92: Accessory drive-through facility
Use 93: Solar energy system

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 27: Alternative therapy provider
Use 28: Massage therapy center
Use 38: Tavern use
Use 39: Hookah bar/lounge use
Use 45: Day spa
Use 50: Car wash

C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this chapter

Use: 18: Day-care center
Use 49: Motor vehicle fueling station
Use 51: Motor vehicle sales
Use 52: Motor vehicle repair garage
Use 55: Large retail store
Use 58: Shopping center
Use 61: Medical marijuana dispensary
Use 65: Public or private parking garage
Use 66: Wireless communications facility
Use 87: Motor vehicle fuel pumps
Use 89: Nonresidential wind energy system

§ 27-1200. Area and dimensional requirements

1. 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 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply

A: Minimum lot area. Each lot shall contain an area of not less than 15,000 square feet, with a width of not less than 80 feet at the front property line.

B: Building area. Not more than 25% of the area of each lot shall be occupied by buildings

C: Front yards. There shall be a front yard along each street on which a lot abuts, which shall be not less than 35 feet in depth.

D: Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 10 feet in width.

E: Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot, which shall be not less than 35 feet in depth.

F: Bufferyards. Along any zoning district boundary line or use, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be conterminous with any required yard in this district, and, in case of conflict, the largest yard requirements shall apply.

G: Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter

H: Impervious surface ratio. No more than 50% of the total lot area shall be covered with impervious surface.

Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

305 E County Line Rd, Warminster, PA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2024 Estimated Population	13,166	85,135	195,039
	2029 Projected Population	12,977	84,983	194,544
	2020 Census Population	13,359	81,867	191,749
	2010 Census Population	12,154	78,030	184,848
	Projected Annual Growth 2024 to 2029	-0.3%	-	-
	Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.4%
	2024 Median Age	43.1	44.0	43.6
Households	2024 Estimated Households	5,643	34,776	75,321
	2029 Projected Households	5,662	35,483	76,622
	2020 Census Households	5,725	33,103	73,794
	2010 Census Households	4,918	30,922	70,429
	Projected Annual Growth 2023 to 2029	-	0.4%	0.3%
	Historical Annual Growth 2010 to 2024	1.0%	0.8%	0.5%
Race & Ethnicity	2024 Estimated White	79.2%	81.6%	80.1%
	2024 Estimated Black or African American	6.6%	5.2%	6.6%
	2024 Estimated Asian or Pacific Islander	4.5%	5.5%	6.8%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2024 Estimated Other Races	9.5%	7.5%	6.2%
	2024 Estimated Hispanic	9.8%	7.5%	6.1%
Income	2024 Estimated Average Household Income	\$119,092	\$131,368	\$152,312
	2024 Estimated Median Household Income	\$92,651	\$104,211	\$119,495
	2024 Estimated Per Capita Income	\$51,197	\$53,789	\$58,930
Education (Age 25+)	2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.2%	1.9%
	2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.7%	2.9%
	2024 Estimated High School Graduate	32.2%	29.7%	26.0%
	2024 Estimated Some College	15.6%	14.8%	14.0%
	2024 Estimated Associates Degree Only	8.6%	9.4%	8.7%
	2024 Estimated Bachelors Degree Only	23.7%	24.0%	27.0%
	2024 Estimated Graduate Degree	12.4%	16.2%	19.4%
Business	2024 Estimated Total Businesses	397	4,414	10,525
	2024 Estimated Total Employees	4,698	48,111	107,449
	2024 Estimated Employee Population per Business	11.8	10.9	10.2
	2024 Estimated Residential Population per Business	33.1	19.3	18.5

Consumer Notice

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

• Licensees may enter into the following agency relationships with consumers:

Seller Agent

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

• In addition, a licensee may serve as a Transaction Licensee.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

• Regardless of the business relationship selected, all licensees owe consumers the duty to:

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
- Comply with Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and

Consumer Notice

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preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
 - The duration of the licensee’s employment, listing agreement or contract.
 - The licensee’s fees or commission.
 - The scope of the licensee’s activities or practices.
 - The broker’s cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property’s zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: _____ SIGNATURE: _____

DATE: _____ SIGNATURE: _____

I certify that I have provided this document to the above consumer during the initial interview.

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

Confidentiality & Disclaimer

305 E County Line Rd, Warminster, PA 18974

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE is licensed in PA, NJ, & DE.

Agents

PATRICK MCCABE

Equity CRE

531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA

1425 Walnut Street, Suite 300
Philadelphia, PA

Office 484.417.2010

pmccabe@equitycre.com

Patrick McCabe is a licensed real estate salesperson in PA.

NATHAN RHODES

Equity CRE

531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA

1425 Walnut Street, Suite 300
Philadelphia, PA

Office 484.531.2076

nrhodes@equitycre.com

Nathan Rhodes is a licensed real estate salesperson in PA.

TYLER DEININGER

Equity CRE

531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA

1425 Walnut Street, Suite 300
Philadelphia, PA

Office 267.635.4963

tdeininger@equitycre.com

Tyler Deininger is a licensed real estate salesperson in PA.