

KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

SALE



390 W. LINCOLN HWY, EXTON, WEST WHITELAND TWP., PA 19341

DESCRIPTION:

- TWO PARCELS TOTALING 10.4 +/- ACRES FOR SALE
- ADDITIONAL 3.53 +/- ACRES ALSO AVAILABLE FOR SALE
- CORNER LOCATION AT RT. 30 & WHITFORD ROAD
- SITUATED AT A SIGNALIZED INTERSECTION
- ZONED OFFICE/COMMERCIAL DISTRICT & LIMITED INDUSTRIAL DISTRICT
- PUBLIC WATER & SEWER AVAILABLE

FEATURES:

- 10.4 +/- ACRES IS FULLY APPROVED FOR AUTO SALES AND SERVICE
- CLOSE PROXIMITY TO RT. 100, RT. 322, RT. 202 & RT. 401
- SURROUNDED BY RETAIL, OFFICE, RESTAURANTS, BUSINESSES & RESIDENTIAL
- IDEAL LOCATION FOR MULTIPLE USES

TERMS:

- SALE PRICE FOR 10.4 ACRES - \$2,950,000.00
- SALE PRICE FOR 13.93 ACRES - \$3,950,000.00

FOR FURTHER INFORMATION CONTACT:

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Chadwell
Apartments

The Commons at
Lincoln Center
Office Park

Keva Flats
Luxury
Apartments



SUBJECT PROPERTY

Oaklands
Corporate
Office Park

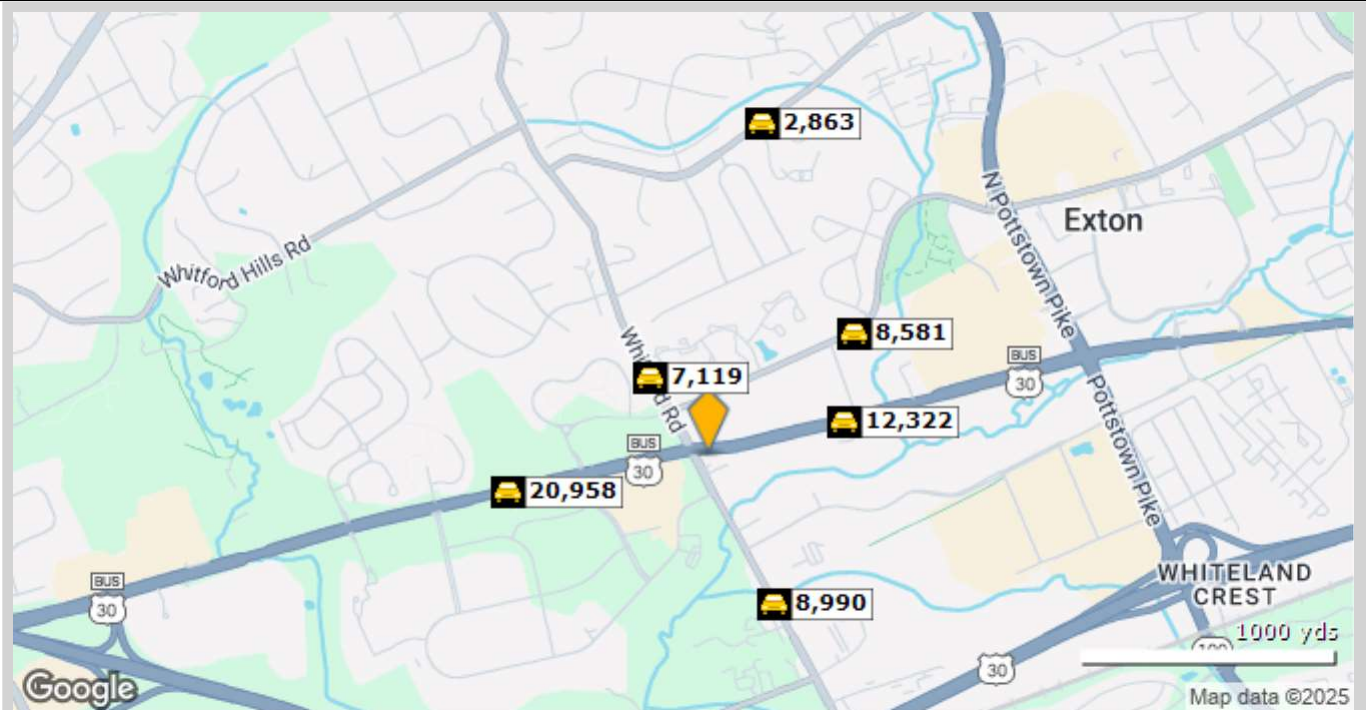


Traffic Count Report

390 W Lincoln

390 W Lincoln Hwy, Exton, PA 19341

Building Type:
 Secondary:
 GLA:
 Year Built:
 Total Available:
 % Leased:
 Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Whitford Rd	Lindenwood Dr	0.03 NW	2020	5,049	MPSI	.22
2	N Whitford Rd	Lindenwood Dr	0.03 NW	2018	5,479	MPSI	.23
3	N Whitford Rd	Lindenwood Dr	0.03 NW	2022	7,119	MPSI	.23
4	US Hwy 30	John Roberts Thomas Dr	0.12 W	2022	12,322	MPSI	.32
5	S Whitford Rd	Quarry Ln	0.02 SE	2018	9,275	MPSI	.36
6	S Whitford Rd	Quarry Ln	0.02 SE	2022	8,990	MPSI	.36
7	Waterloo Blvd	Steeplechase Dr	0.05 NE	2022	8,581	MPSI	.44
8	US Hwy 30	Oaklands Blvd	0.17 W	2018	17,277	MPSI	.46
9	US Hwy 30	Oaklands Blvd	0.17 W	2022	20,958	MPSI	.46
10	Shoen Road	Fox Run Rd	0.02 NE	2022	2,863	MPSI	.77



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§ 325-15.2. O/C – Office/Commercial District.

A. Purpose.

- (1) To accommodate the development of projects that integrate retail commercial and office-type uses at high-visibility locations that are not well suited for residential use.
- (2) To accommodate nonresidential uses that require the ease of access afforded by Lincoln Highway and nearby mass transit facilities.

B. Use regulations. A lot may be used for any one or more of the following purposes, except that no sexually oriented business shall be permitted. Conditional use review shall be required only when a project exceeds one or more of the thresholds specified in § 325-124A of this chapter.

- (1) Retail stores and service establishments, including convenience stores, personal service shops, and shopping centers, provided that the gross floor area of any building accommodating any of these use(s) shall not exceed 12,000 square feet, except as provided for below.
- (2) Office building.
- (3) Medical services.
- (4) Eating and drinking establishments.
- (5) Banks and other financial institutions and services.
- (6) Research and development facility, including laboratories and similar facilities for engineering and/or testing of materials, processes, or products.
- (7) Fitness facility.
- (8) Day-care facility for adults or children, subject to compliance with the applicable provisions of § 325-27 of this chapter.
- (9) Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that article.
- (10) Shopping centers with a total gross floor area exceeding 12,000 square feet are permitted on tracts with a minimum gross lot area of 20.0 acres. **[Amended 11-24-2015 by Ord. No. 428]**
- (11) Accessory uses incidental to any permitted use.

C. Area and bulk regulations. Where units within a structure or upon a tract are to be owned under a condominium arrangement, the following regulations shall be applied to the entire area over which the pertinent condominium association has interest (i.e., all of the condominium units in the aggregate as well as all common property directly owned by the association) and not to the individual condominium units. The dimensions of the individual condominium units shall be at the discretion of the developer and need not comply with this section. The provisions of this section are subject to modification in accordance with the

terms of Exhibit 4, Bonus Menu, of this chapter.¹ Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review.

- (1) Minimum gross lot area: 2.00 acres.
- (2) Maximum building coverage: 25% of net lot area.
- (3) Maximum impervious coverage: 65% of net lot area.
- (4) Minimum lot width at street line: 150 feet.
- (5) Minimum lot width at building: 300 feet.
- (6) Minimum front yard: 75 feet.
- (7) Minimum rear yard: 50 feet.
- (8) Minimum side yard: 50 feet.
- (9) Maximum structure height: 40 feet. **[Amended 10-11-2017 by Ord. No. 439]**

1. Editor's Note: Exhibit 4 is included as an attachment to this chapter.

§ 325-18. I-1 Limited Industrial District. [Amended by 5-23-2000 by Ord. No. 289]

- A. Intent. It is the intent of this section to provide an industrial district that is:
- (1) Compatible with surrounding residential and commercial districts and which will contain a consistent degree of aesthetic quality.
 - (2) Suitable for light manufacturing and assembly, research and development, wholesale, distribution and service uses.
- B. Use regulations. Subject to § 325-124A below, a single building may be erected, altered or used and a lot may be used for any one or more of the following purposes:
- (1) Research and development, engineering or testing laboratory.
 - (2) Administrative activities and offices related to permitted industrial uses.
 - (3) Warehouses for wholesale sales, distribution or storage, provided no materials are stored outside.
 - (4) Any light machining or manufacturing, testing, repair, storage or distribution of materials, goods, foodstuffs or products.
 - (5) Public utility installations providing no materials are stored outside.
 - (6) Veterinarian or boarding kennel.
 - (7) Day care as an accessory use to and within any permitted use above.
 - (8) Office buildings.
 - (9) Normal and customary accessory uses.
 - (10) Any one of the following uses when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter:
 - (a) Vocational training facility on 75 acres or more.
 - (b) Tower-based wireless communication facilities in accordance with the provisions and additional conditional use standards as set forth in the wireless communications facilities provisions section of this Zoning Ordinance and the applicable sections of the Township's Subdivision and Land Development Ordinance.¹ **[Amended 3-31-2015 by Ord. No. 422]**
 - (c) Solar energy systems as a principal use. **[Added 7-27-2011 by Ord. No. 392]**
 - (11) Surface land uses affiliated with transmission pipelines subject to § 325-28.3 of this chapter. **[Added 3-11-2015 by Ord. No. 421]**
- C. Area and bulk regulations. The area and bulk regulations shall be based upon developable acreage unless stated otherwise. The following regulations shall apply to all uses permitted

1. Editor's Note: See Ch. 281, Subdivision and Land Development.

in the I-1 District: **[Amended 3-10-2004 by Ord. No. 310]**

- (1) Lot size (minimum): two acres (gross acreage). **[Amended 3-10-2004 by Ord. No. 310]**
- (2) Building coverage (maximum): 25%. **[Amended 3-10-2004 by Ord. No. 310]**
- (3) Total impervious coverage (maximum): 65%. **[Amended 3-10-2004 by Ord. No. 310]**
- (4) Green area (minimum): 35%. **[Amended 3-10-2004 by Ord. No. 310]**
- (5) Lot width at street line (minimum): 100 feet.
- (6) Lot width at building line (minimum): 150 feet.
- (7) Front yard (minimum): 75 feet.
- (8) Rear yard (minimum): 50 feet.
- (9) Side yard (minimum for each): 35 feet.
- (10) Height (maximum): 35 feet.²
- (11) Provided that rear or side yards may be reduced to zero along a rail siding by the Board of Supervisors upon satisfactory evidence by the applicant, to the Board's satisfaction, that such a reduction is prudent and necessary for the proposed use or structure.

D. Performance standards. All uses shall comply with this section and the physical performance standards of § 325-41, and as promulgated on a form provided by the Township, certification or affidavits that the following design standards are to be conformed to by all uses in this district. In all instances, standards adopted by the American Society for Testing and Materials (ASTM) shall be deemed the minimal acceptable standards unless superseded by state or federal regulation:

- (1) No obnoxious, toxic or corrosive fumes or gases shall be emitted as result of the use.
- (2) No use shall emit offensive odors which are perceptible at lot lines.
- (3) No use shall discharge into the air dust or other particulate matter.
- (4) No use shall emit smoke from operations.
- (5) No use shall produce any heat or glare perceptible at or beyond the lot boundaries.
- (6) No use shall utilize lighting in a manner which produces glare perceptible at or beyond the lot boundaries.
- (7) No use shall permit physical vibrations perceptible at or beyond the lot boundaries.
- (8) No use shall emit potentially harmful radiation.
- (9) No use shall engage in the production or storage of any material designed for use as an

2. NOTE: Except that the maximum height may be increased to 50 feet; provided that 1) For each additional one foot over 35 feet, all other yard requirements shall be increased by one foot; or 2) Due to topographic or other site conditions, the Board finds the effect of the increased building height to be inconsequential with regard to internal site design and off-site visibility.

explosive.

- (10) No use shall engage in the storage of waste materials on the lot for any period beyond 30 days. Such waste material storage shall be located behind the front building line of the primary building and no closer than 50 feet to any rear or side lot line and shall be completely screened from the view of any street or adjoining property.
 - (11) No use shall discharge an objectionable and/or potentially dangerous effluent from plant operations.
 - (12) No industrial lagoons for chemicals or other liquid waste shall be permitted.
 - (13) No use shall be conducted so that noise, whether sustained or sporadic, shall exceed the level of ordinary conversation at the boundaries of the lot as outlined in § 325-41 of this chapter.
 - (14) Where applicable, the regulations in Article IX, Common Regulations, and Article XVII, Signs, shall apply for all uses.
 - (15) Loading facilities shall not be constructed within an area bounded by a triangle 50 feet on each side measured from the nearest point of intersecting street lines.
 - (16) Applicant shall show satisfactory intent to maximize aesthetic quality consistent with the use proposed (i.e., landscaping, screening, signs, etc.).
 - (17) All uses shall be conducted in compliance with applicable governmental regulations.
 - (18) All activity incident to such operation, except outside storage of raw materials and/or finished products, shall be wholly enclosed in suitable, permanent buildings.
 - (19) Outside storage of raw materials and/or finished products only within the buildable area of the lot behind the front building line of the main building and in a confined area which shall not exceed 50% of the floor area of the primary facility, nor 20 feet in height and such storage shall be further subject to regulations outlined in § 325-35, Storage, of this chapter.
 - (20) Storage of bulk liquids, excluding water, in aboveground tanks of greater than 10,000 gallons' capacity shall be prohibited.
- E. Condominium or similar type ownership of buildings is permitted in order to provide for the small business. A condominium group must conform to the above Subsection B; however, zero lot line (party wall) is permitted between units of the building.
- F. Industrial parks approved prior to December 8, 1998. The definition of "developable acreage" in §§ 325-8 and 325-18C, 325-33B(2)(b) and 325-40H(6) of this chapter shall not apply to industrial parks finally approved by the Township prior to December 8, 1998, pursuant to Sections 702(1)(i) and 704 of the West Whiteland Township Zoning Ordinance of 1986, as amended through November 30, 1998 (the "1986 Zoning Ordinance") and shall not apply to each lot created in such industrial parks (the aforesaid industrial parks and lots are hereinafter referred to as "existing industrial parks"). Development of existing industrial parks shall be governed by the provisions of the 1986 Zoning Ordinance, except as modified

and controlled by the following special regulations:

- (1) For purposes of area and bulk calculations, "developable acreage" shall mean the gross acreage of the tract or lot minus existing or future rights-of-way, floodplain areas, wetlands and steep slopes of 25% or greater.
- (2) Upon full development, the total impervious coverage of all of the lots in the existing industrial park shall be limited to 60% of the aggregate developable acreage, as defined in Subsection F(1) above, of all of the lots in that existing industrial park.
- (3) Existing perimeter vegetation and buffers in an existing industrial park shall not be removed or disturbed. Perimeter buffers on lots to be developed after the effective date of this subsection shall be a minimum of 15 feet in width, where practical, placed at the property line, right-of-way line or along the rim of stormwater management basins. In cases where a buffer 15 feet in width is not practical, a buffer a minimum of 12 1/2 feet in width shall be provided. The minimum number of shade trees required by Township ordinances may be increased up to 100% if required by the Township when a buffer reduction is permitted. The Township shall determine the locations of the additional shade trees.
- (4) Landscaping of the lots to be developed after the effective date of this subsection shall be in accordance with the then-current Chapter 281, Subdivision and Land Development, of the Code of the Township of West Whiteland; provided that full compliance with the landscaping requirements in the perimeter buffer area is not required if the applicant can demonstrate to the Board of Supervisors during the land development approval process that such landscaping requirements are not achievable within the buffer area due to the existing or necessary future utility easements or other such restrictions on the lot, in which case compliance with the landscaping requirements shall be required to the maximum extent possible as determined by the Township considering the existence of the aforesaid restrictions.
- (5) Parking stall spaces on lots to be initially developed after the effective date of this subsection may be nine feet by 18 feet in size.
- (6) Except as expressly set forth in this subsection to the contrary, all of the provisions and regulations of the West Whiteland Zoning Ordinance of 1986, as amended through November 30, 1998, shall apply to existing industrial parks.

ARTICLE X
Institutional District

§ 325-45. IN Institutional District.

- A. The IN Institutional District shall be and is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts except as otherwise provided in §325-45B. The regulations in this district shall supplement the regulations otherwise applicable in the aforementioned underlying zoning districts when a use permitted by this subsection herein below is proposed. The purpose of this district is to encourage the preservation and subsequent logical and timely development for institutional purposes, conference centers, and specialized residential housing uses. The protective standards in this article are intended to minimize any possible adverse effect of a use permitted in the IN Institutional District on nearby premises. **[Amended 5-9-2000 by Ord. No. 287; 11-24-2015 by Ord. No. 428; 10-14-2020 by Ord. No. 457; 5-25-2022 by Ord. No. 469]**
- (1) In the zoning districts where the Institutional District applies and is utilized, the regulations of this article shall supersede the use regulations and bulk regulations of the underlying zoning district. To the extent there is a conflict between any other regulation applicable in the underlying zoning district and the regulations applicable in the Institutional District, the more restrictive and comprehensive regulations shall apply.
 - (2) Should the Institutional District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
- B. Use regulations. The following uses, and no others, shall be permitted in this district:
- (1) Churches, chapels or other places of worship and their adjunct residential dwellings.
 - (2) Colleges, universities and theological schools and adjunct dormitories and other uses customarily incidental to a school.
 - (3) Convents and monasteries.
 - (4) Institutional headquarters for educational, fraternal, professional, religious and other nonprofit organizations of a similar nature.
 - (5) Medical and surgical hospitals or clinics and sanitarium and philanthropic institutions.
 - (6) Institutions for the care of the aged or children.
 - (7) Schools and other educational facilities.
 - (8) Municipal buildings, offices, garages and other municipal uses.
 - (9) Camps, recreational facilities and open space preservation areas.
 - (10) Libraries.

- (11) Cemeteries, provided that a tract of not less than 10 acres is available.
 - (12) Licensed nursing or convalescent home.
 - (13) Life-care and personal care living facilities for senior citizens and service facilities associated with a life-care facility, including community facilities, congregate dining facilities, personal care and health care services, including resident nursing beds and nursing care for not more than 25% of the maximum population of the life-care facility to which these services are associated. These services shall be for the exclusive use of the residents of the associated facility, except that they may be open to nonresidents during the first three years of the facility's operation.
 - (14) Conference center with professional meeting and training facilities for 50 or more persons, which may include related lodging and dining facilities; provided, that, the minimum lot size is 25 acres. Recreational facilities, service stores and other similar facilities for use exclusively by conference participants and employees shall be permitted in conjunction with the conference center.
 - (15) Active adult community along with active adult community accessory use(s), including clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, guest parking, dog park, outdoor grilling, picnic areas, and other similar uses to the foregoing. Active adult communities are not permitted the IN Institutional District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts. **[Added 5-25-2022 by Ord. No. 469¹**
 - (16) Accessory uses customarily incidental to any of the above uses including, but not limited to, agriculture, offices of staff doctors, residences of institutional employees and recreational facilities
- C. Development regulations. For all authorized buildings and uses, except for an active adult community or where a more specific requirement is provided for a life-care facility, the following regulations shall apply: **[Amended 5-25-2022 by Ord. No. 469]**
- (1) Area and width. No institutional district lot shall be less than four acres, and no institutional district lot shall have a width of less than 100 feet measured along the building line.
 - (2) Lot coverage. The total impervious coverage shall not exceed 50% of the total lot area. The remaining area shall be used for and maintained as landscaped open space, a recreational area, woodlands or similar nonintensive use.
 - (3) Height. The maximum height of any building shall be 35 feet, excluding steeples.
 - (4) Sewer and water facilities. The proposed institutional use shall be served by a public sewer and water system.
 - (5) Building and parking setbacks. The following building and parking setback requirements shall apply to all development in the IN Institutional District.

1. Editor's Note: This ordinance also redesignated former Subsection B(15) as Subsection B(16).

Setback Requirement	Distance (feet)
Minimum building setbacks:*	
From road right-of-way	50
From any other property line	50
From interior drives or parking lots except in areas required for loading or passenger dropoff	15
From adjacent buildings. (All structures connected by common roof lines or covered walkways shall be considered one building.)	Distance equal to height of taller building
Minimum parking setbacks	25

NOTES:

* Minimum required setback shall be increased one foot for each foot or portion thereof of building height in excess of 35 feet.

- (6) General landscape requirements. In addition to the buffers required in § 325-33 herein, all other areas not devoted to buildings or parking shall be landscaped with trees, shrubs, ornamental plants and grass or other appropriate ground cover.
 - (7) Parking lot landscaping. For parking areas of more than 20 cars, a minimum of 10% of the parking lot shall be devoted to interior parking lot landscaping, exclusive of any other landscaping or buffering requirements of this article. The minimum dimension of a planting island shall be nine by 18 feet.
 - (8) Landscape plan. A landscape plan shall be submitted for any development in the IN District to document all proposed buffering, general tract landscaping and parking lot landscaping.
- D. Life-care facilities. Recognizing the growing need for life-care facilities for the aged, which includes the need for quality housing, community, health and nursing centers, open space and recreational areas, regulations are provided to permit the development of life-care communities, as a conditional use subject to the following: **[Amended 3-10-2004 by Ord. No. 310]**
- (1) Administration. The administration of the procedures for application and approval of life-care facilities shall be vested exclusively in the Board of Supervisors as provided by § 325-124 of this chapter.
 - (2) Prerequisites for life-care facilities development. The following conditions must be satisfied before an application for a life-care facility can be considered.
 - (a) Any tract of land to be so developed shall be in one ownership or, in case of

multiple ownership of the tract, evidence shall be presented of a written agreement between the parties involved and said agreement shall provide in terms satisfactory to the Board, that the development will be in accordance with a single plan with common authority and common responsibility.

- (b) The tract must have available sewer and water facilities satisfactory to the Board. In this regard, centralized sewer and public water will be deemed to be satisfactory to the Board.
 - (c) The tract size must be a minimum of 20 acres.
 - (d) The life-care operation shall be subject to payment of real estate taxes and/or make alternative equivalent arrangement.
- (3) Use regulations. Subject to § 325-124A below:
- (a) Residential. Two-family detached dwelling, single-family semidetached dwelling, single-family attached dwellings, multifamily dwelling, interconnected by means of covered or enclosed walkways, with provision for wheel chair access to all units and facilities.
 - (b) Accessory uses. Community center, nursing facility, medical health center, central dining facilities, administrative offices used in the management of the life-care facility and activity, craft, hobby, gift and personal service shops reasonably integrated in the residential community and intended for its exclusive use.
- (4) Area, bulk and density regulations. The following regulations shall apply to life-care facilities in all areas of the Township.
- (a) Gross residential density (maximum): four dwelling units per acre.
 - (b) Building coverage (maximum): 20%.
 - (c) Lot coverage (maximum): 30%.
 - (d) Common open space (minimum): 50%.
 - (e) Height (maximum): 15 feet.²
 - (f) Building setback from exterior streets, roads or highways: 100 feet.
 - (g) Building setback from property line: 100 feet.
- (5) Development standards. The following standards shall govern the design of a life-care facility.
- (a) General tract considerations.

[1] Consideration shall be given to protecting and improving aesthetic quality of the tract. Earthmoving, including filling, tree clearance and destruction of

2. NOTE: Except that the maximum height may be increased to 35 feet; provided that for each additional one foot of height over 15 feet all setbacks from lot lines shall be increased by five feet.

natural amenities, including views shall be minimized. Natural features such as lakes, streams and wooded slopes shall be preserved and incorporated into the design of the development wherever possible and desirable. The location of trees and other natural features must be considered when planning the open space, location of buildings, roads, parking areas, underground services, walks and finished grades. In order to facilitate adequate general tract design, the applicant shall prepare a site analysis, including graphic material of the natural conditions of the tract.

- [2] High quality landscaping shall be regarded as an essential feature of the life-care facility and shall conform to § 325-32 of this chapter. Particular attention shall be given to the landscaping of parking areas and streets.
- [3] Design and construction shall be such as to minimize any adverse effect on adjoining properties.

(b) Housing sites.

- [1] Dwellings may be provided for separate ownership and rental.
- [2] To create architectural interest in the layout and character within the life-care facility, variations in building setbacks shall be encouraged.
- [3] All housing shall be designed with regard to the topographic and other natural features on the site.
- [4] Housing shall be designed and sited so as to provide adequate privacy between dwelling units.
- [5] The life-care community shall be designed to include individual unit and central control of security, fire and life safety systems.
- [6] Routes for vehicular and pedestrian access and circulation and parking shall be convenient without creating nuisances or detracting from residential privacy.
- [7] All trash, refuse and similar containers therefor shall be directly concealed from view.

(c) Common open space.

- [1] Areas agreed by the applicant and the Township to be set aside for open space and residential areas shall be suitable for the designated purpose and in any case shall be consistent with the Township policy and plan for future land use.
- [2] Open space shall contain no major structures other than those related to the purposes of open space and shall be maintained by the life-care community.
- [3] Up to 50% of an underground utility easement or 30% of an aboveground utility easement may be considered for part of the total common open space area required.

(d) Streets, parking and sidewalks.

- [1] Streets within the life-care facility development shall be related to land uses and to the adjacent street system, as well as to the layout of the housing and accessory uses. Each street shall be designed and constructed in accordance with the applicable specifications of Chapter 281, Subdivision and Land Development, of the Code of the Township of West Whiteland. However, where the purposes of this article would be served, the Board may modify the specific terms of Chapter 281, Subdivision and Land Development, provided that a similar standard in performance is achieved. Where private streets are proposed, acceptable provision for their maintenance shall be an essential part of the development plan.
- [2] Parking for all uses within the life-care facility development shall be in accordance with the requirements for off-street parking set forth in § 325-39 herein, with the exception that residential parking requirements shall be one space for every two residential units.
- [3] An adequate system shall be provided for safe and convenient pedestrian circulation consisting of approved paved all-weather surface walkways. Particular attention shall be given to pedestrian safety along the various streets proposed to be constructed.

(e) Lighting.

- [1] Lighting shall be provided and maintained in accordance with § 325-34 of this chapter.
- [2] All utilities shall be underground within the life-care facility development.

(6) Application for approval of life-care facility development.

- (a) An application for approval of a life-care facility shall be filed with the Township Secretary by or on behalf of the owner or owners of the land in accordance with § 325-124 of this chapter. The fee for review of the application for approval shall be as hereinafter provided in § 325-122.
- (b) Plans submitted for approval shall be signed and sealed by a registered engineer and prepared in accordance with all applicable Township ordinances except as noted below and shall show the following:
 - [1] The location, size and topography of the site and the nature of the landowner's interest in the land proposed to be developed.
 - [2] The zoning designations of the subject land area and adjoining properties. Any zoning district boundaries contained within the overall tract(s) shall be clearly indicated and described by their respective metes and bounds as well as gross land areas.
 - [3] The location, size and uses of the common open space and the form of organization proposed to own and maintain the common open space.

- [4] The use and the approximate architectural design, height, bulk and location of buildings and other structures as well as any other site data for which compliance with zoning regulations under this chapter is required.
 - [5] The feasibility of proposals for the disposition of the sanitary waste and stormwater and provision of public water supply as determined by a professional engineer, registered in the Commonwealth of Pennsylvania.
 - [6] The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.
 - [7] The provisions for parking of vehicles and the location and width of proposed streets and public ways, together with a traffic feasibility study relative to anticipated impact on traffic circulation in the Township resulting from the proposed life-care facility and measures proposed to minimize such impact.
 - [8] The required modification in the land use regulations otherwise applicable to the subject property.
 - [9] Descriptions of any public facilities which would be required to be provided in connection with the proposed life-care facility.
 - [10] In the case of development plans which call for development over a period of years, the landowner shall designate geographic sections for development under the plan and file a schedule showing the proposed times within which applications for final approval of all sections of the development are intended to be filed. This schedule must be updated annually, on the anniversary of its approval until the development is completed and accepted and is subject to approval by the Board upon each submission.
 - [11] Additional information as required by the Planning Commission and/or the Board of Supervisors.
- (7) Introductory and economic statements.
- (a) The applicant shall submit with the application a written statement setting forth a description of the project, details about the owner (and if corporate, its Board of Directors, officers, capitalization and shareholders), how the project will be financed through the construction period and thereafter, the timetable for construction; details on how the project will be operated and the reasons why, in the applicant's opinion, a life-care facility would be in the public interest and would be consistent with the Comprehensive Plan for the development of the Township.
 - (b) The applicant shall submit with its application an economic impact statement, describing the economic benefits, if any, to the public and Township from the project.
- (8) Enforcement and modification of provisions of the plan.
- (a) To further the mutual interest of the residents of the life-care facility and of the

public in the preservation of the integrity of the development plan, as finally approved, and to insure that modifications, if any, in the development plan shall not impair the reasonable reliance of the said residents upon the provisions of the development plan, nor result in changes that would adversely affect the public interest, the enforcement and modification of the provisions of the development plan as finally approved, whether those are recorded by plat, covenant, easement, or otherwise shall be subject to the provisions of the law as contained in § 706 of the Pennsylvania Municipalities Planning Code.³

- (b) In the event of conveyance of any land having been granted development plan approval under these sections, the surviving landowner(s) shall join in a new agreement as required under Subsection D(2)(a) above, prior to any application for construction of building(s) and/or improvements. Failure to provide evidence of such joinder in a form satisfactory to the Township shall be cause for invalidation of any prior approvals of development plans granted.
 - (c) Any approvals granted to development plans under these sections shall remain applicable to the entire tract of land so approved and shall be deemed to run with the land in the event of conveyance from the original landowner to another provided the new landowner shall have within 30 days of the date of conveyance, filed with the Township a certified letter (in a form satisfactory to the Township) acknowledging acceptance of and intent to comply with the development plan together with any stipulations that may apply. Lack of such acknowledgment within the time indicated shall be cause for invalidation by the Township of any prior approvals granted.
 - (d) A development plan, or any part thereof, which has been given final approval shall be so certified without delay by the Board and shall be filed of record forthwith in the Office of the Recorder of Deeds before any development shall take place in accordance therewith. Pending completion within five years of preliminary plan approval of said development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plan, or part thereof, as finally approved, shall be made except with the consent of the landowner.
- E. Nuisance controls. Institutional use(s) shall make provisions for control of each of the following:
- (1) Access. A planned system of efficient access, egress and internal circulation of traffic which shall interfere minimally with nearby traffic shall be required. Loading and unloading areas shall be provided where deemed necessary and shall be located to the rear of the proposed use and effectively screened from abutting residential district as set forth in § 325-33.
 - (2) Lighting. Lighting shall be arranged in a manner which will protect adjacent highways and neighboring properties from unreasonable direct glare.

3. Editor's Note: See 53 P.S. § 10706.

- (3) Solid waste disposal. A plan for the periodic, not less frequently than weekly, disposal of solid waste material shall be required. All solid waste shall be stored in covered containers either within a building or outside. Any trash disposal area outside a building shall be surrounded with either a masonry wall or opaque fence, in either case, a gate shall be provided for access to the trash container(s). The wall or fence shall be designed to shield the trash area from direct view of any adjacent property and must be at least six feet high. No solid waste shall be stored closer than 50 feet to any property line.

F. Active adult community. **[Added 5-25-2022 by Ord. No. 469]**

(1) Area and bulk regulations.

- (a) Minimum gross tract area: 75 acres.
- (b) Minimum building setbacks.
 - [1] From exterior road right-of-way: 50 feet.
 - [2] From tract perimeter where the tract perimeter is not defined by a by a road right-of-way: 50 feet.
- (c) Maximum building coverage: 30% of net tract area.
- (d) Maximum impervious coverage: 60% of net tract area.
- (e) Maximum building height: 35 feet.
- (f) Maximum density: 4.0 dwelling units per gross tract acre.
- (g) Maximum density: 4.0 dwelling units per gross tract acre.
 - [1] Minimum lot size: 7,500 square feet.
 - [2] Minimum lot width at the street line: 50 feet.
 - [3] Minimum front yard: 20 feet.
 - [4] Minimum side yard: 10 feet.
 - [5] Minimum rear yard: 25 feet. Covered decks that are not permanently enclosed and patios shall be permitted to project a maximum of five feet into the rear yard.
- (h) Two-family and townhouse dwellings shall comply with the following minimum building separation requirements:
 - [1] Rear to rear: 40 feet.
 - [2] Side to side: 20 feet.
 - [3] Other dwelling wall to dwelling wall: 35 feet.
- (i) Two-family and townhouse dwellings shall be set back a minimum of 20 feet from roads within an active adult community.

- (j) Two-family and townhouse dwellings shall be set back a minimum of 20 feet from roads within an active adult community.
- (2) Sewer and water facilities. An active adult community shall be served by public sewer and water systems.

Demographic Detail Report

390 W Lincoln 390 W Lincoln Hwy, Exton, PA 19341

Building Type:
Secondary:
GLA:
Year Built:

Total Available:
% Leased:
Rent/SF/Yr:



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,817	54,489	118,372
2024 Estimate	8,024	51,641	112,630
2020 Census	5,443	46,975	104,970
Growth 2024 - 2029	9.88%	5.51%	5.10%
Growth 2020 - 2024	47.42%	9.93%	7.30%
2024 Population by Age			
Age 0 - 4	568 7.08%	2,896 5.61%	5,962 5.29%
Age 5 - 9	461 5.75%	3,003 5.82%	6,221 5.52%
Age 10 - 14	375 4.67%	3,163 6.12%	6,762 6.00%
Age 15 - 19	379 4.72%	3,300 6.39%	7,244 6.43%
Age 20 - 24	419 5.22%	2,971 5.75%	6,791 6.03%
Age 25 - 29	539 6.72%	2,883 5.58%	6,580 5.84%
Age 30 - 34	726 9.05%	3,280 6.35%	6,996 6.21%
Age 35 - 39	704 8.77%	3,699 7.16%	7,612 6.76%
Age 40 - 44	570 7.10%	3,733 7.23%	7,734 6.87%
Age 45 - 49	417 5.20%	3,439 6.66%	7,277 6.46%
Age 50 - 54	376 4.69%	3,470 6.72%	7,315 6.49%
Age 55 - 59	363 4.52%	3,381 6.55%	7,241 6.43%
Age 60 - 64	391 4.87%	3,415 6.61%	7,521 6.68%
Age 65 - 69	540 6.73%	2,999 5.81%	6,563 5.83%
Age 70 - 74	485 6.04%	2,390 4.63%	5,447 4.84%
Age 75 - 79	339 4.22%	1,626 3.15%	3,954 3.51%
Age 80 - 84	225 2.80%	1,047 2.03%	2,708 2.40%
Age 85+	146 1.82%	943 1.83%	2,704 2.40%
Age 65+	1,735 21.62%	9,005 17.44%	21,376 18.98%
Median Age	38.90	40.80	41.40
Average Age	40.50	40.20	41.00



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Demographic Detail Report

390 W Lincoln						
390 W Lincoln Hwy, Exton, PA 19341						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	8,024		51,641		112,630	
White	5,542	69.07%	39,240	75.99%	86,688	76.97%
Black	240	2.99%	1,895	3.67%	4,474	3.97%
Am. Indian & Alaskan	2	0.02%	26	0.05%	80	0.07%
Asian	1,557	19.40%	6,680	12.94%	12,450	11.05%
Hawaiian & Pacific Island	0	0.00%	18	0.03%	60	0.05%
Other	683	8.51%	3,783	7.33%	8,878	7.88%
Population by Hispanic Origin	8,024		51,641		112,630	
Non-Hispanic Origin	7,744	96.51%	49,500	95.85%	106,568	94.62%
Hispanic Origin	280	3.49%	2,140	4.14%	6,062	5.38%
2024 Median Age, Male	37.80		39.90		40.30	
2024 Average Age, Male	39.20		39.30		39.90	
2024 Median Age, Female	40.20		41.80		42.50	
2024 Average Age, Female	41.80		41.20		42.00	
2024 Population by Occupation Classification	6,545		41,918		92,237	
Civilian Employed	5,090	77.77%	30,501	72.76%	65,218	70.71%
Civilian Unemployed	34	0.52%	626	1.49%	1,636	1.77%
Civilian Non-Labor Force	1,419	21.68%	10,781	25.72%	25,361	27.50%
Armed Forces	2	0.03%	10	0.02%	22	0.02%
Households by Marital Status	1,404		11,067		24,041	
Married	1,404		11,067		24,041	
Married No Children	709		5,877		13,309	
Married w/Children	695		5,190		10,732	
2024 Population by Education	5,927		37,883		83,558	
Some High School, No Diploma	77	1.30%	791	2.09%	2,343	2.80%
High School Grad (Incl Equivalency)	694	11.71%	5,549	14.65%	11,964	14.32%
Some College, No Degree	1,075	18.14%	6,633	17.51%	14,452	17.30%
Associate Degree	105	1.77%	1,577	4.16%	3,908	4.68%
Bachelor Degree	1,969	33.22%	14,161	37.38%	30,786	36.84%
Advanced Degree	2,007	33.86%	9,172	24.21%	20,105	24.06%



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Demographic Detail Report

390 W Lincoln						
390 W Lincoln Hwy, Exton, PA 19341						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,075		59,113		125,028	
Real Estate & Finance	478	4.74%	3,356	5.68%	7,579	6.06%
Professional & Management	4,201	41.70%	25,431	43.02%	53,012	42.40%
Public Administration	208	2.06%	874	1.48%	1,724	1.38%
Education & Health	1,688	16.75%	6,921	11.71%	14,245	11.39%
Services	445	4.42%	3,385	5.73%	6,969	5.57%
Information	111	1.10%	885	1.50%	1,667	1.33%
Sales	682	6.77%	5,230	8.85%	12,739	10.19%
Transportation	165	1.64%	838	1.42%	1,505	1.20%
Retail	161	1.60%	2,091	3.54%	5,371	4.30%
Wholesale	306	3.04%	962	1.63%	1,824	1.46%
Manufacturing	611	6.06%	3,856	6.52%	7,245	5.79%
Production	371	3.68%	1,831	3.10%	3,627	2.90%
Construction	147	1.46%	1,073	1.82%	2,305	1.84%
Utilities	94	0.93%	880	1.49%	2,131	1.70%
Agriculture & Mining	48	0.48%	76	0.13%	313	0.25%
Farming, Fishing, Forestry	5	0.05%	15	0.03%	151	0.12%
Other Services	354	3.51%	1,409	2.38%	2,621	2.10%
2024 Worker Travel Time to Job	4,401		25,485		53,852	
<30 Minutes	2,298	52.22%	15,843	62.17%	33,708	62.59%
30-60 Minutes	1,176	26.72%	6,846	26.86%	15,159	28.15%
60+ Minutes	927	21.06%	2,796	10.97%	4,985	9.26%
2020 Households by HH Size	2,327		17,738		39,874	
1-Person Households	661	28.41%	4,071	22.95%	9,677	24.27%
2-Person Households	788	33.86%	5,701	32.14%	13,136	32.94%
3-Person Households	418	17.96%	3,121	17.59%	6,610	16.58%
4-Person Households	339	14.57%	3,223	18.17%	6,747	16.92%
5-Person Households	83	3.57%	1,146	6.46%	2,583	6.48%
6-Person Households	29	1.25%	336	1.89%	777	1.95%
7 or more Person Households	9	0.39%	140	0.79%	344	0.86%
2024 Average Household Size	2.40		2.60		2.50	
Households						
2029 Projection	3,611		20,579		44,958	
2024 Estimate	3,296		19,475		42,718	
2020 Census	2,327		17,740		39,874	
Growth 2024 - 2029	9.56%		5.67%		5.24%	
Growth 2020 - 2024	41.64%		9.78%		7.13%	



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Demographic Detail Report

390 W Lincoln						
390 W Lincoln Hwy, Exton, PA 19341						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	3,298		19,475		42,719	
<\$25,000	157	4.76%	1,144	5.87%	3,241	7.59%
\$25,000 - \$50,000	126	3.82%	1,529	7.85%	3,981	9.32%
\$50,000 - \$75,000	189	5.73%	2,023	10.39%	4,641	10.86%
\$75,000 - \$100,000	518	15.71%	2,556	13.12%	5,213	12.20%
\$100,000 - \$125,000	713	21.62%	2,590	13.30%	5,120	11.99%
\$125,000 - \$150,000	218	6.61%	1,668	8.56%	4,018	9.41%
\$150,000 - \$200,000	495	15.01%	3,196	16.41%	6,236	14.60%
\$200,000+	882	26.74%	4,769	24.49%	10,269	24.04%
2024 Avg Household Income	\$161,857		\$153,173		\$148,627	
2024 Med Household Income	\$123,106		\$123,990		\$120,915	
2024 Occupied Housing	3,296		19,475		42,719	
Owner Occupied	1,383	41.96%	13,469	69.16%	30,028	70.29%
Renter Occupied	1,913	58.04%	6,006	30.84%	12,691	29.71%
2020 Housing Units	3,500		20,369		44,638	
1 Unit	2,330	66.57%	15,993	78.52%	34,826	78.02%
2 - 4 Units	142	4.06%	624	3.06%	1,756	3.93%
5 - 19 Units	462	13.20%	2,333	11.45%	4,290	9.61%
20+ Units	566	16.17%	1,419	6.97%	3,766	8.44%
2024 Housing Value	1,384		13,468		30,028	
<\$100,000	5	0.36%	248	1.84%	724	2.41%
\$100,000 - \$200,000	17	1.23%	217	1.61%	544	1.81%
\$200,000 - \$300,000	219	15.82%	2,098	15.58%	3,637	12.11%
\$300,000 - \$400,000	272	19.65%	2,877	21.36%	5,877	19.57%
\$400,000 - \$500,000	501	36.20%	3,740	27.77%	7,431	24.75%
\$500,000 - \$1,000,000	343	24.78%	4,120	30.59%	10,962	36.51%
\$1,000,000+	27	1.95%	168	1.25%	853	2.84%
2024 Median Home Value	\$435,728		\$434,599		\$456,950	
2024 Housing Units by Yr Built	3,500		20,484		44,918	
Built 2010+	562	16.06%	1,854	9.05%	5,254	11.70%
Built 2000 - 2010	162	4.63%	2,707	13.22%	6,883	15.32%
Built 1990 - 1999	718	20.51%	3,795	18.53%	7,594	16.91%
Built 1980 - 1989	711	20.31%	4,392	21.44%	7,541	16.79%
Built 1970 - 1979	359	10.26%	2,557	12.48%	5,413	12.05%
Built 1960 - 1969	182	5.20%	2,114	10.32%	3,837	8.54%
Built 1950 - 1959	98	2.80%	1,344	6.56%	2,762	6.15%
Built <1949	708	20.23%	1,721	8.40%	5,634	12.54%
2024 Median Year Built	1985		1985		1985	



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