



Offering Memorandum

Pheasant Valley Office

295 BUCK ROAD, HOLLAND, PA 18966



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THE MARKETING TEAM



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The Property

PROPERTY SUMMARY

PHEASANT VALLEY OFFICE

295 BUCK ROAD
HOLLAND, PA 18966

OFFERING SUMMARY

SALE PRICE:	\$525,000
LEASE RATE:	\$26.50 SF/yr (NNN)
BUILDING SIZE:	23,804 SF±
AVAILABLE SF:	2,083 SF±
LOT SIZE:	6.7 AC±
OWNERSHIP:	Condo - Fee Simple

PROPERTY SUMMARY

SVN is proud to present a former medical office condominium available for sale or lease in the highly desirable Whispering Woods section of the Pheasant Valley Office in Holland, Bucks County. This move-in-ready suite is currently designed for medical use and features six exam rooms, a spacious waiting area, reception area, nursing station, and physician consultation office. Pheasant Valley Office Complex is a well-established professional campus featuring a diverse mix of medical, professional, and retail businesses, offering convenient on-site amenities. The property also benefits from a maintenance-free exterior, professional landscaping, ample on-site parking, and prominent building signage opportunities. Ideally located in one of Bucks County's most affluent communities, the property benefits from strong surrounding demographics, high household incomes, and a dense residential population. The location offers excellent accessibility to major commuter routes connecting Bucks County, Northeast Philadelphia, and Central New Jersey. This is an exceptional opportunity for an owner-user or investor seeking a premier medical office in an established healthcare corridor.



PROPERTY DETAILS

SALE PRICE

\$525,000

LEASE RATE

\$26.50 SF/YR (NNN)

LOCATION INFORMATION

BUILDING NAME	Pheasant Valley Office
STREET ADDRESS	295 Buck Road
UNIT	#105 & #106
CITY, STATE, ZIP	Holland, PA 18966
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bridgetown Pike
TOWNSHIP	Northampton Twp.
NEAREST HIGHWAY	Street Rd - 2.1 Mi.
NEAREST AIRPORT	Trenton Mercer [TTN] - 13.5 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Medical / Office
ZONING	C-2, General Commercial Office
LOT SIZE	6.7 AC±
APN #	31-026-059-003-109 31-026-059-003-110
RE TAXES 2026 (COMBINED)	\$11,361
CONDO FEE (COMBINED)	\$665.79/month
TRAFFIC COUNT	17,592 VPD
TRAFFIC COUNT STREET	Buck Rd & Holland Rd

BUILDING INFORMATION

BUILDING SIZE	23,804 SF±
YEAR BUILT	1987
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Former medical office condo
- Available for sale or lease
- Move-in ready with six exam rooms
- Reception, waiting room, nursing station & consult office
- Established medical/professional office campus
- Maintenance-free exterior
- Ample parking
- Signage opportunities
- Strong demographics
- Convenient access to Route 413, Route 332, I-295, Route 1 & the PA Turnpike



Medical Build-Out



Well Maintained



Amenities Rich Location

INTERIOR PHOTOS



ADDITIONAL PHOTO



A photograph of a modern building's exterior. The building features light-colored horizontal siding and large, dark-framed windows. A black door with the number '106' is visible on the right. The windows reflect a parking lot with several cars and greenery. A dark grey stone wall is in the foreground, and a concrete walkway leads to the door. A vertical orange bar is on the left side of the image.

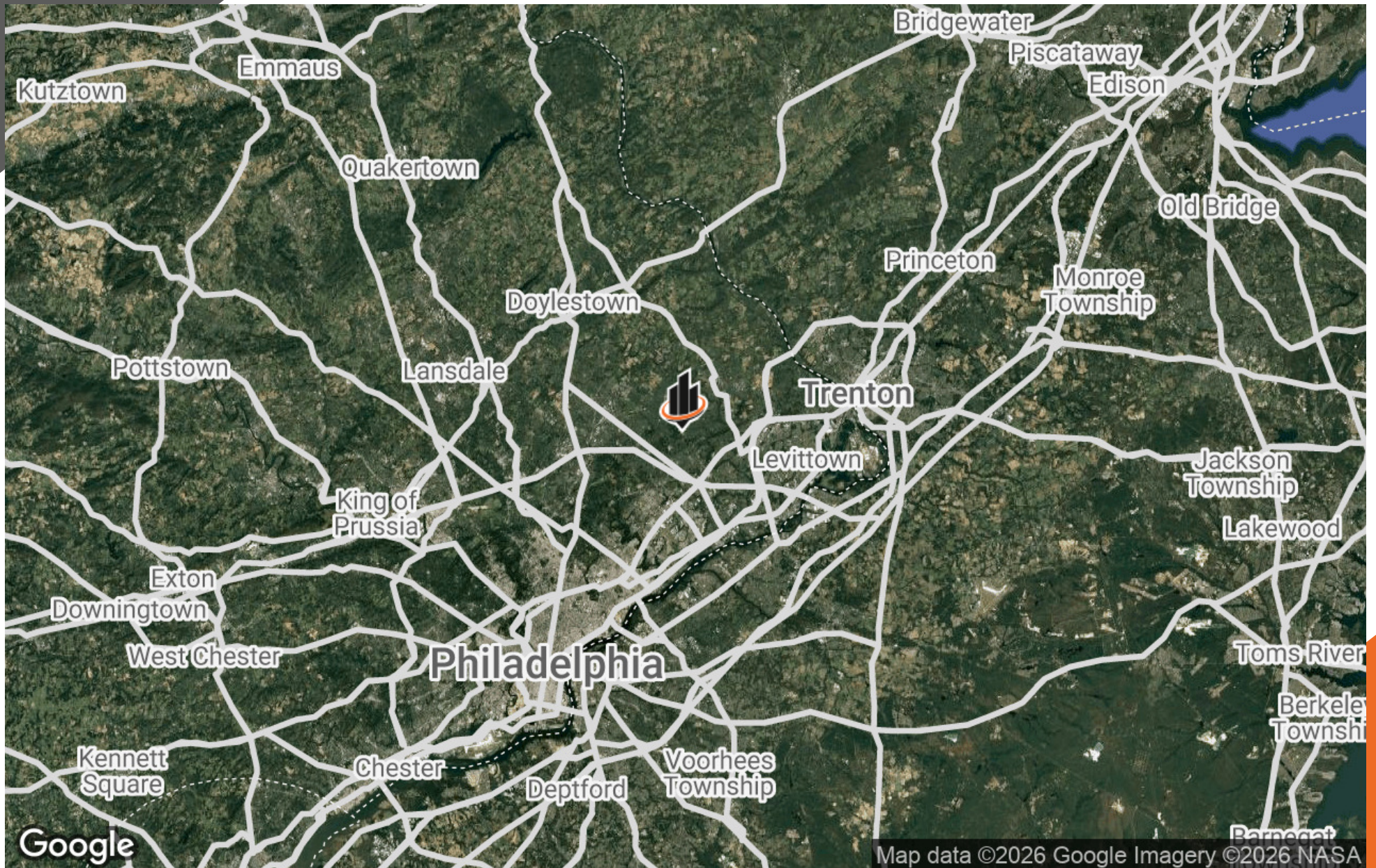
The Location

LOCATION DESCRIPTION

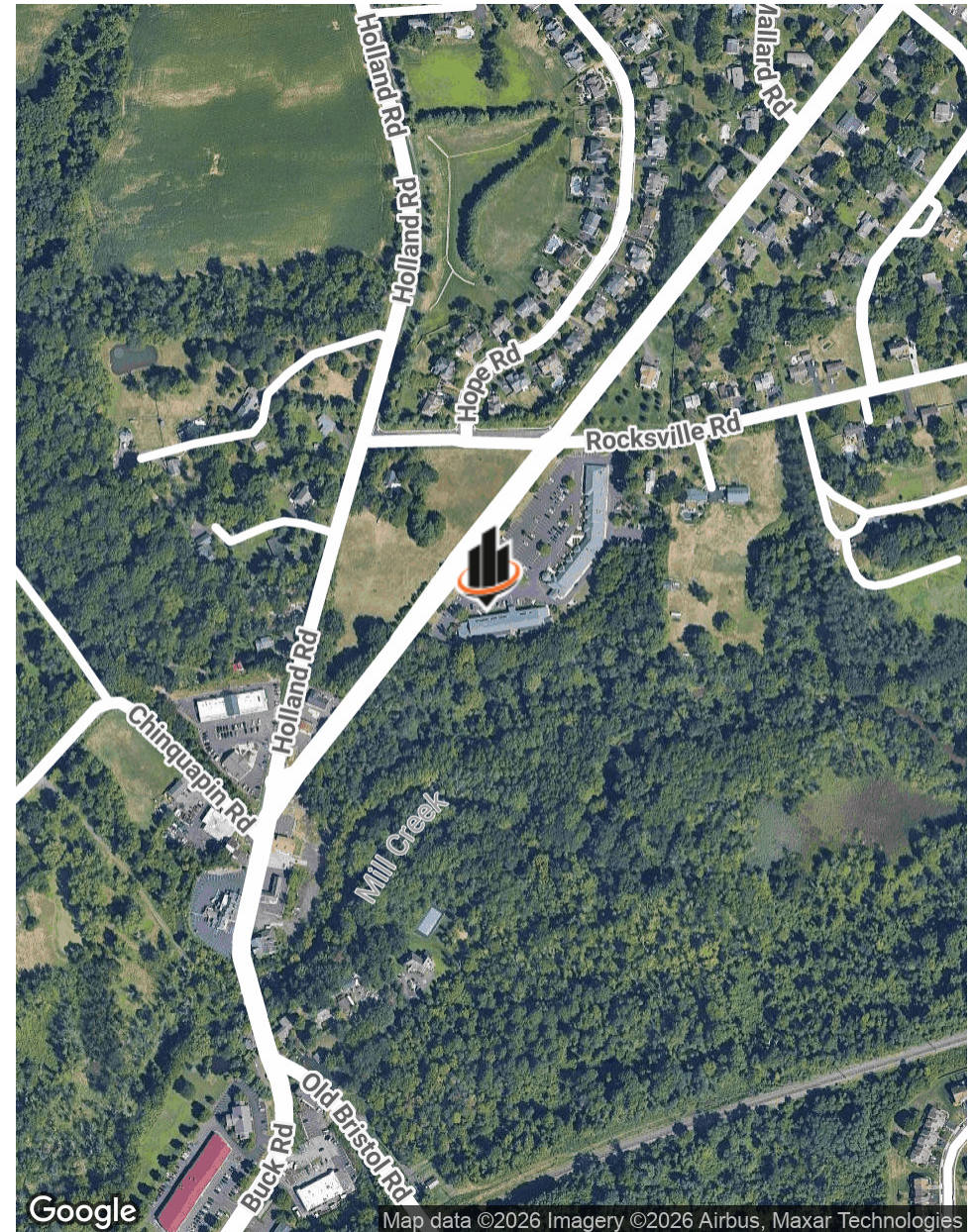
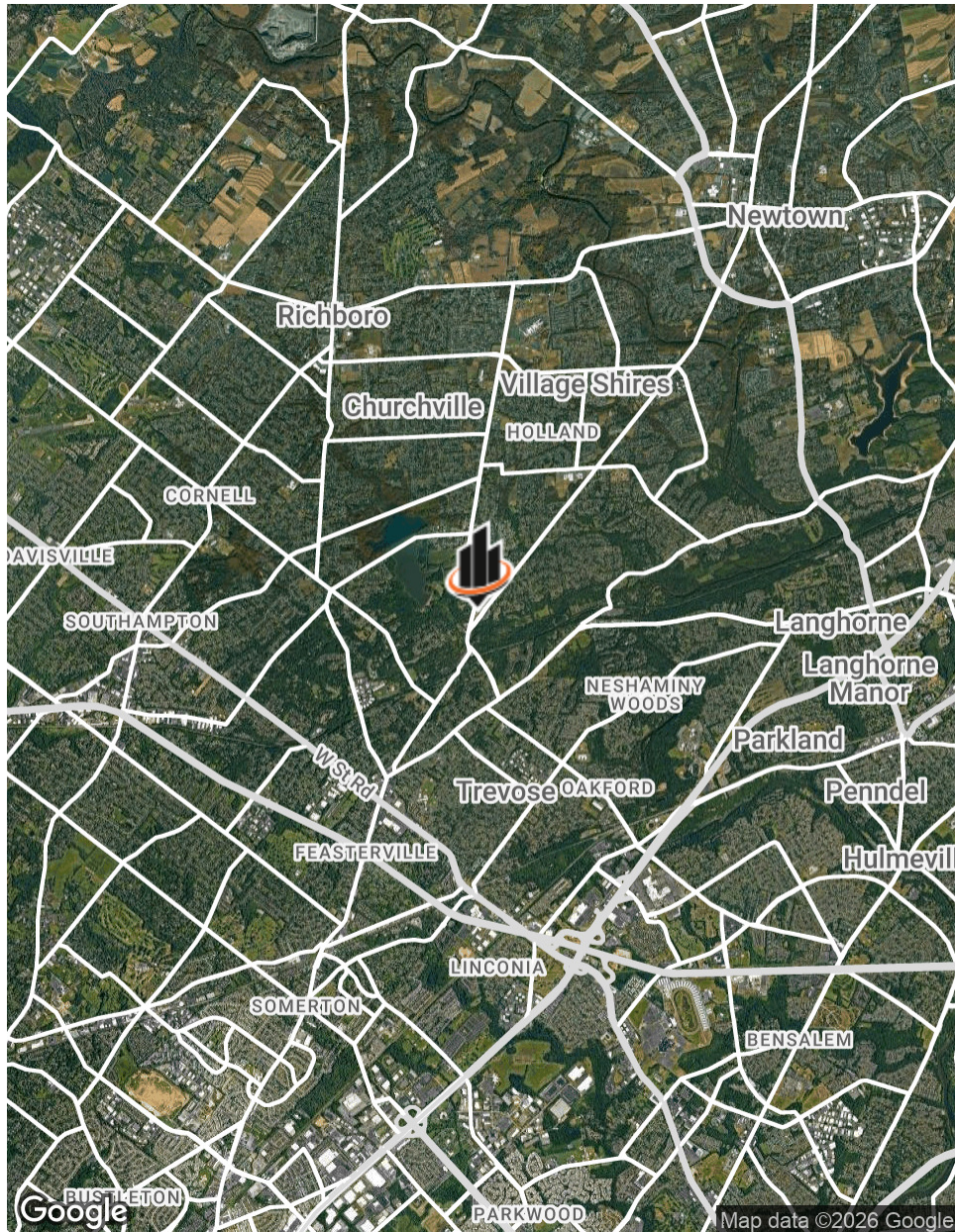
Ideally situated within the well established Pheasant Valley Office, this medical office condominium enjoys a highly visible location along Bucks Road (Route 413) in the heart of Holland, Bucks County. The property offers excellent accessibility to Route 332 (Newtown Bypass), Route 532 (Buck Road), I-295, the Pennsylvania Turnpike (I-276), and Route 1, providing convenient access throughout Bucks County, Northeast Philadelphia, and Central New Jersey. The surrounding area is one of the region's most desirable communities, with a dense population, above-average household incomes, and a strong concentration of established neighborhoods that support medical and professional office uses. The property is located near St. Mary Medical Center, Jefferson Health facilities, numerous physician practices, retail centers, and restaurants.



REGIONAL MAP



AERIAL MAP





The Zoning



Part 5**Commercial/Office Districts****§27-501. Specific Intent.**

In addition to the goals set forth in Part 1, the establishment and regulation of commercial zoning districts with respect to use, height, bulk, parking, loading and similar provisions is intended to achieve the following goals:

- A. To provide sufficient space within the Township for a variety of commercial, office and service uses to meet the needs of Township residents as the population growth reaches specific levels.
- B. To assure that traffic congestion related to commercial and office use is minimized and that adequate off-street parking and loading is provided.
- C. To protect nearby established or projected residential areas from noise, glare, odor or any other obnoxious condition which might result from commercially oriented uses.
- D. To reduce shopping travel time and vehicle trips for Township residents by providing for future neighborhood shopping areas where required and in convenient locations.

(Ord. 160, 4/6/1977)

§27-502. General Commercial/Office District.

1. *Specific Purpose.* The C-2 General Commercial/Office District is intended to provide convenient pedestrian-oriented facilities and personal service needs of local residents. It is the specific intention of the Township to limit the locations of such district and to prevent unwarranted expansion of strip-type commercial development along the Township's major streets and highways. [Ord. 497]

2. Use regulations in the C-2 District shall be as follows:

A. *Uses by Right.*

(1) Any use by right permitted in the R-3 Multi-family Residential District, provided that such residential uses exist in conjunction with the commercial uses by right specified under paragraph .A(2), (3), (4) and (5). [Ord. 210]

(2) Retail stores or outlets for the sale of baked goods, beverages, flowers, food products, drugs, pharmaceuticals, sundries, paints, dry goods, notions, wearing apparel, footwear, appliances, hardware, plumbing supplies, paper products, books (excluding adult uses), photography equipment, professional supplies and equipment, office supplies, precut lumber supplies, furniture, jewelry, house furnishings, antiques, stationery, newspapers and magazines, tobacco products, gifts and novelties, optical supplies, sporting goods and similar retail uses.

(3) Business, personal service or professional offices related to doctors, lawyers, dentists, architects, engineers, real estate, banking, finance and credit agencies, insurance, photography shops or studios, advertising, employment

agencies, accounting, business management, printing, interior decorating, governmental offices, utility company offices and similar types of office use.

(4) Other personal service uses such as hair styling, clothing repair, tailor shops, appliance repair, shoe repair, pickup and delivery shops for cleaning and dry cleaning, electrical repair shops, plumbing shops, bicycle repair, trade schools, personal recreation facilities such as bowling alleys, theaters or similar indoor recreation uses, and similar uses for personal services.

(5) Restaurant, tavern, mortuary or funeral establishment, private clubs or lodges (nonprofit, member only), automated telephone and utility substation.

(6) Branch postal services. [Ord. 346]

B. Conditional Uses (see Part 9).

(1) Automotive and farm equipment sales requiring a showroom and office with repair or service facilities fully enclosed and meeting the physical performance requirements in Part 11. Such use or uses shall require a minimum lot area of 30,000 square feet and a minimum lot width of 150 feet at the street line.

(2) Gasoline service stations limited to the sale of gasoline, oil products, tires, batteries, automotive service products, lubrication, engine repair, State inspection, interior washing. Such use shall require a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet at the street line.

(3) Motel, motor hotel and rooming house.

(4) Shopping center, on a lot of at least 5 acres, subject to the regulations of §27-503.3.C through .E, .I and .J. The foregoing regulations shall apply in addition to all other applicable standards set forth in this Chapter. [Ord. 497]

C. Use by Special Exception.

(1) Commercial dry-cleaning and laundry plant, in accordance with the following criteria:

(a) The facility or use shall not occupy a gross area larger than 2,500 square feet.

(b) The facility shall be designed, used and occupied only when physically connected to a pickup and delivery store and shall be limited to the cleaning of garments, fabrics, etc., which are picked up and delivered from a store or outlet located within the confines of Northampton Township.

(c) Outdoor venting of solvent vapors shall be prohibited except for the normal machine vent cycle.

(d) The facility shall have an off-street loading area in accordance with §27-1109.

(e) Cleaning solvents must be of the nonflammable type and must be restricted to perchloroethylene or an equivalent nonpetroleum-based solvent. All toxic or hazardous chemicals used must be contained within the machinery equipment and/or storage tanks (a totally closed system).

(f) Any applicant shall be required to submit the following:

1) A complete description of the business operation, including a list of the raw material utilized, materials identified as hazardous materials by either the United States Environmental Protection Agency or the Pennsylvania Department of Environmental Protection, and the quantities of each such material stored before and during use and stored on site awaiting shipment.

2) A letter certifying the applicant's understanding that any alteration or change in the use and/or storage of the above-referenced materials, by-products or waste products must be approved by the granting of a special exception.

3) A description of the method used for on-site disposal of waste generated by the applicant, including any pretreatment and any waste product other than normal domestic sewage.

4) An environmental impact analysis for any hazardous material or waste product identified in 40 CFR §261, the United States Code, published by the Environmental Protection Agency, or in regulations published in 25 Pa.Code Chapter 261a of the Rules and Regulations for the Pennsylvania Department of Environmental Protection, which shall include, but not be limited to, the exact method of receiving, handling, storage, use and disposal of such product or products, the impact of such use upon the employees, nearby employees, the neighborhood and the physical area which might be affected including, but not limited to, odors and odor thresholds, air, groundwater pollution potential, fire and safety hazards, and accidental discharge remedies, all of which shall be prepared by persons with expertise related to the process. [Ord. 561]

(g) Written records shall be kept on premises of the inventory of on-site chemicals and the stored quantity of hazardous waste and shall be available for inspection by Township officials during business hours.

[Ord. 207]

(2) Municipal uses, per standards in §27-1121. [Ord. 289]

D. *Accessory Uses.* Any use which is entirely incidental and subordinate to the above permitted uses and is located on the same lot or parcel.

3. Area and development regulations in the C-2 District shall be as follows:

- A. Minimum lot area: 15,000 square feet.
- B. Minimum lot width (at street): 75 feet.
- C. Maximum building coverage: 35 percent of lot area.
- D. Minimum front yard: 50 feet.
- E. Minimum rear yard: 50 feet.
- F. Minimum side yards, each/aggregate: 15/30 feet.

G. Buffer area (see Part 11) for side and rear yards abutting any residential district: 20 feet.

H. Public sewer and public water connections shall be required, if available within 150 feet of the site. [Ord. 210]

4. Off-street loading for all developments shall be provided in accordance with §27-1109. [Ord. 470]

5. *Additional Design Standards for the C-2 District.*

A. *Lighting for parking, driveways and loading areas.* All parking areas, driveways and loading areas shall be provided with a lighting system meeting the requirements of §22-617 of the Township Subdivision and Land Development Ordinance [Chapter 22]. All lighting shall be shielded from traffic on any public right-of-way and from any residential district.

B. *Outdoor Storage.* No permanent storage or display for sale of merchandise, articles or equipment shall be permitted outside a building. All garbage, trash and rubbish shall be stored in airtight, vermin-proof containers and also shall be screened from public view. Any commercial use furnishing carts or mobile baskets as a service to shoppers shall provide areas within the required parking space areas for storage of said carts or mobile baskets. Such a defined storage area shall be clearly marked for storage of carts or mobile baskets.

C. *Freestanding Structures.* If a freestanding structure (such as a drive-in bank, photo pickup stand, etc.) is proposed and approved for use, such use or structure shall conform to all other requirements of this Chapter as if such were a principal structure. Such use must be designed or located to be free from traffic hazards related to interior circulation and parking facilities required for other uses.

[Ord. 210]

6. *Village Overlay District.*

A. Uses permitted by right within the underlying C-2 District shall be permitted by right within the Village Overlay District.

B. Uses permitted by conditional use or by special exception within the underlying C-2 District shall be permitted by conditional use within the Village Overlay District.

C. Uses not permitted by right, conditional use or special exception within the underlying C-2 District, but are permitted as a use by right, conditional use or special exception within the C-3, PO or IP Districts, shall be permitted by conditional use within the Village Overlay District.

D. Subdivision and land development activity utilizing the design criteria specified by the Village Overlay District shall comply with the provisions that are specified under §27-1125 of this Chapter as well as §22-502 of the Subdivision and Land Development Ordinance [Chapter 22].

E. Where conflicts between the provisions of the C-2 Zoning District and Village Overlay District exist, the provisions of the Village Overlay District shall apply.

[Ord. 535]

(Ord. 160, 4/6/1977; as amended by Ord. 207, 4/25/1984; by Ord. 210, 5/9/1984; by Ord. 238, 8/13/1986; by Ord. 289, 5/10/1989; by Ord. 307, 6/13/1990; by Ord. 346, 2/26/1992; by Ord. 470, 12/13/2000; by Ord. 497, 9/22/2004; and by Ord. 535, 12/17/2008, §1; and by Ord. 561, 4/25/2012)

A photograph of a modern building's exterior. The building features light-colored horizontal siding and large, dark-framed windows. A dark door with the number '106' is visible on the right. The windows reflect a parking lot with several cars and greenery. A dark overhang is visible above the windows. A concrete walkway leads to the door, and a small area of pebbles is visible near the base of the building. A dark grey semi-transparent banner is overlaid on the bottom half of the image, containing the text 'The Demographics'.

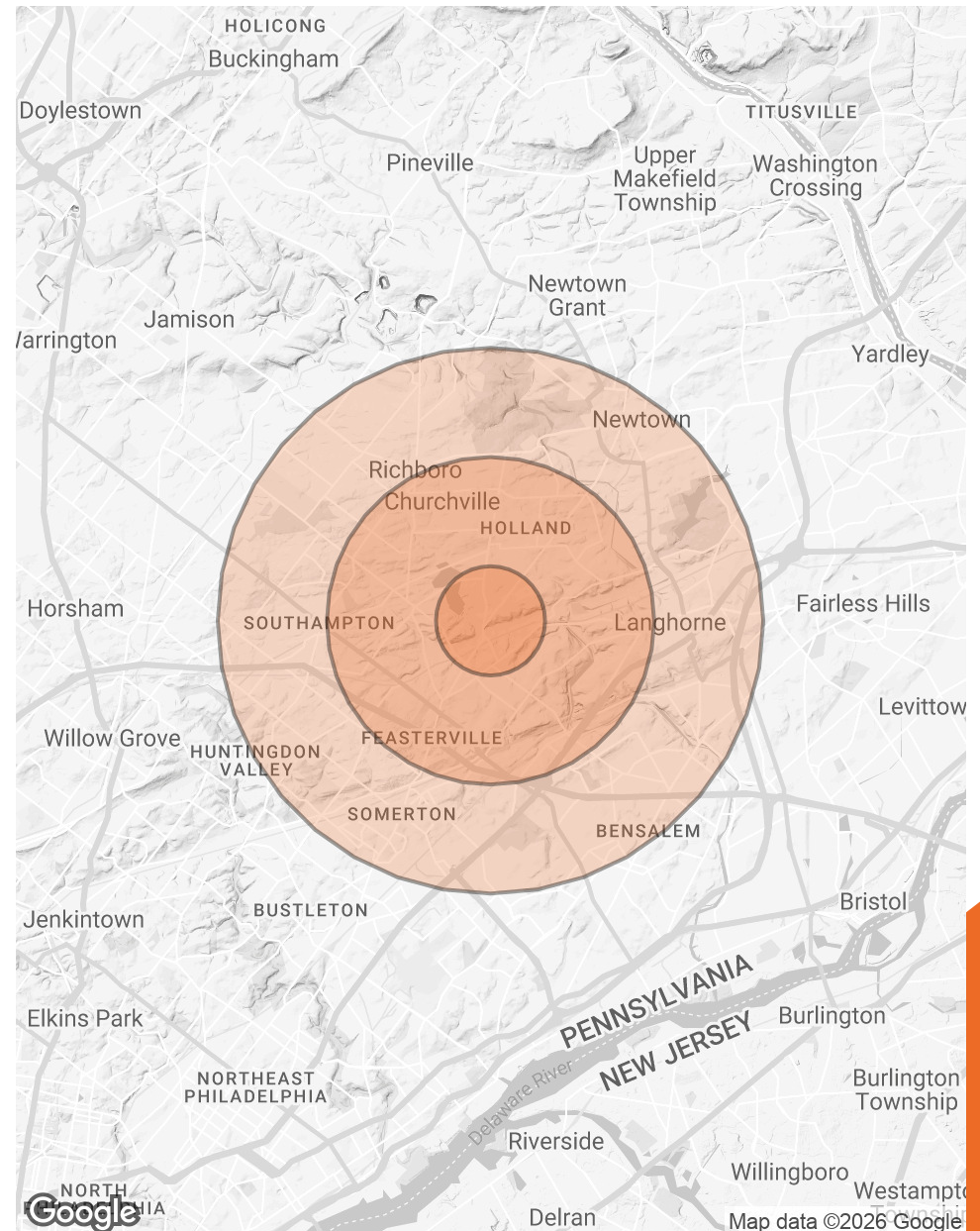
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,510	61,887	179,966
AVERAGE AGE	42.6	42.2	42.1
AVERAGE AGE (MALE)	42.1	41.2	41.0
AVERAGE AGE (FEMALE)	43.2	43.0	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,869	22,622	64,977
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$125,688	\$98,972	\$93,798
AVERAGE HOUSE VALUE	\$410,021	\$373,017	\$353,327

2020 American Community Survey (ACS)





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.



Collective Strength, Accelerated Growth

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