

# ±34 Acres of Land For Sale

E Street Road & Hulmeville Road, Bensalem, PA 19020

±34 Acres Available For Sale



Questions? Contact Us.

**Greg Jones**

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## Highlights

- Unmatched ground in Lower Bucks County fronting Street Road in regional-Bensalem market
- **Purchase Price: \$25,000,000**
- Tax Estimate: \$1.07/psf
- E Street Road AADT: 36,599
- In close proximity to Interstate 95 N/S bound
- **★ Zoning: R11 (Residential District)**

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	16,735	100,724	285,328
Households	6,826	39,311	114,502
Avg HH Income	\$90,732	\$117,564	\$116,419
Daytime Employees	5,398	50,612	119,521



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**±34 ACRES  
AVAILABLE  
FOR SALE**

**132**

**513**

**E Street Road 36,599 AADT**

**Hulmeville Road 24,8829 AADT**



**Zoom Aerial**

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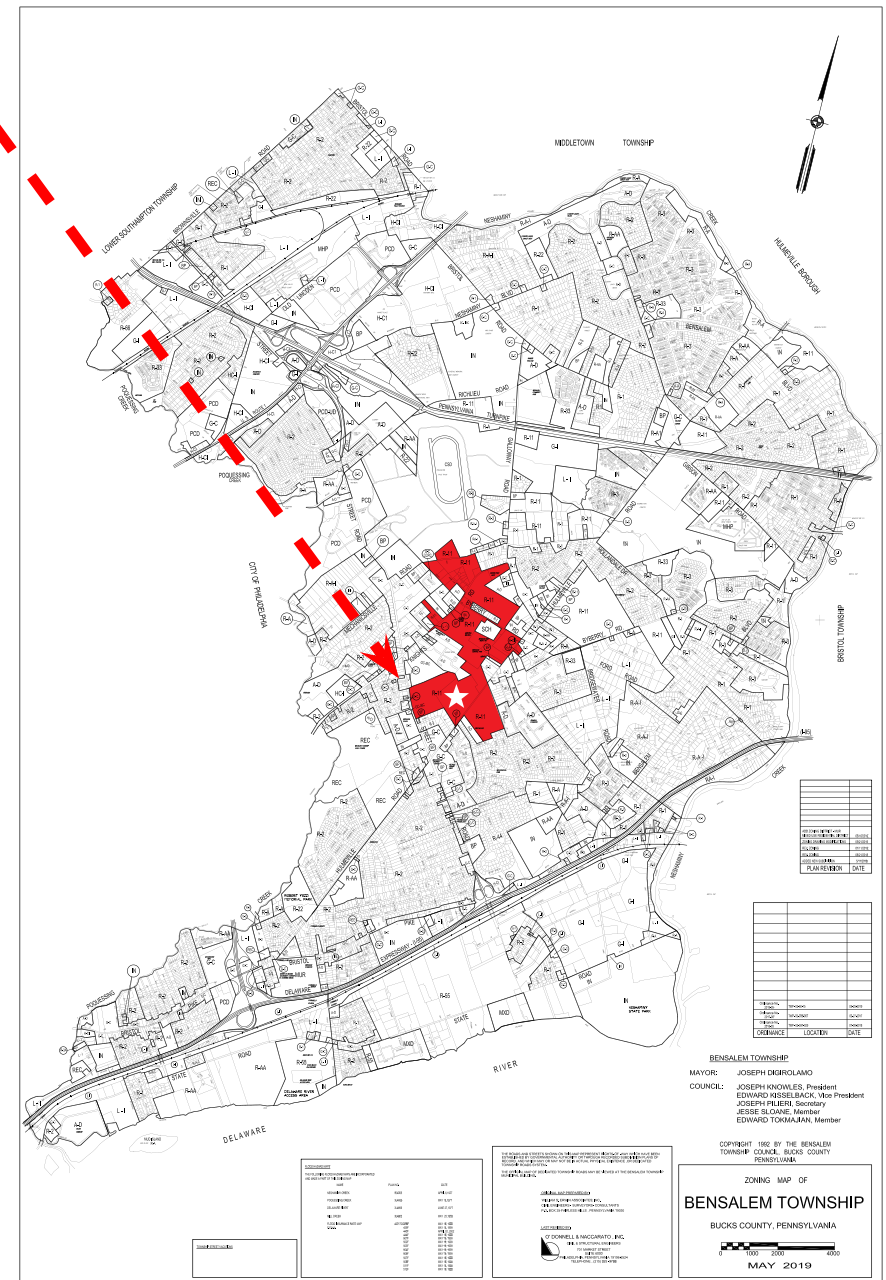
# Proposed Concept Plan

## ★ DIVISION 9. - R-11 RESIDENTIAL DISTRICT - - -

Sec. 232-226. - Use regulations.

A building may be erected or used, and an R-11 lot may be used or occupied for any one of the following uses and no other:

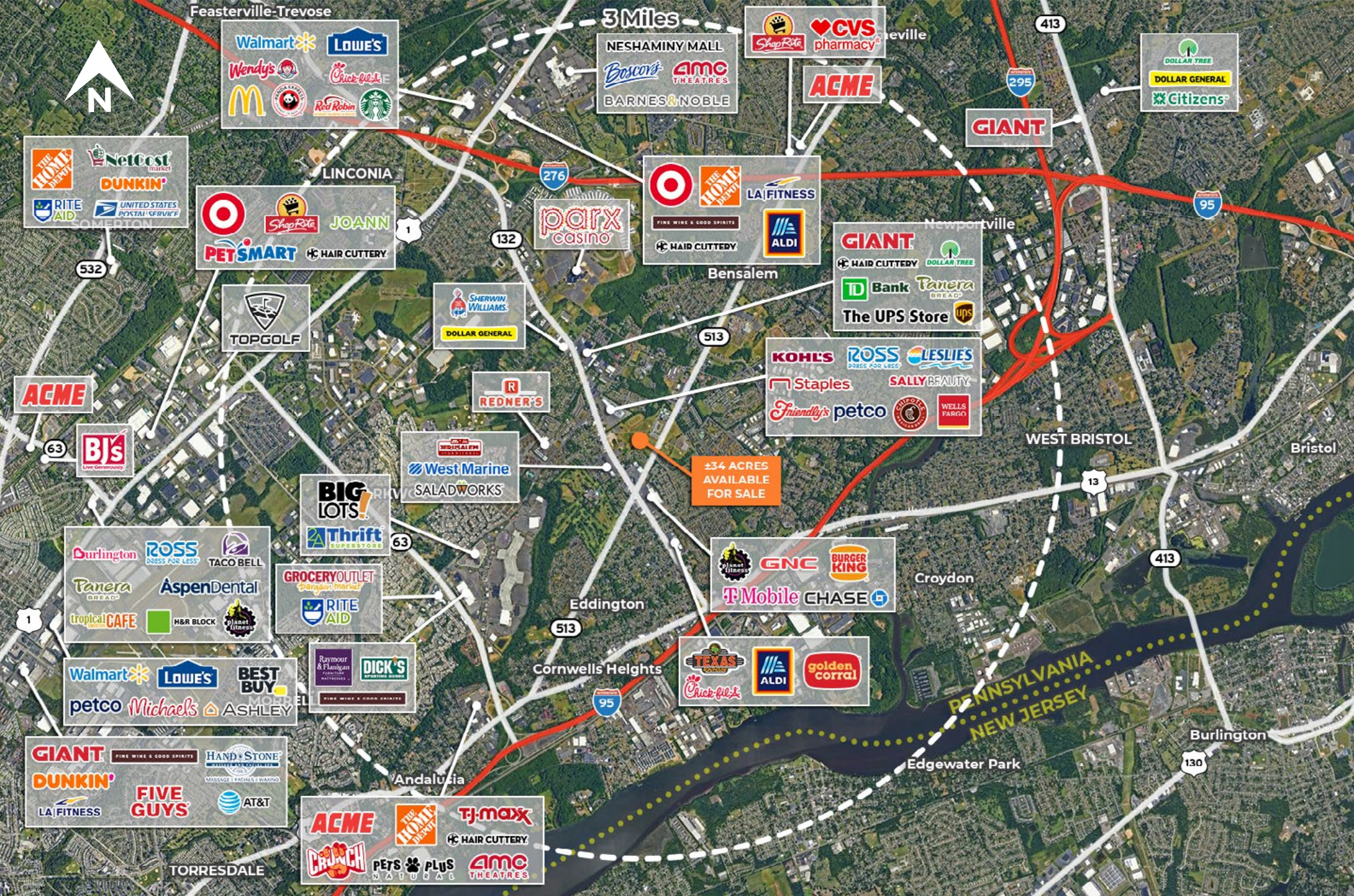
- (1) One single-family detached dwelling.
- (2) Residential agricultural uses, as defined in subsection 232-106(a).
- (3) Passenger shelter for railroad.
- (4) A municipal use, excluding a municipal auditorium, amphitheatre, pavilion or other similar municipal structure used as a municipal place of assembly.
- (5) Telephone central office; transmission line; electric substation, except that such use shall conform to the requirements of sections 232 436, 232-437 and 232 438 of this chapter.
  - a. Electronic/communication substation.
- (6) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses may be as follows:
  - a. Private garages or private parking areas.





# Local Aerial

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# Market Aerial