OFFERING MEMORANDUM

Prominent Newtown Multi-Building Site

793 PENNS PARK ROAD &
2325 SECOND STREET PIKE

Newtown, PA 18940

PRESENTED BY:

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Table of Contents

5 **THE PROPERTY**

Property Summary 6
Property Details 7
Property Highlights 8
Additional Photos 9

11 **THE FLOOR PLANS**

793 Penns Park Rd 12
2325 2nd Street Pike 13

14 **THE LOCATION**

Regional Map 15
Location Map 16
Parcel Maps 17

18 **THE ZONING**

VC-1 Village Commercial 1 19
VR-1 Village Residential Low Density 22

25 **THE DEMOGRAPHICS**

Demographics Map & Report 26

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This Offering Memorandum 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 Offering Memorandum 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

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OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	5,200 SF±
LOT SIZE:	2.9 AC±
YEAR BUILT:	1740 & 1988
ZONING:	VC-1 & VR-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present a unique, multi-building, 3 acre corner property in prominent Newtown, Wrightstown Township, PA. The primary building is approximately 3,696 SF± and the secondary building is approximately 1,504 SF± for a total of 5,200 SF±. Filled with character and historic ambiance, the property is located at the intersection of Second Street Pike and Penns Park Road. The property offers a stately presentation comprised of historic significance with modern relevance. Originally built circa 1740 and extended over time, the property offers a turn-key set up with versatile floor plans which accommodate many potential uses. Distinctive features throughout and great signage opportunity. This highly visible and accessible location has ample parking and convenient access to major connecting routes.

LOCATION OVERVIEW

The site is located in Penns Park historic district in Wrightstown Township, Bucks County, PA. It is located directly across from The Gathering, a village-like campus offering various amenities, including restaurants and service oriented businesses. Local retailers and points of interest include The Tavern At Penns Park, The Fancy Fig Café, Penns Crossing, Wrightstown Medical Center and Pennsylvania School of Performing Art. Minutes from historic Newtown, Upper Makefield, Buckingham and Doylestown.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER

LOCATION INFORMATION

STREET ADDRESS	793 Penns Park Rd & 2325 Second Street Pike
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
TOWNSHIP	Wrightstown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	PA-332 (Newtown Bypass)
NEAREST AIRPORT	Philadelphia International Airport (PHL) - 45 Mi.

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
HEATING	(6) Gas Fireplaces, Oil Heat & Gas Heat
WATER/SEWER	Private Well & Private Septic

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	VC-1 & VR-1
LOT SIZE	2.9 AC±
APN #	53-014-027 & 53-014-027-001
RE TAXES (2023)	$12,868
LOT FRONTAGE	390 ft on Penns Park Ln 324 ft on Second Street Pk
LOT DEPTH	141 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	6,477 VPD
TRAFFIC COUNT STREET	Second Street Pike & Swamp Road

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	7/1000
PARKING SPACES	40+

PROPERTY HIGHLIGHTS

- Office / retail site
- Located in Penns Park Historic District
- 2 parcels w/combined land area of 2.9 AC±
- Total building area of 5,200 SF±
- Primary building - 3,696 SF±
- Secondary building - 1,504 SF±
- Beautiful, manicured grounds
- Recent improvements and updates
- Stone walls, with interior exposures
- Six (6) fireplaces - aesthetically restored
- Hardwood floors and beam ceilings
- Impressive built-in bookshelves & library
- Corner location
- Driveway access from Penns Park Rd and Second Street Pike
- Strong demographic profile

ADDITIONAL PHOTOS

Penns Park Rd
Second Street Pike

Penns Park Rd
Second Street Pike

Second Street Pike
Penns Park Rd

SECTION 2

The Floor Plans

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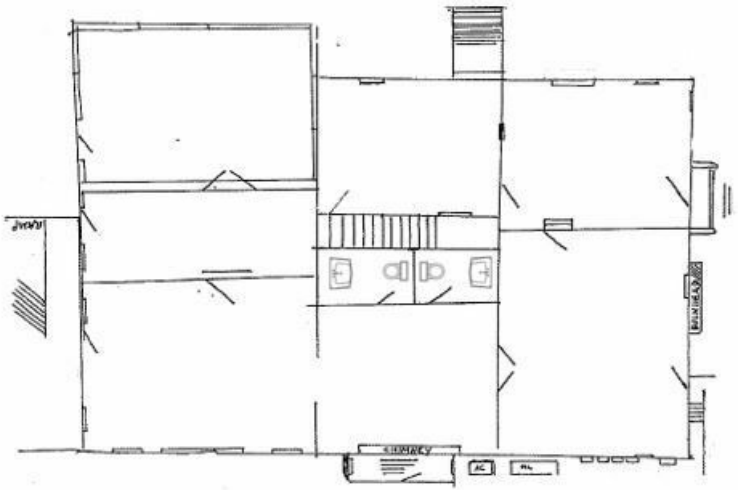
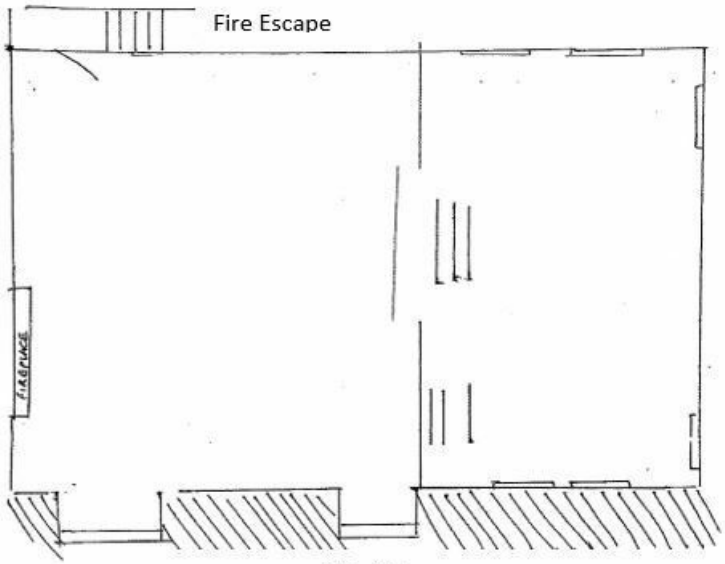
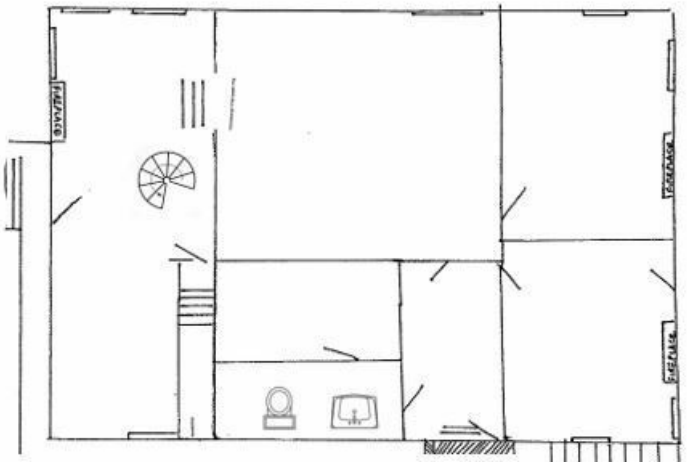


First Floor



Third Floor

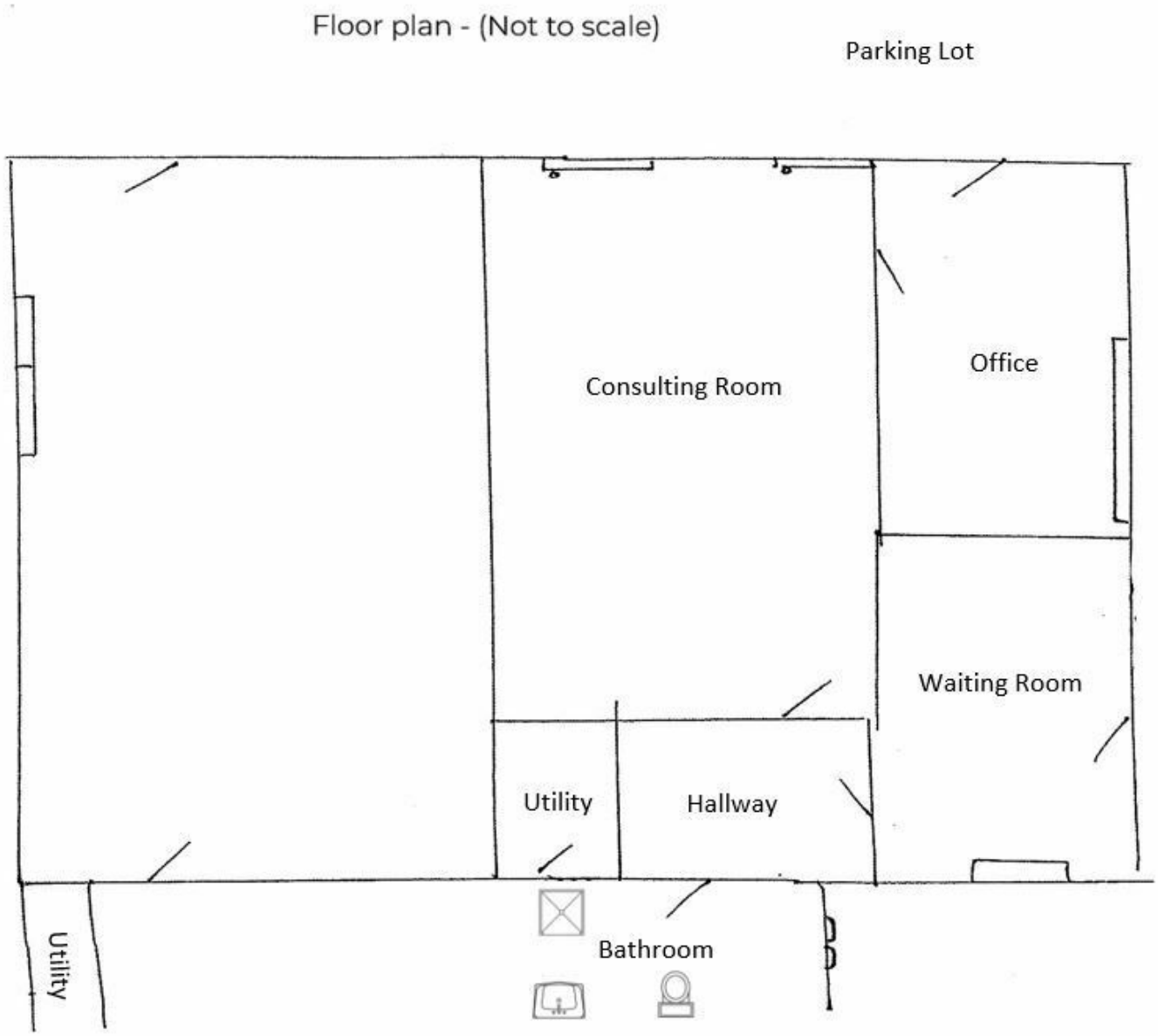


Second Floor

Fire Escape

793 Penns Park Road

Floor plans - floors one through three
(Not to scale)


Floor plan - (Not to scale)
Parking Lot
Consulting Room
Office
Waiting Room
Utility
Hallway
Bathroom
Utility

SECTION 3

The Location

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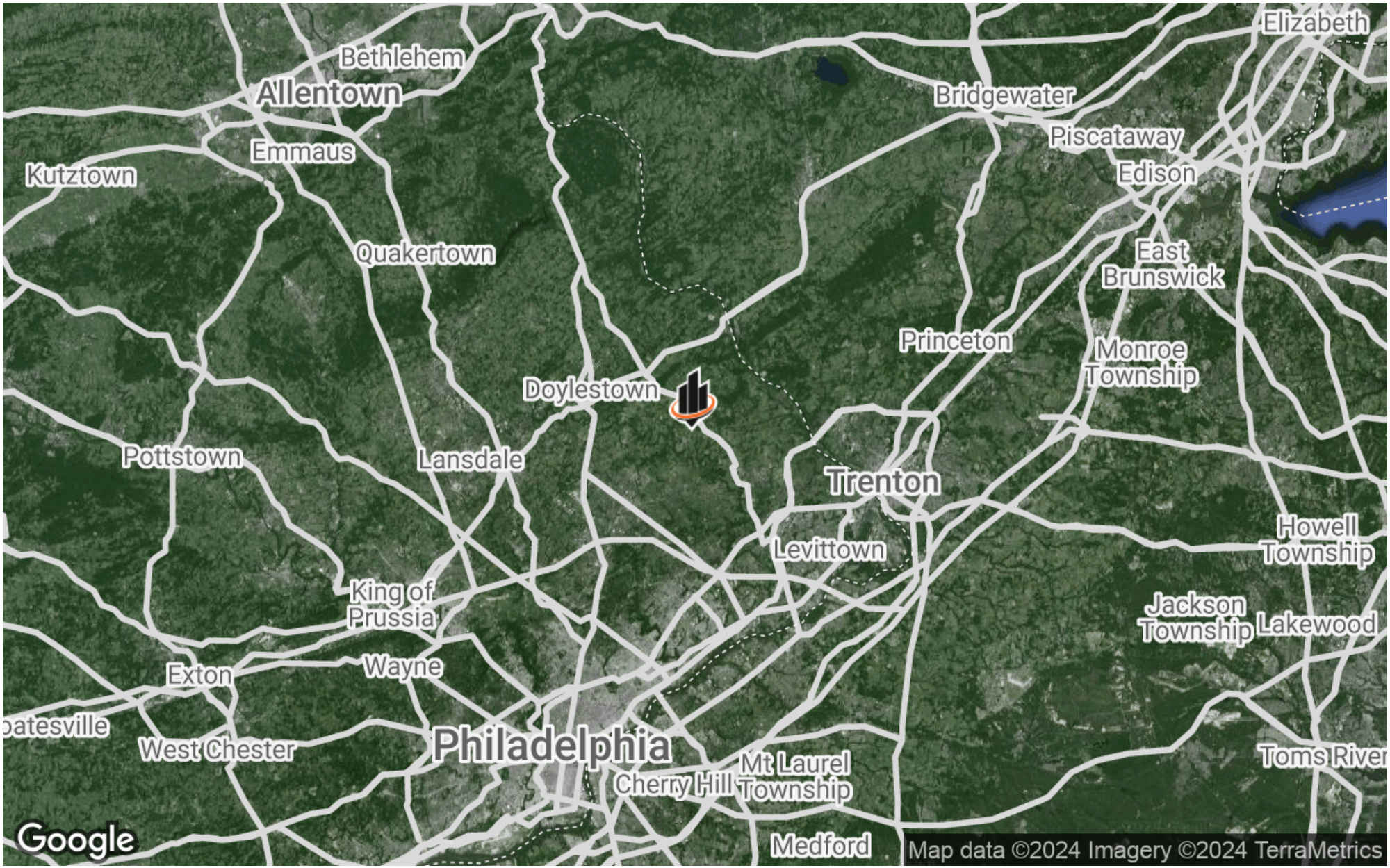
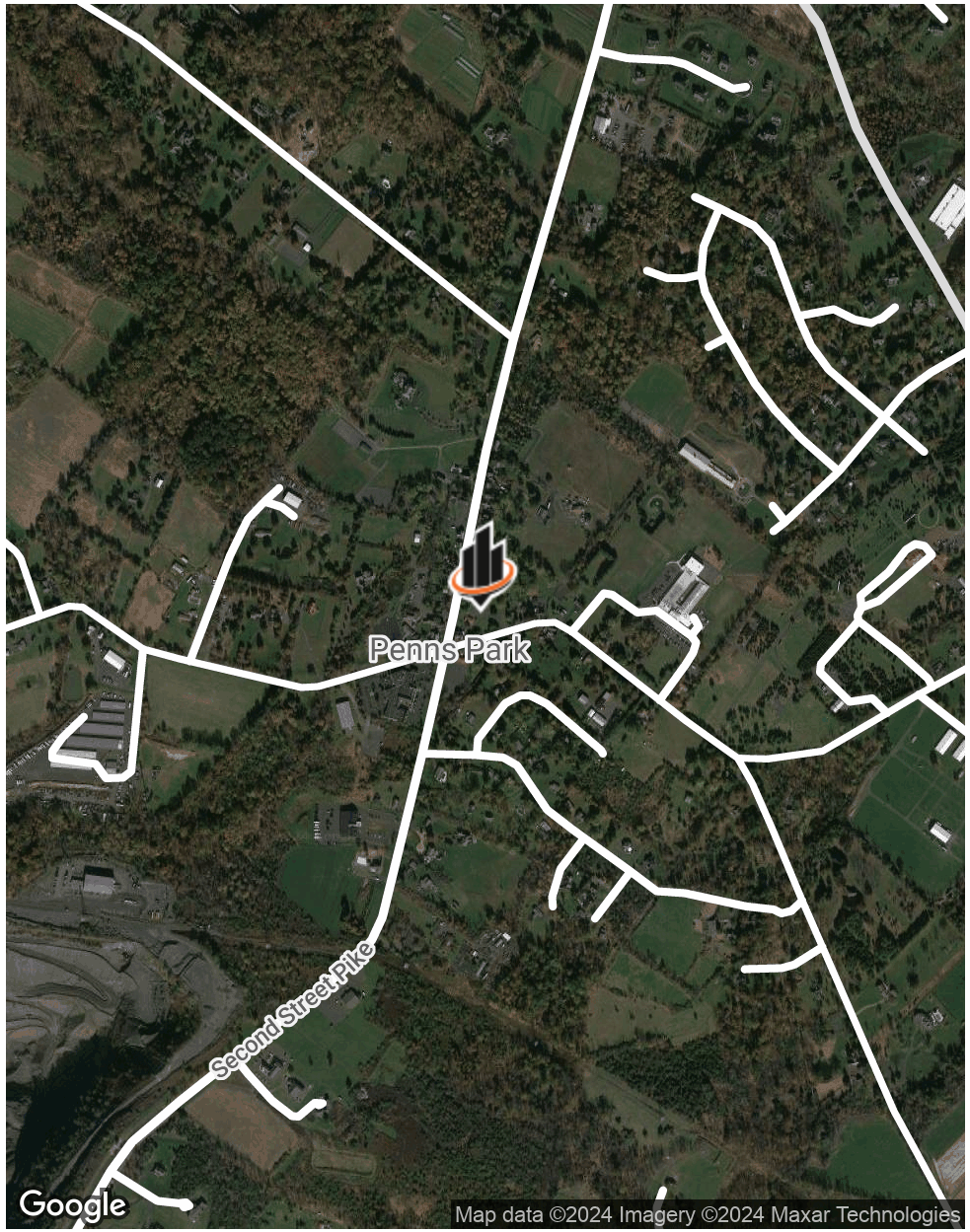
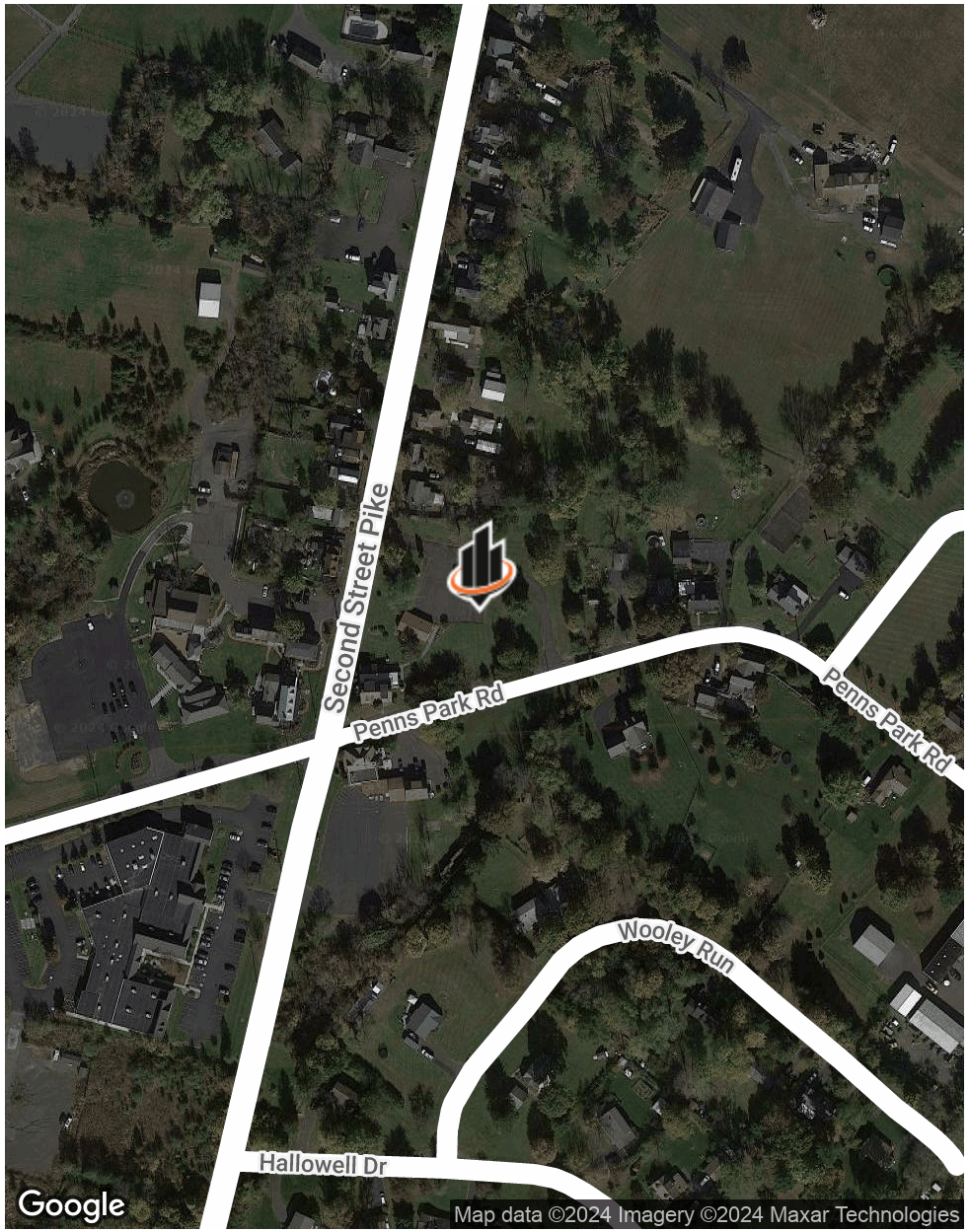
REGIONAL MAP



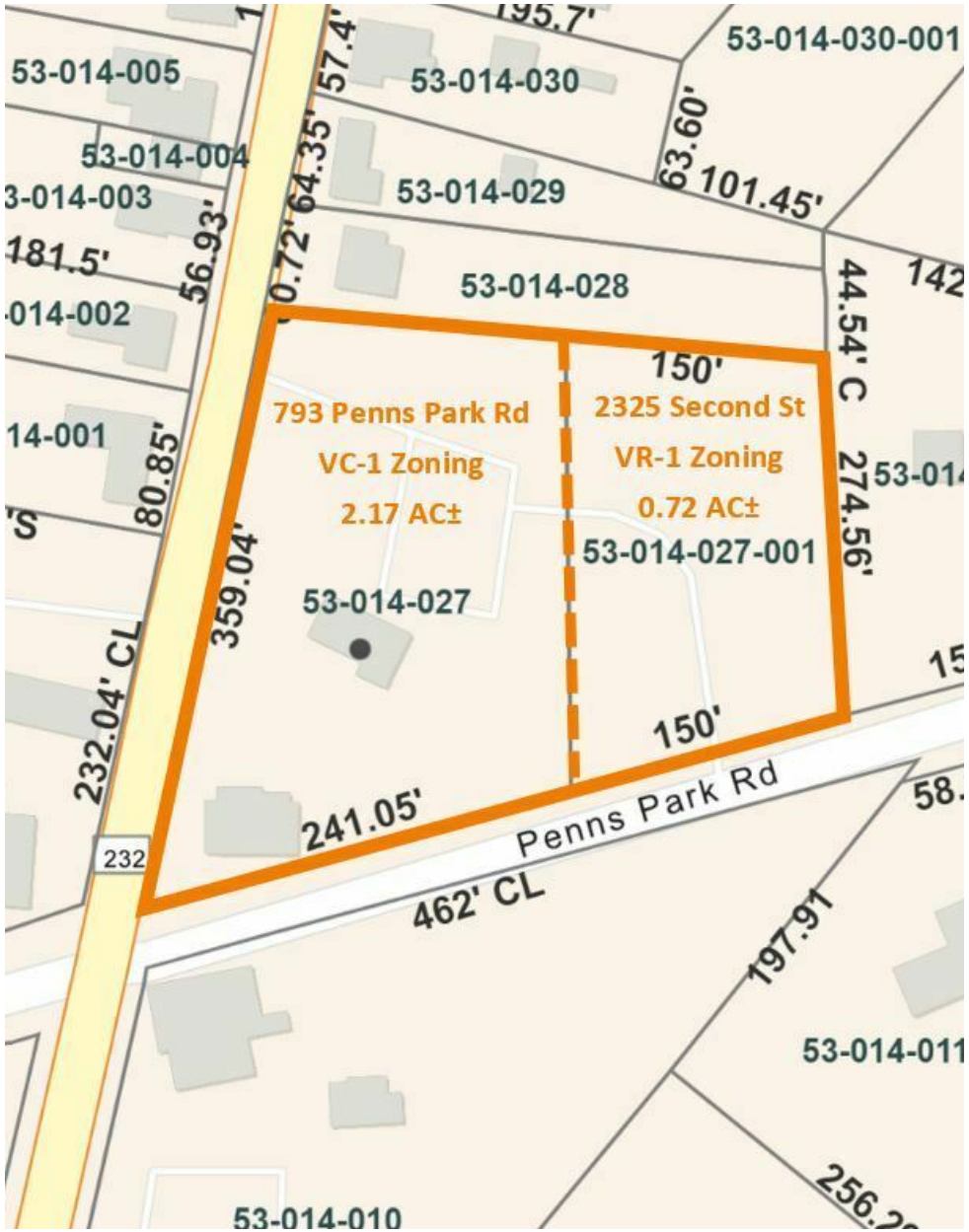
LOCATION MAP





PARCEL MAPS

WRIGHTSTOWN
53-014-009
53-014-035
53-014-034
53-014-041
53-014-008
53-014-033
53-014-007
53-014-032
53-014-006
53-014-031
53-014-030-001
53-014-005
53-014-003
53-014-029
53-012-007-002
53-014-028
53-014-025
53-014-002
53-014-001
53-014-026
53-012-034
53-014-027-001
Penns Park
232
53-014-011-001
53-014-010
53-014-013
53-012-006-003-00K
53-012-006-003-00H
53-012-006-003-00F
53-012-006-003-00D
53-012-006-003-00A
Wooley Run
53-014-014
53-014-018
53-014-019
53-014-017
53-014-020
53-013-007
53-014-024
53-014-021
53-014-023
Hallowell
53-014-022


53-014-005
53-014-030
53-014-030-001
53-014-004
53-014-029
53-014-028
793 Penns Park Rd
VC-1 Zoning
2.17 AC±
2325 Second St
VR-1 Zoning
0.72 AC±
53-014-027-001
53-014-027
150'
150'
241.05'
Penns Park Rd
232
462' CL
232.04' CL
359.04'
80.85'
56.93'
44.54' C
274.56'
101.45'
63.60'
197.91
53-014-010

SECTION 4

The Zoning

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§ 600. VC-1 Village Commercial 1 District. [Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article IV; adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, § 1.M; adopted 11/20/2002. Amended effective 10/2/2006 by JMZO Ord. 2006-09, §§ V-X; adopted 9/27/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007.]

In the VC-1 Village Commercial 1 Districts, the following regulations shall apply:

A. Use Regulations. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses, and no other, provided that such uses shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and other provisions as are specified in other Articles herein.

1. Uses by Right. Any of the following uses shall be permitted, provided the Use Regulations, Article VIII, of this Ordinance have also been met:

a. Single-family Detached Dwelling, use B-1.

a.1. Forestry, use A-3.

b. (Reserved)

c. (Reserved)

d. (Reserved)

e. Commercial School, use C-3.

f. Recreational Facility, use C-5.

g. (Reserved)

h. Municipal Building, use C-14.

i. Office, use D-1.

i.1. Medical Office, use D-2.

j. (Reserved)

k. Retail Store, use E-1.

l. Service Business, use E-3.

m. Financial Establishment, use E-4.

n. Eating Place, use E-5.

o. Repair Shop, use E-7.

p. (Reserved)

q. (Reserved)

r. Emergency Services, use F-2.

s. Residential Accessory Structure, use H-3.

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t. Boarding, use H-4.

u. Accessory Building, use H-5.

v. Temporary Structure, use H-7.

w. Swimming Pool, use H-8.

x. Accessory Retail, use H-9.

y. Dwelling in combination with a business, use H-10.

z. Microwave Antenna for Television Receiving only Satellite Earth Stations, use H-12.

aa. No-Impact Home-Based Business, use H-2.

bb. Use H-19, Accessory Solar Energy Equipment. **[Added effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013.]**

cc. Use H-20, Accessory Outdoor Wood-Fired Boilers. **[Added effective 4/11/2013 by JMZO Ord. 2013-03, adopted 4/6/2013.]**

dd. Use H-15.A, Roadside Stands. **[Added effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.]**

2. Uses by Conditional Approval. Any of the following uses shall be considered permitted, provided the conditions for conditional use approval have been met in accordance with Article XIII, in addition to Article VIII, Use Regulations, of this Ordinance:

a. Bed and Breakfast, use H-11.

a.1. School, use C-2.

b. Child Care Facility, use C-10.

c. Communications Antenna, use I-1.

d. Communications Equipment Building, use I-2.

3. Uses by Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Local Zoning Hearing Board in accordance with Article XV and the Use Regulations, Article VIII, of this Ordinance:

a. Residential Conversion, use B-16.

b. Place of Worship, use C-1.

c. Community Center, use C-9.

d. (Reserved)

e. Specialty-Cultural Shopping Facility, use E-14.

f. Tavern, use E-17.

g. Funeral Home, use E-19.

h. Utility Office, use F-4.

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i. Utility Operating Facility, use F-1.

j. Medical Marijuana Dispensary, use E-29. **[Added effective 12/9/2018 by JMZO Ord. No. 2017-02, adopted 12/4/2018.]**

k. Motor Vehicle Fueling and Convenience Store, use E-30, provided that use E-30 shall be permitted only on properties fronting on Taylorsville Road or Pennsylvania Route 532. **[Added effective 9/23/2020 by JMZO Ord. No. 2020-02, adopted 9/23/2020.]**

4. Signs shall be permitted in accordance with Article XI.

B. Table of Area and Dimensional Requirements. The following area and dimensional regulations shall apply: **[Amended effective 9/23/2020 by JMZO Ord. No. 2020-02, adopted 9/23/2020.]**

Use	Minimum Lot Area (1)	Minimum Lot Width at Building Setback Line (feet)	Maximum Impervious Surface Ratio (2)	Maximum Building Height (feet)	Minimum Yards (feet) (3) (5)		
					Front (4)	Side (both)	Rear (2)
All uses except use E-30	1 acre	150	0.50	35	50	30	50
Use E-30	1.2 acres	150	0.50	35	50/25	30	50

Footnotes:

(1) For any lot occupied by a building with a dwelling, the minimum lot size shall apply to each dwelling unit.

(2) Not more than 50% of the lot area may be occupied by buildings, unless by special exception.

(3) Buildings existing as of the effective date of this Ordinance which can be lawfully extended or altered under the provisions of this Ordinance may be so altered or extended provided that no portion of such a building shall be built closer than 20 feet to a municipal parking facility. No part of any new building erected on land abutting the said lot shall be built closer than 20 feet to any municipal parking facility. When applicable, the governing body may, in its discretion, require a cyclone fence (or other suitable barrier) having a height of not more than five feet with gates across the rights-of-way and driveways entering the said parking facility.

(4) For corner lots, one of the front yards may be reduced to a depth of not less than 30 feet.

(5) As to a principal building - 50 feet; as to accessory structures - 25 feet.

C. Special Regulations.

1. No permanent storage of merchandise, articles, vending machines, equipment, etc., shall be permitted outside the building.

2. Temporary sale of merchandise in front of the premises may be permitted only as a seasonal sale or seasonal sidewalk sale.

3. All new construction may not exceed the average footprint area, floor area, bulk volume, and height, individually, of all structures within 1,500 feet of the subject property by more than 35%.

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§ 406. VR-1 Village Residential/Low Density Districts. [Amended effective 4/1/2002 by JMZO Ord. 2002-03, § 1; adopted 3/27/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article IV, adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, § 1.H; adopted 11/20/2002. Amended effective 8/28/2004 by JMZO Ord. 2004-14, § 05; adopted 8/23/2004. Amended effective 10/2/2006 by JMZO Ord. 2006-09, §§ II - IV; adopted 9/27/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007.]

In VR-1 Village Residential/Low Density Districts, the following regulations shall apply:

A. Use Regulations. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses, and no other, provided that such uses shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and other provisions as are specified in other Articles herein.

1. Uses by Right. Any of the following uses shall be permitted, provided the Use Regulations, Article VIII, of this Ordinance have also been met:

a. Single-family Detached Dwelling, use B-1.

a.1. Forestry, use A-3.

b. Recreational Facility, use C-5.

c. (Reserved)

d. Residential Accessory Structure, use H-3.

e. Temporary Structure, use H-7.

f. Swimming Pool, use H-8.

g. Microwave Antenna for Television Receiving only Satellite Earth Stations, use H-12.

h. Home Occupation or Accessory Office, use H-1.

i. No-Impact Home-Based Business, use H-2.

j. Use H-19, Accessory Solar Energy Equipment. **[Added effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013.]**

k. Use H-20, Accessory Outdoor Wood-Fired Boilers. **[Added effective 4/11/2013 by JMZO Ord. 2013-03, adopted 4/6/2013.]**

l. Use H-15.A, Roadside Stands. **[Added effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.]**

2. Uses by Conditional Approval. Any of the following uses shall be permitted, provided the conditions for conditional use approval have been met in accordance with Article XIII, in addition to Article VIII, Use Regulations, of this Ordinance:

a. (Reserved)

a.1. Child Care Facility, use C-10.

a.2. School, use C-2.

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b. Boarding, use H-4.

c. Bed and Breakfast, use H-11.

d. Communications Antenna, use I-1.

e. Communications Equipment Building, use I-2.

3. Uses by Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Local Zoning Hearing Board, subject to Article XV and the Use Regulations, Article VIII, of this Ordinance:

a. Residential Conversion, use B-16.

b. (Reserved)[1]

c. Place of Worship, use C-1.

d. (Reserved)

e. Private Club, use C-8. The applicant for this use as a special exception in the VR-1 Village Residential/Low Density District shall obtain the written consent of owners of all property in the residence district on the same street within 500 feet of the lot in question; and of all property in the residence district not on the same street within 300 feet of the lot in question.

f. (Reserved)

g. Hospital, use C-11.

h. Nursing Home, use C-12.

i. (Reserved)

j. Emergency Services, use F-2.

4. Signs shall be permitted in accordance with Article XI.

B. Table of Performance Regulations. All regulations must be met. These regulations may be less strict than other Performance Standards in Article IX, Environmental Performance Standards, but the strictest regulations shall govern. The minimum lot area set forth below is required per dwelling unit unless a greater minimum lot area is required for a specific use in Article VIII of this Ordinance.

	Maximum Gross Density (DU/AC)	**Minimum Open Space Ratio**	**Maximum Impervi-ous Surface Ratio**	**Minimum Gross Site Area (square feet)**	**Minimum Lot Area (square feet)**
VR-1 Village Residential Low Density					
Single-family Detached	—	—	0.18(3)	30,000	30,000

1. **Editor's Note: Former Subsection A.3.b, Group Home, use B-18, was repealed effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.**

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	Maximum Gross Density (DU/AC)	Minimum Open Space Ratio	Maximum Impervi-ous Surface Ratio	Minimum Gross Site Area (square feet)	Minimum Lot Area (square feet)
Residential Conversion	—	—	0.18(3)	30,000	30,000(1)
All Other Uses	—	—	0.18(3)	30,000	30,000(2)

Footnotes:

(1) Minimum lot area required per dwelling unit.

(2) Or greater as required by each specific use in Article VIII herein.

(3) Wrightstown Township Impervious Surface Ratio for Single-Family Detached, Residential Conversion and All Other Uses within the VR-1 District shall remain at .50 maximum impervious surface ratio.

C. Table of Area and Dimensional Regulations. The following dimensional regulations shall apply:

	Minimum Lot Width at Setback Line (feet)	Maximum Building Height (feet)	Minimum Yards (feet)		
			Front	Side (each)	Rear
Single-family Detached	100	35	40	15	30
Other uses	100	35	40	15	30

Footnotes:

(1) In blocks where a front yard greater than 35 feet has been established, the front yard shall not be less than the established front yards, except that no front yard greater than 50 feet shall be required.

(2) For corner lots, one of the front yards may be reduced to a depth of not less than 30 feet.

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SECTION 5

The Demographics

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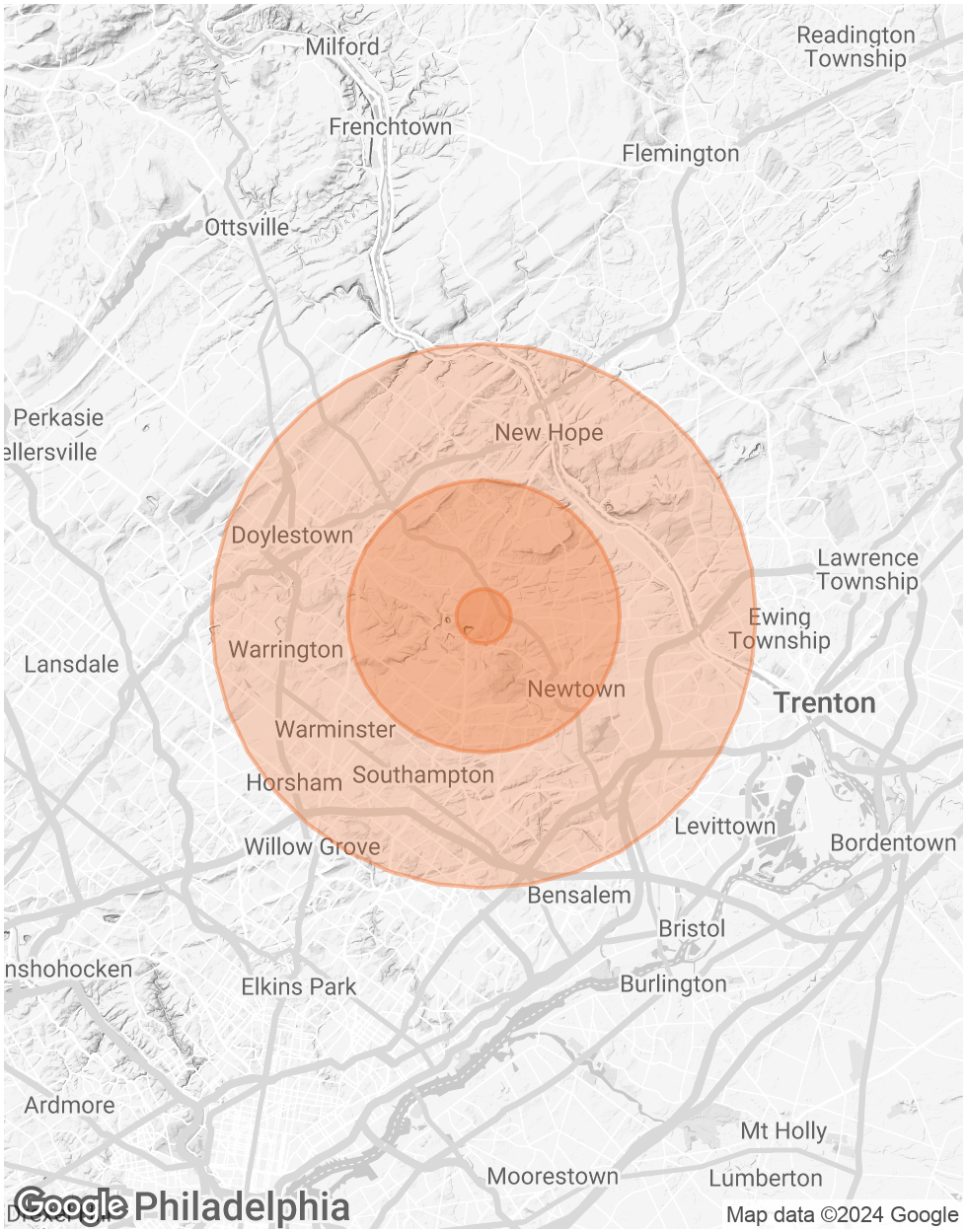
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	859	68,376	410,850
AVERAGE AGE	44.9	47.7	45.8
AVERAGE AGE (MALE)	44.6	46.6	44.6
AVERAGE AGE (FEMALE)	43.6	48.8	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	357	27,012	164,479
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	$167,150	$161,632	$128,960
AVERAGE HOUSE VALUE	$653,654	$497,796	$396,072

2020 American Community Survey (ACS)



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