

**FOR SALE**  
**UP TO ± 25.00 ACRES OF LAND**  
**WEST SADSBUURY TOWNSHIP**

**489 Gap Newport Pike, Atglen, PA 19310**



**U.S. COMMERCIAL REALTY**

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

<b>LOCATION:</b>	489 Gap Newport Pike, West Sadsbury Township, Chester County, PA 19320			
<b>LOT SIZE:</b>	Up to ± 25.00 Acres			
<b>ZONING:</b>	Office Commercial (O-C) - <i>Permitted uses include corporate center, professional offices, lodging, laboratory/research center, public recreation and more</i>			
<b>UTILITIES:</b>	On-Site Well and Septic			
<b>TRAFFIC COUNTS:</b>	Gap Newport Pike:	15,333 Vehicles Per Day (both directions)		
	Zion Hill Road:	1,297 Vehicles Per Day (both directions)		
<b>DEMOGRAPHICS:</b>		<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>	<b><u>10 Miles</u></b>
	Population	10,508	24,777	102,801
	Households	3,413	8,051	34,735
	Average HH Income	\$87,115	\$86,484	\$88,021
<b>LIST PRICE:</b>	\$1,500,000			
	*Owner will subdivide. Pricing subject to final land size requirements.			

# AERIAL



# SITE PLAN

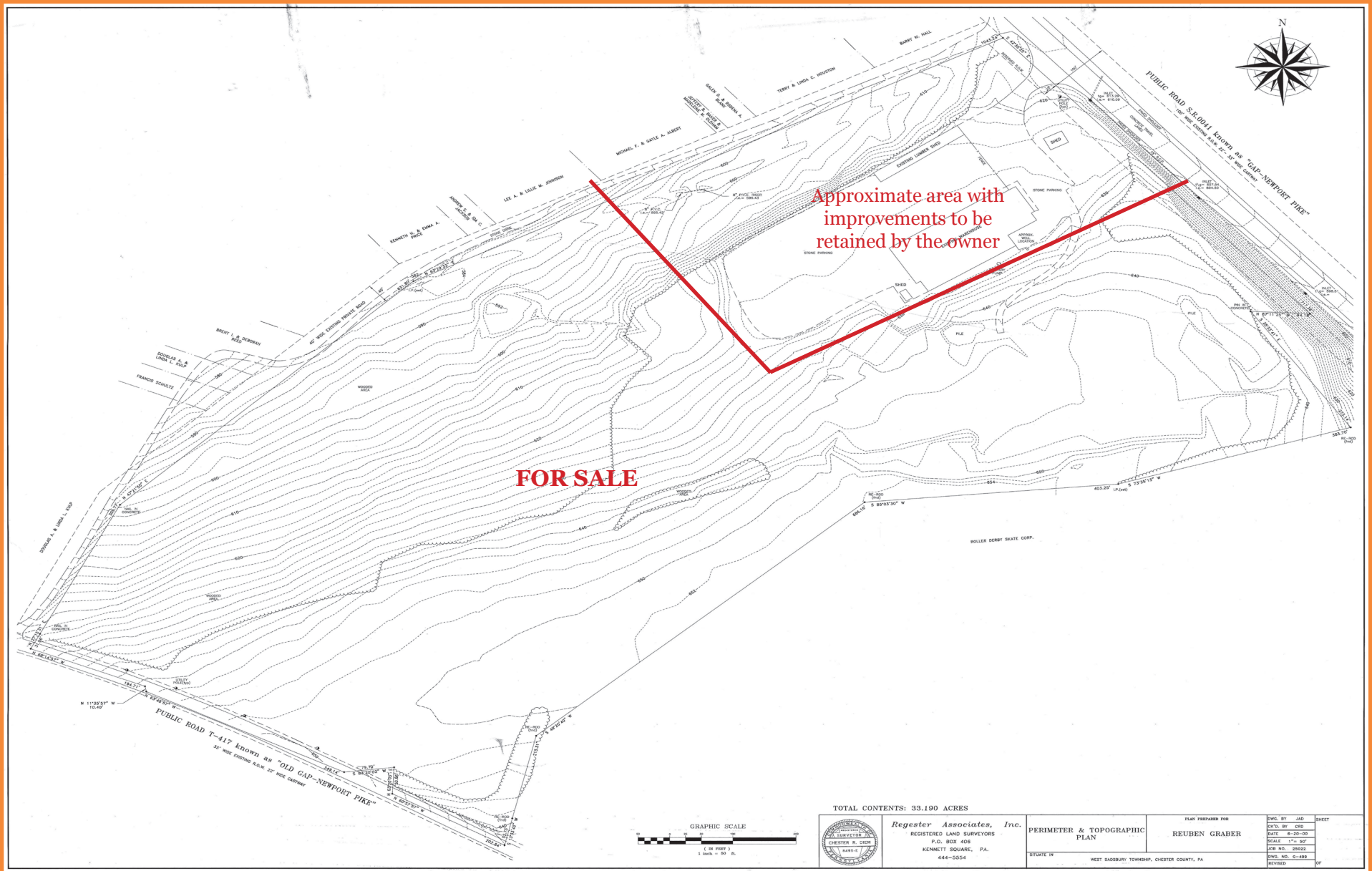


**Register Associates, Inc.**  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 406  
 KENNETT SQUARE, PA.  
 444-5354

PLAN OF PROPERTY PREPARED FOR:	DWG. BY J.M.D.	SHEET:
REDDON CRABER	C.K.D. BY C.R.D.	
	DATE 9-20-89	
	SCALE 1" = 100'	
	JOB NO. 19768	
SITUATE IN WEST SADSBUURY TOWNSHIP CHESTER COUNTY, PA.	DWG. NO. 0-388	OF
	REVISED	



# TOPOGRAPHY



TOTAL CONTENTS: 33.190 ACRES



**Register Associates, Inc.**  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 406  
 KENNETT SQUARE, PA.  
 444-5554

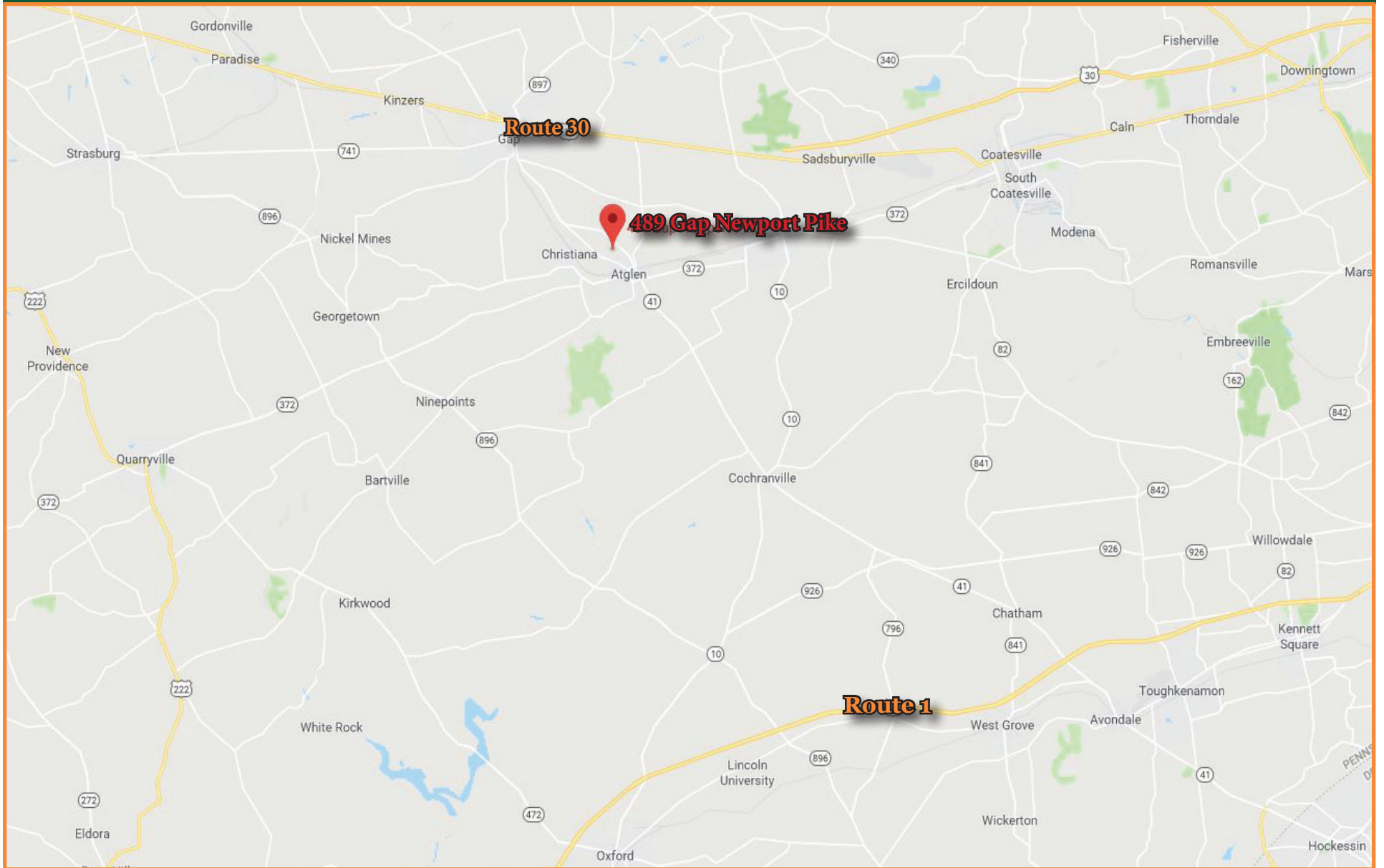
PERIMETER & TOPOGRAPHIC  
 PLAN

PLAN PREPARED FOR  
 REUBEN GRABER

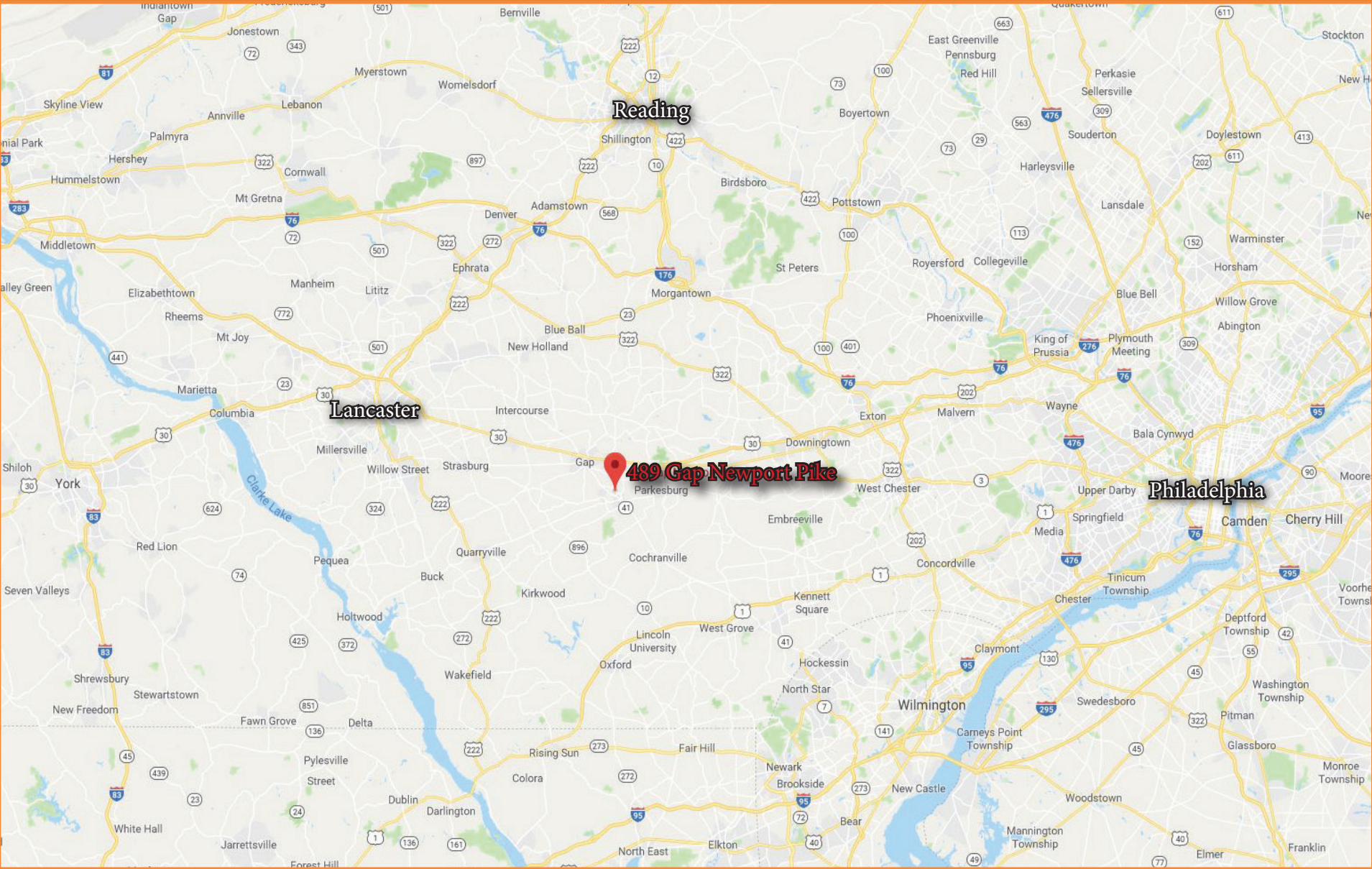
SITUATE IN  
 WEST SAQBURY TOWNSHIP, CHESTER COUNTY, PA.

DWG. BY	JAD	SHEET
CHK'D. BY	CRB	
DATE	8-27-93	
SCALE	1" = 50'	
JOB NO.	25022	
DWG. NO.	2-892	
REVISED		

# LOCAL MAP



# REGIONAL MAP



# ZONING MAP





## West Sadsbury Township

### Municipal Zoning Map


Zoning Adopted: April 12, 2011

Map Created: October 19, 2011

### West Sadsbury Zoning Districts

-  AG - Agricultural
-  CS - Community Service
-  GC - General Commercial
-  I - Industrial
-  O-C - Office Commercial
-  RLD - Low Density Residential
-  RMD - Medium Density Residential
-  RU - Rural

### Legend

-  Road Centerlines
-  Municipal Boundary
-  Parcels

**IMPORTANT NOTICE:**  
The Official Zoning Map in the municipal building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

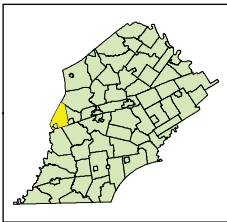
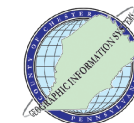
NOTES: Not for engineering purposes.

Landbase Source: Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotters, from aerial photography dated spring 2005, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.

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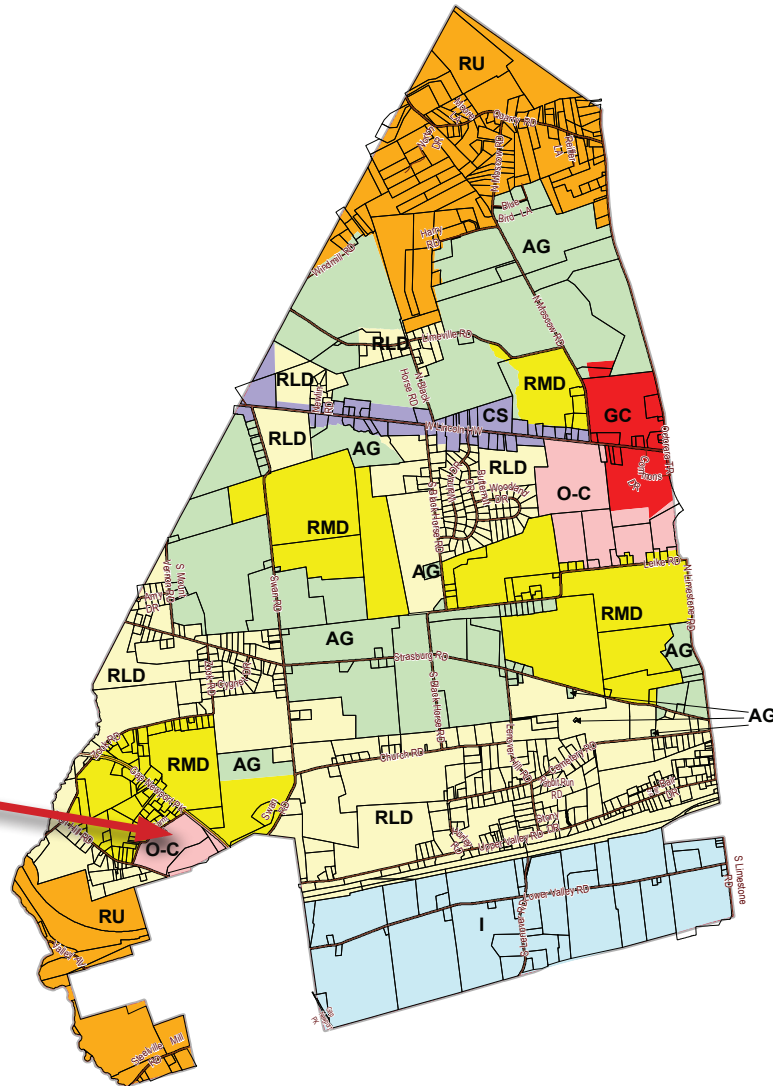
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Township Office  
6400 North Moscow Rd.  
Parkesburg, PA 19365-1814

Zone	Acres
AG	1594.79
CS	153.46
GC	155.79
I	766.52
O-C	229.68
RLD	1890.94
RMD	1092.61
RU	932.18
<b>TOTAL</b>	<b>6815.97</b>

**SITE**





# ZONING

## PART 6

### O-C – OFFICE-COMMERCIAL DISTRICT

#### §601. Use Regulations.

A building or buildings may be erected, altered, or used, and a lot may be used for any or a combination of the following purposes and no other:

1. Corporate Center.
2. Professional Office.
3.
  - A. Hotel.
  - B. Motel.
  - C. Inn.
4. Research, engineering, or testing laboratories.
5. Accessory uses to permitted uses, including retail sales.
6. Retirement Community.
7. The following uses may be permitted as a **special exception** when authorized by the Zoning Hearing Board:
  - A. Public recreational facilities.
  - B. Municipal, County, State or Federal uses.
  - C. Residential dwelling unit for on-site owner/operator of the associated office/commercial facility.

#### §602. Area and Bulk Regulations.

The following area and bulk regulations shall apply:

1. Net lot area minimum                      4 acres
2. Minimum lot width at setback line      Three hundred (300') feet
3. Minimum lot width at street line       Two hundred (200') feet
4. Maximum impervious surface ratio      0.60 feet
5. Minimum yard depth:
  - A. Front                                      Seventy five (75') feet
  - B. Side                                         Fifty (50') feet
  - C. Rear                                         One hundred (100') feet

# ZONING

## **§603. Environmental and Floodplain Regulations.**

Development in the O-C Office Commercial District shall comply with all applicable Environmental Regulations and Floodplain Regulations included in Part 8.

## **§604. Design Standards.**

Development in the O-C Office Commercial District shall comply with all applicable Design Standards included in Part 11 with the following additions:

1. A minimum of twenty (20%) percent of the lot shall be landscaped. At least one-half (½) of the area so landscaped shall be in the front yard.
2. Gasoline pumps and service facilities shall be set back from the street line a minimum of thirty (30') feet.

## **§605. General Provisions.**

Development in the O-C Office Commercial District shall comply with all applicable General Provisions included in Part 12.

## **§606. Sign Regulations.**

Development in the O-C Office Commercial District shall comply with all applicable Sign Regulations included in Part 13.

## **§607. Adult Entertainment Establishments Prohibited.**

There shall be no adult entertainment establishments permitted in an Office-Commercial District (O-C).

## **§608. Industrial/Commercial Site Capacity Determination.**

Part 9B will apply to the O-C Office-Commercial District.



# DEMOGRAPHICS



## Executive Summary

489 Gap Newport Pike, Atglen, Pennsylvania, 19310  
Rings: 3, 5, 10 mile radii

U.S. Commercial Realty  
Latitude: 39.95541  
Longitude: -75.97984

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	9,143	20,601	83,341
2010 Population	9,992	23,309	97,337
2018 Population	10,508	24,777	102,801
2023 Population	10,839	25,707	106,275
2000-2010 Annual Rate	0.89%	1.24%	1.56%
2010-2018 Annual Rate	0.61%	0.74%	0.66%
2018-2023 Annual Rate	0.62%	0.74%	0.67%
2018 Male Population	49.0%	49.4%	49.7%
2018 Female Population	51.0%	50.6%	50.3%
2018 Median Age	34.6	35.3	36.0

In the identified area, the current year population is 102,801. In 2010, the Census count in the area was 97,337. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 106,275 representing a change of 0.67% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	91.5%	90.1%	81.9%
2018 Black Alone	4.2%	4.8%	11.2%
2018 American Indian/Alaska Native Alone	0.1%	0.3%	0.2%
2018 Asian Alone	0.6%	1.1%	1.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.6%	1.6%	2.9%
2018 Two or More Races	1.9%	2.2%	2.7%
2018 Hispanic Origin (Any Race)	5.0%	5.1%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.7 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,084	6,816	27,786
2010 Households	3,272	7,621	32,779
2018 Total Households	3,413	8,051	34,375
2023 Total Households	3,512	8,336	35,448
2000-2010 Annual Rate	0.59%	1.12%	1.67%
2010-2018 Annual Rate	0.51%	0.67%	0.58%
2018-2023 Annual Rate	0.57%	0.70%	0.62%
2018 Average Household Size	3.04	3.06	2.96

The household count in this area has changed from 32,779 in 2010 to 34,375 in the current year, a change of 0.58% annually. The five-year projection of households is 35,448, a change of 0.62% annually from the current year total. Average household size is currently 2.96, compared to 2.94 in the year 2010. The number of families in the current year is 25,623 in the specified area.



# DEMOGRAPHICS



## Executive Summary

489 Gap Newport Pike, Atglen, Pennsylvania, 19310  
Rings: 3, 5, 10 mile radii

U.S. Commercial Realty  
Latitude: 39.95541  
Longitude: -75.97984

	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$67,126	\$68,537	\$69,074
2023 Median Household Income	\$76,644	\$78,236	\$79,243
2018-2023 Annual Rate	2.69%	2.68%	2.78%
<b>Average Household Income</b>			
2018 Average Household Income	\$87,115	\$86,484	\$88,021
2023 Average Household Income	\$100,912	\$100,136	\$101,627
2018-2023 Annual Rate	2.98%	2.97%	2.92%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,905	\$28,481	\$29,727
2023 Per Capita Income	\$32,189	\$32,883	\$34,198
2018-2023 Annual Rate	2.90%	2.92%	2.84%

### Households by Income

Current median household income is \$69,074 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$79,243 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$88,021 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$101,627 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,727 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,198 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,164	7,087	29,074
2000 Owner Occupied Housing Units	2,376	5,217	20,728
2000 Renter Occupied Housing Units	708	1,598	7,058
2000 Vacant Housing Units	80	272	1,288
2010 Total Housing Units	3,414	8,002	34,596
2010 Owner Occupied Housing Units	2,473	5,763	23,725
2010 Renter Occupied Housing Units	799	1,858	9,054
2010 Vacant Housing Units	142	381	1,817
2018 Total Housing Units	3,576	8,478	36,245
2018 Owner Occupied Housing Units	2,500	5,901	24,156
2018 Renter Occupied Housing Units	913	2,151	10,220
2018 Vacant Housing Units	163	427	1,870
2023 Total Housing Units	3,694	8,814	37,523
2023 Owner Occupied Housing Units	2,605	6,175	25,141
2023 Renter Occupied Housing Units	907	2,160	10,307
2023 Vacant Housing Units	182	478	2,075

Currently, 66.6% of the 36,245 housing units in the area are owner occupied; 28.2%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 34,596 housing units in the area - 68.6% owner occupied, 26.2% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.09%. Median home value in the area is \$253,653, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.78% annually to \$277,114.



**Michael D. Wagner, CCIM**



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