

OFFERING MEMORANDUM

5+ ACRE LAND DEVELOPMENT OPPORTUNITY

106 Bristol Oxford Valley Rd
Langhorne, PA 19047

PRESENTED BY:

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SECTION 1

THE PROPERTY



5.14 AC±



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	5.14 AC±
ZONING:	NC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
APN:	13-004-001-002
CROSS STREET:	Oxford Valley Rd
TRAFFIC COUNT:	23,037 VPD

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	\$2,200,000
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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

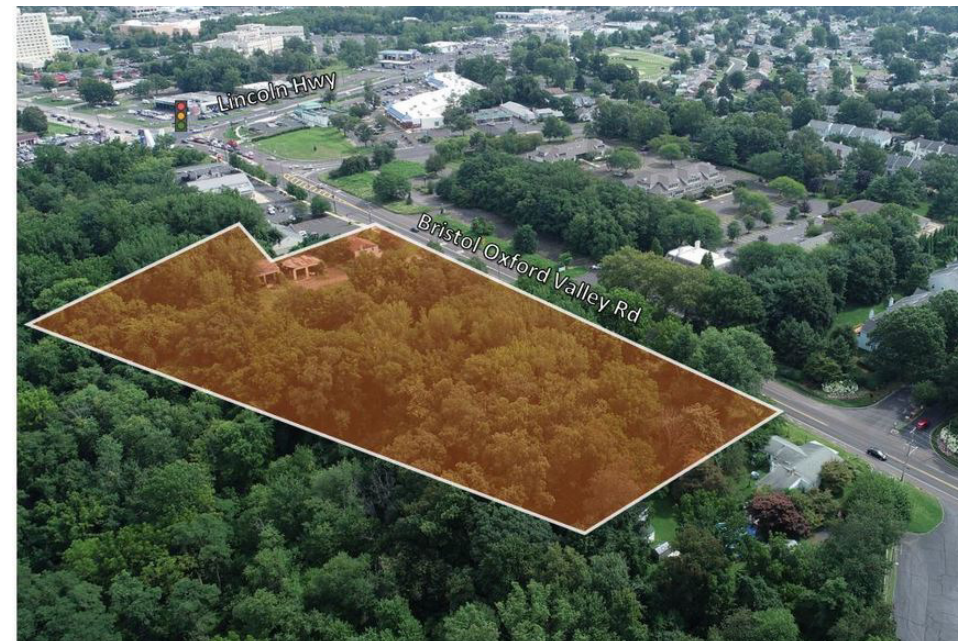
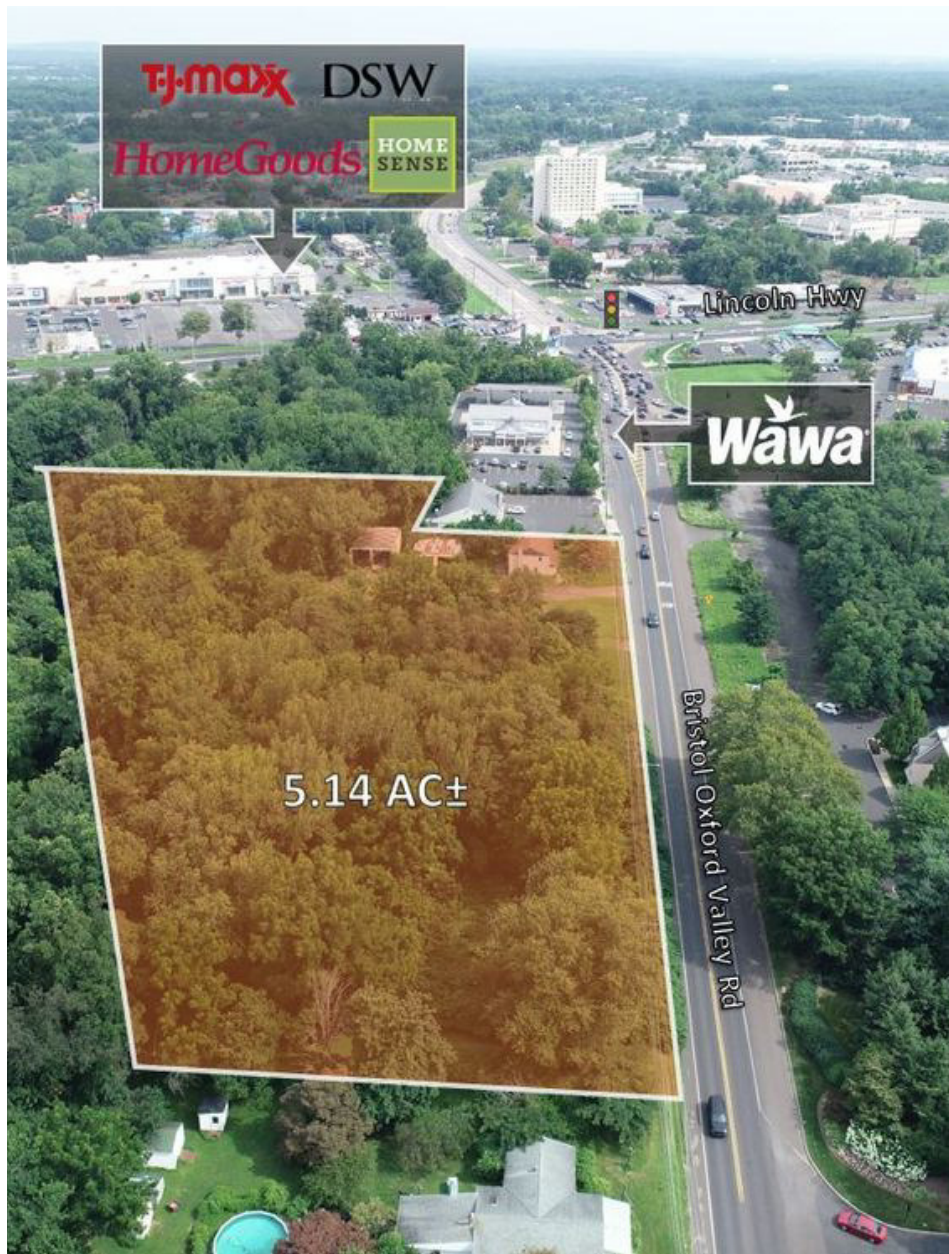
PROPERTY INFORMATION

ZONING	NC - Neighborhood Commercial
LOT SIZE	5.14 AC±
APN #	13-004-001-002
RE TAXES (2026)	\$15,652
LOT FRONTAGE	593 ft
LOT DEPTH	440 ft
CORNER PROPERTY	No
WATERFRONT	No
TOPOGRAPHY	Level

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

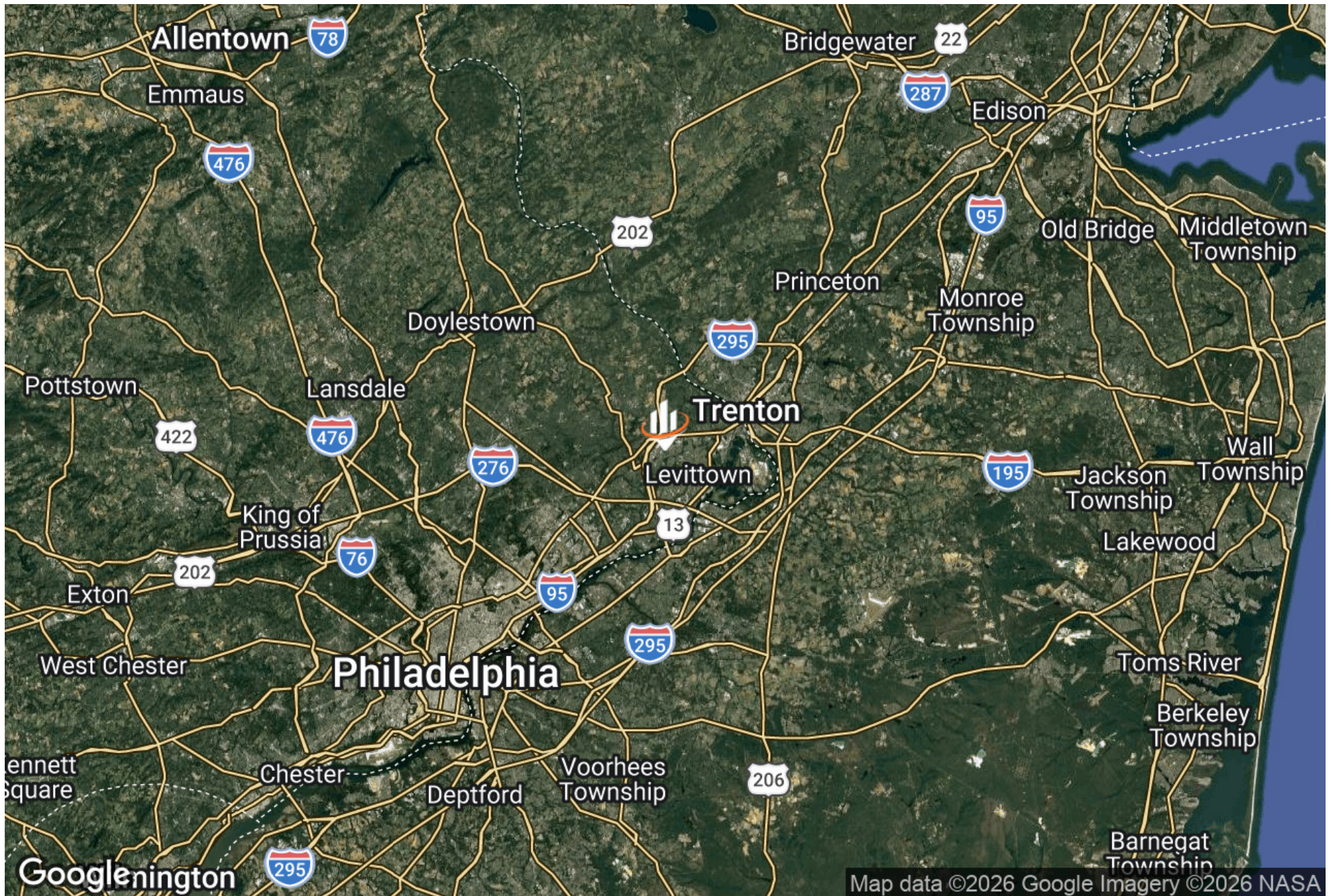


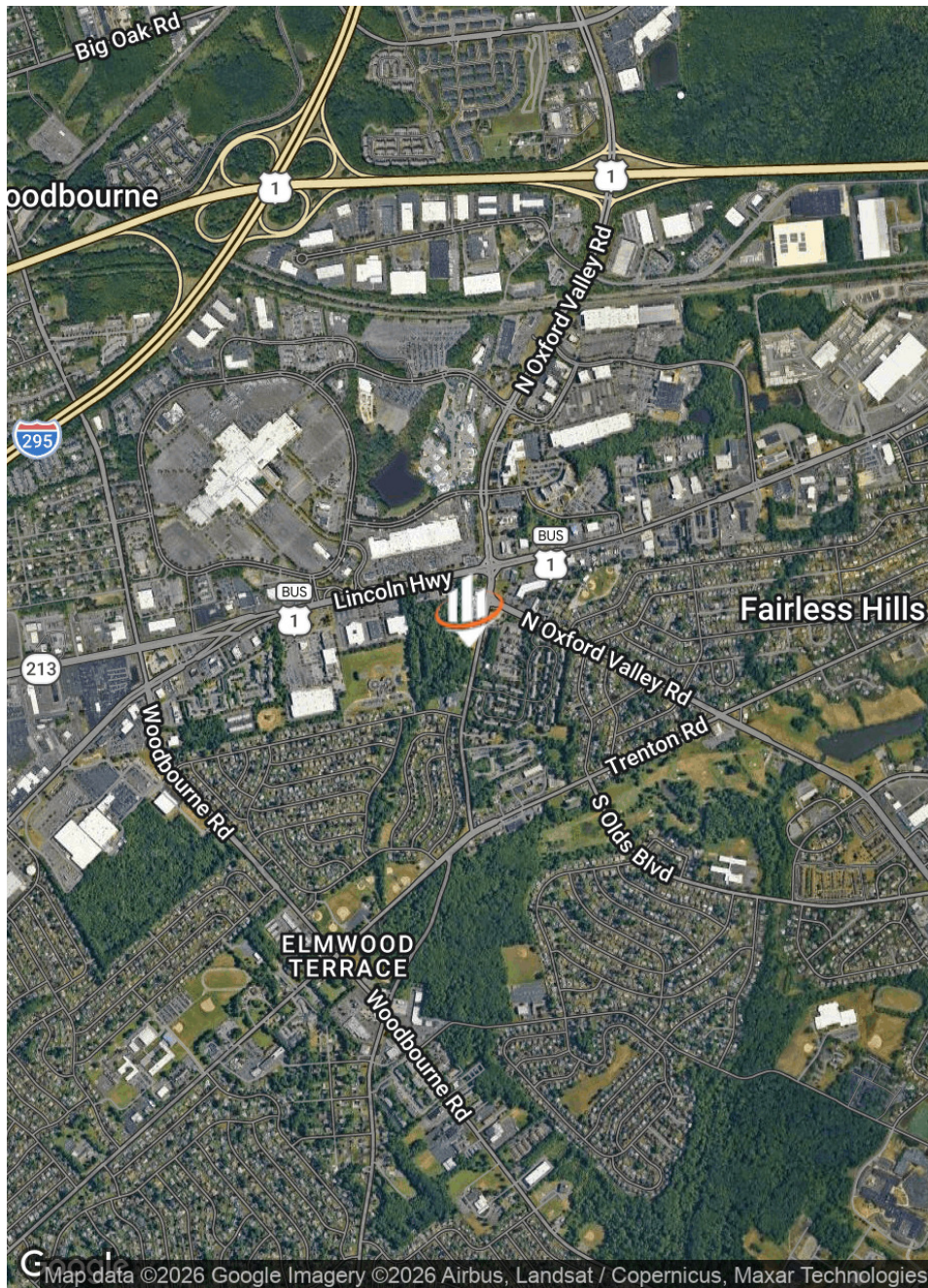


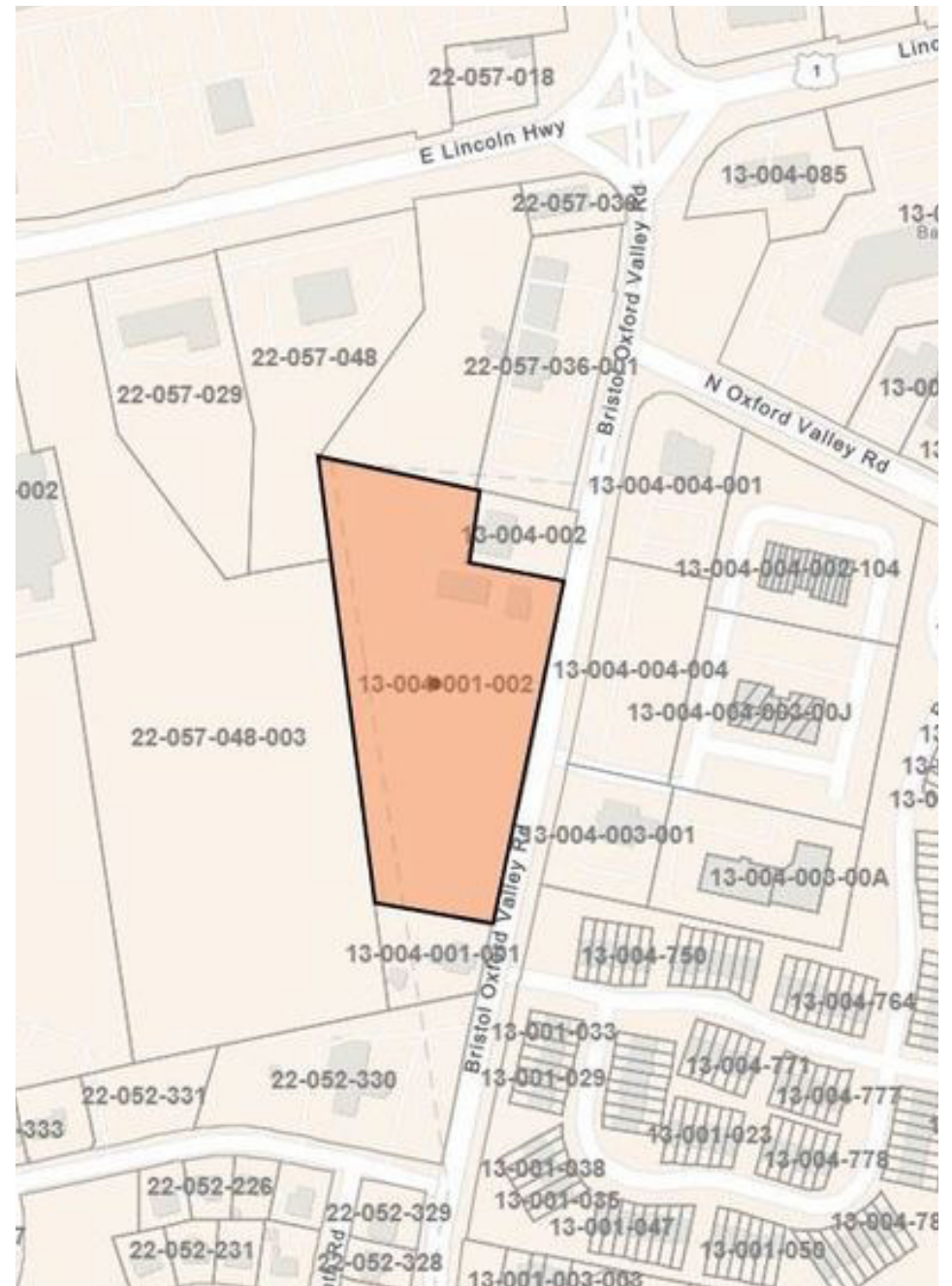
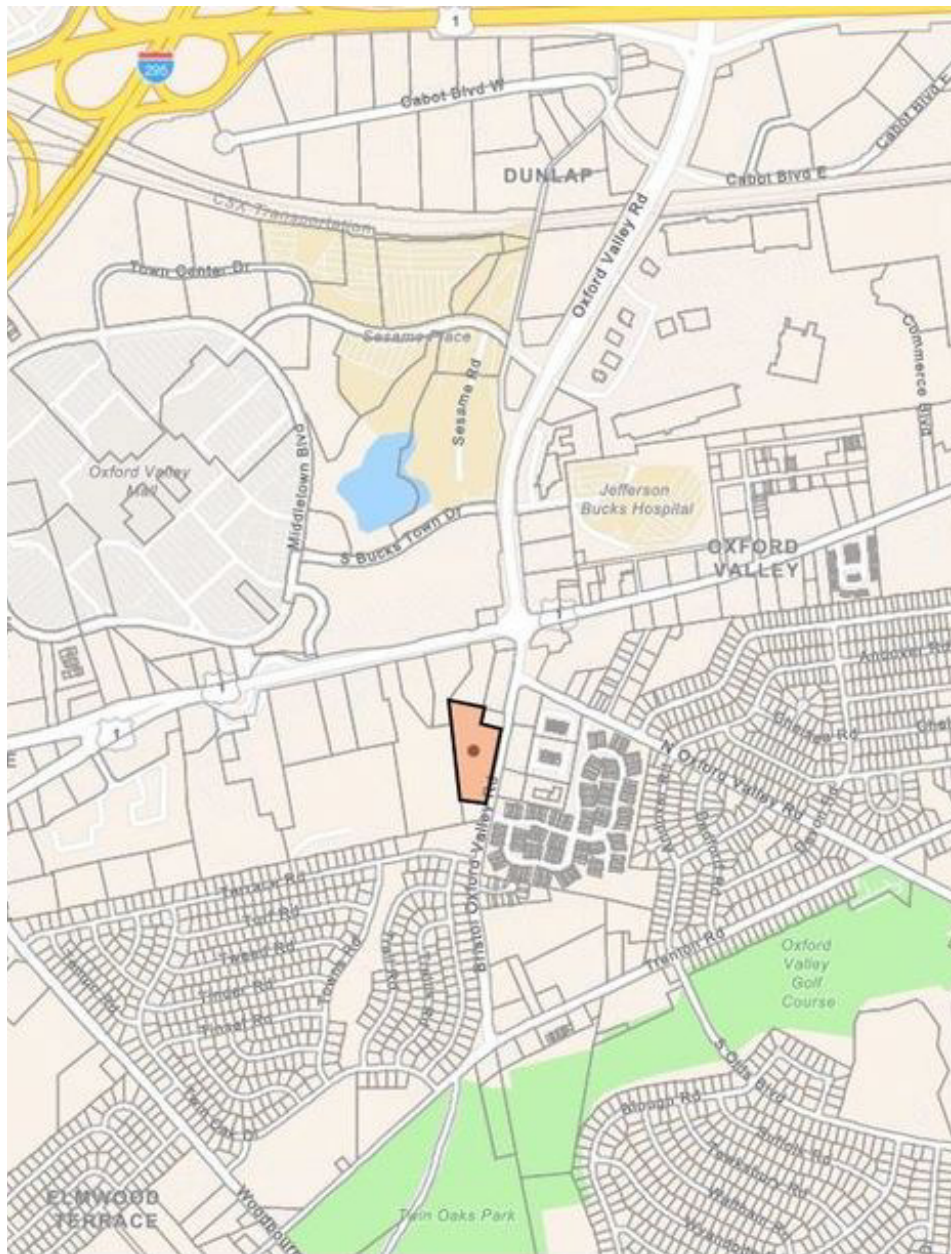
SECTION 2

THE LOCATION











SECTION 3

ADDITIONAL
INFORMATION



SECTION 4

DEMOGRAPHIC PROFILE



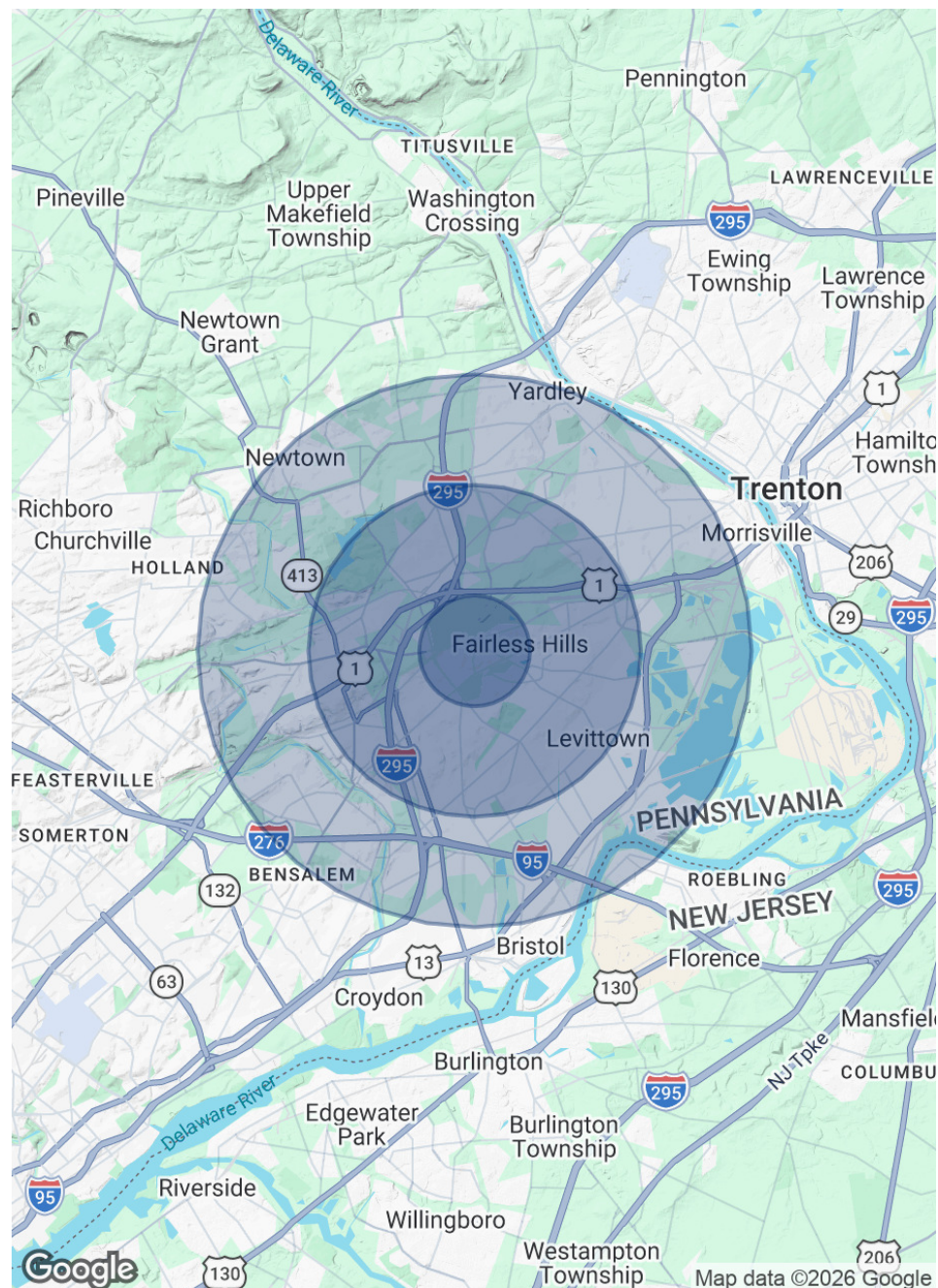
POPULATION

	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 5

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.



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