



# Lower Makefield Township, PA

*In The Middle of Everything*

## ***Distance to Major Cities***

	<i>(miles)</i>
<i>Princeton, NJ</i>	<i>17</i>
<i>Philadelphia, PA</i>	<i>25</i>
<i>New York, NY</i>	<i>70</i>
<i>Baltimore, MD</i>	<i>125</i>
<i>Washington, DC</i>	<i>165</i>
<i>Boston, MA</i>	<i>285</i>

Lower Makefield Township, uniquely positioned along the Northeast Corridor between Philadelphia and New York, offers attractive opportunities for local, regional or international businesses. Its impressive attributes include:

- Convenient transit options for commuting, air travel and freight
- Competitive cost of business
- Location in one of the most productive labor markets in the Mid-Atlantic
- Proximity to more than 100 colleges and universities
- High quality of life
- Diverse recreation, sports and leisure activities
- Abundant regional cultural venues
- Major banking and financial services
- Extensive health care services



## ***The Garden of Reflection***

*Lower Makefield's Garden of Reflection 9/11 Memorial was created to remember and honor all those who lost their lives on September 11, 2001. The magnificent park has been recognized as Pennsylvania's official 9/11 memorial.*

# Location, location, location.

## COMMERCIAL PROPERTIES

*Lower Makefield provides many options for business, ranging from Class A corporate office space to high-traffic retail, and proudly hosts four LEED Certified green buildings.*

### **777 Stony Hill Road**

In 2006 777 Township Line Road became the first LEED Certified green building in Lower Makefield and one of the first in Bucks County.

### **1000 Floral Vale Boulevard**

1000 Floral Vale Boulevard is a four-story 90,000 square foot Class A building, which was designed and constructed to meet LEED Green Building Gold certification.

### **Lower Makefield Corporate Center**

The **North Campus** is a 22-acre office development adjacent to Exit 49 of Interstate 95 on Route 332. It consists of three, three-story office buildings totaling 180,000 square feet, a single story, 3,500 square foot office building, a 6,200 square foot single story building as well as a 137-room Hampton Inn & Suites Hotel.

The **South Campus** is a stone's throw away at the corner of Stony Hill and Township Line Roads.

**Floral Vale Professional Park, Makefield Executive Quarters, Edgewood Village Executive Plaza and Heston Hall** host scores of professional practices, including medical, dental, financial and legal.



## RETAIL SHOPPING CENTERS

*Lower Makefield boasts three large, high-traffic shopping centers: Oxford Oaks Shopping Center anchored by Kohl's; Lower Makefield Shopping Center anchored by Giant, and Edgewood Village Shopping Center anchored by McCaffrey's.*

*The shopping centers are supported by strong residential communities with high household incomes in the surrounding areas.*

## RECENT SUCCESS STORIES

- Publicis Healthcare Communications Group signed a 10-year lease in Lower Makefield Township, moving more than 200 jobs to the area.
- Optinose, which has developed an innovative nasal drug delivery technology, moved their corporate offices from Oslo, Norway to Lower Makefield.
- Lower Bucks Pediatrics opened a new 12,000 square foot, two-story pediatrics office building includes 20 exam rooms, a triage center, two lab areas, private areas for nursing moms, a sick-child and a well-child waiting areas in Lower Makefield. The building is LEED certified by the US Green Building Council.
- BrightFarms has constructed a 53,000-square-foot greenhouse which will produce up to 500,000 pounds of fresh produce every year to be sold locally to McCaffrey's and other markets as well as John Vena, Inc., a wholesale produce business in Philadelphia.

# Connected to the region & beyond.

## TRANSPORTATION

Lower Makefield's proximity to a vast network of excellent road, air and rail transportation facilities provides its business community with convenient and rapid access to Philadelphia, Princeton, New York, Baltimore, Boston and Washington, DC. In the heart of historic Bucks County, Lower Makefield is located in one of the most productive labor markets in Pennsylvania and is within a 45 minute commute of 36% of the state's labor force.

### Train Service

SEPTA regional rail service in the neighboring Borough of Yardley follows the West Trenton Line to Philadelphia in under one hour. The Levittown/Tullytown Station of the Trenton line is an eight-minute drive from Lower Makefield and a 45-minute train ride into downtown Philadelphia. A few short miles away, New Jersey Transit runs a regional line out of the Trenton Station with commuter lines throughout New Jersey and into New York City. Amtrak runs its Northeast Corridor service with frequent stops in Trenton. Additionally, the River Line is located across the street from the Trenton Station and travels to points south in New Jersey. Parking at the train station is ample, and includes both daily and monthly lots. Taxi service is available to and from Lower Makefield.

### Air Travel

Philadelphia International Airport (PHL) is located just south of Center City Philadelphia and SEPTA provides trains from Yardley and Levittown directly to the Airport. The drive down I95 takes 45 minutes.

Newark Liberty International Airport (EWR) is located north of Lower Makefield and is an easy drive of about 55 minutes. New Jersey Transit runs trains out of the Trenton Station that go directly to the airport in about the same amount of time.

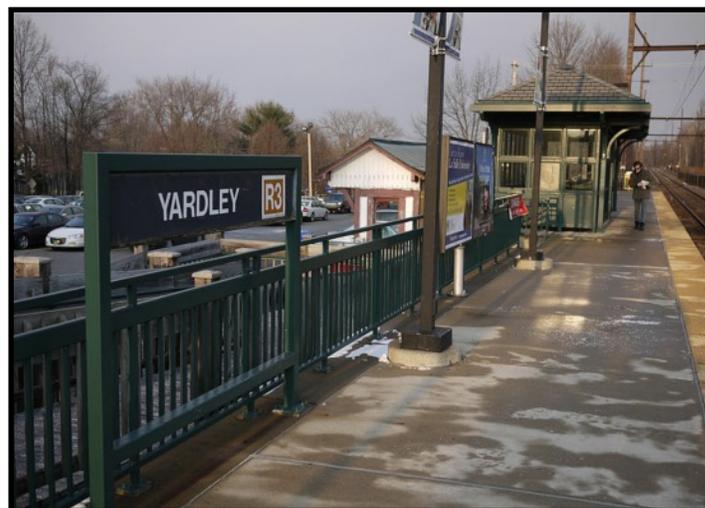
Nearby Trenton-Mercer Airport (TTN) provides non-stop service to a growing list of cities including Atlanta, Chicago, Columbus, Detroit, Ft. Lauderdale, Ft. Myers, New Orleans, Orlando, Raleigh/Durham and Tampa.

### Bus Service

Local bus service is available on the major streets of Lower Makefield making stops at the regional malls and major centers, such as train stations, certain employers as well as Bucks County Community College. Bucks County Transport is available for the handicapped throughout the Township.

## TOWNSHIP PROFILE

Year Founded	1737
Land Area	17.9 sq. mi.
Water Area	0.378 sq. mi.
Population/ Sq. Mi.	1,818.9
Labor Force	17,687
Employment	16,665
School Enrollment	9,255
Households	11,805
Median HH Income	\$121,764
Local wage tax	None
Local personal Income tax	None



# Excellent quality of life.

## **Dining**

*Lower Makefield and surrounding towns offer a wide array of dining experiences from casual, family fare to fine, international cuisine. A few examples: The Yardley Inn Restaurant & Bar, recently named "Best Restaurant in Bucks," is known for its contemporary American cuisine that is prepared and served by a staff with a passion for superior service; the Vault Brewing Company is focused on providing a small set of offerings exceptionally and consistently well, and Oishi, meaning "delicious," offers Japanese, Korean and Thai cuisine.*

## **History**

*Bucks County, PA was one of William Penn's three original counties and by 1692 Makefield became one of the five governments in Bucks County. In 1737 a realignment of Makefield boundaries divided it into Upper and Lower Makefield. All land ownership citations in Lower Makefield go back to Penn's original grants and patents.*

*Lower Makefield's Edgewood Village is listed on the National Register of Historic Places because it possesses significance as a crossroads community which was important in the development of the region from the 1800's through to the 20th century.*

## **Healthcare**

Lower Makefield residents have easy access to quality regional healthcare at St. Mary Medical Center, Aria-Bucks Hospital and Capital Health System while being a short drive from world class specialized healthcare in Philadelphia such as Children's Hospital of Philadelphia, Wills Eye Hospital, Hospital of the University of Pennsylvania, Fox Chase Cancer Center, Jefferson Medical Center and many more.

## **Education**

Educational opportunities abound in the Lower Makefield Township area. While most K-12 students attend the highly rated Pennsbury School District public schools, the area is home to and surrounded by many independent schools both secular and parochial.

The greater Philadelphia area and Princeton corridor together allow Lower Makefield residents access to the region that ranks fourth in the nation for total number of enrolled college students and more than 100 colleges and universities. Among them are the University of Pennsylvania, Temple University, Princeton University, Villanova University and two of the top ten liberal arts institutions, Swarthmore College and Haverford College.

Local institutions include Bucks County Community College, Delaware Valley College, Holy Family University and Cairn University.

## **Arts and Culture**

The Lower Makefield area is home to many talented artists who provide the community with a variety of artistic and creative cultural programs.

The Artists of Yardley showcases over 150 artists in a full spectrum of disciplines and offers diverse classes in all media, plus workshops, summer camps and innovative programs taught by professional-level instructors.

The Bucks County Performing Arts Center builds community by providing access to performing and visual artists in the Bucks County area. Concerts are held in the historic Yardley Community Center and the organization continues to bring top notch performers to its stage.

Twenty-five miles away, Philadelphia offers a wealth of arts and cultural activities including dozens of world class museums, theatres and historic sites.



## RECREATION

*Lower Makefield Township's abundant recreation facilities include baseball, softball, football, soccer and multi-use fields, tennis, basketball, bocce and sand volleyball courts, swimming pools, picnic areas and pavilions. There are also playgrounds and trails for walking, bicycling or simply enjoying nature as well as public and private golf courses.*

### Swimming Pool Complex

Its membership open to all township residents, the Lower Makefield Community Pool complex includes 4 heated pools: an Olympic size 50 meter pool; a 25 meter x 25 yard lap pool; an intermediate pool and a tot pool. Other features are diving boards, dual 18 foot slides – one speed, one flume, a snack bar and rest/changing rooms with showers. A highly respected swim team, available to all township youth, is based at the Community Pool.

### Nature

Situated along the Delaware River and the Delaware Canal, Lower Makefield offers areas for boating, hiking and fishing. The 60-mile long Delaware Canal towpath runs from Easton to Bristol through Lower Makefield and is a National Recreation Trail. The towpath provides a safe and bucolic route for walkers, joggers, bicyclists, cross-country skiers and birders.

A Pennsylvania Fish & Boat Commission boat ramp provides access to the Delaware River from River Road in Lower Makefield.

The Five Mile Woods Nature Preserve, preserved because of its environmental uniqueness, straddles the "fall line" (the geological divide between the Coastal Plain and the Piedmont Plateau regions). Open 365 days a year from dawn to dusk, residents hike its trails, photograph its wonders and observe its wildflowers and birds.

## MAKEFIELD HIGHLANDS GOLF CLUB

One of Lower Makefield's gems, the Makefield Highlands Golf Club is municipally owned, privately managed and designed with balance in mind. Rick Jacobson has seamlessly blended just the right amount of challenge with playability allowing guests of all skill levels to have a quality experience. The only true links-style golf course in the area, Makefield Highlands offers a unique lay out, fescue-lined fairways, and meticulous course conditions.

Rolling fairways, strategically placed hazards, and beautiful views of the surrounding countryside combine to create a remarkable golf course. For those wanting to fine tune their game, the golf club offers an upscale practice facility, featuring a driving range with both mat and grass hitting areas, a large putting green, and a separate chipping green with bunkers.

### Organized Sports

Lower Makefield hosts a number of competitive youth athletic leagues including: Pennsbury Athletic Association baseball and softball; Lower Makefield Football Association, Pennsbury Regional Basketball League, Yardley Makefield Soccer, Lower Bucks Lacrosse and the LMT Swim and Dive Team.





Lower Makefield Township  
 1100 Edgewood Road  
 Yardley, Pennsylvania 19067  
 215-968-1100  
[www.lmt.org](http://www.lmt.org)

Economic Development  
 Commission

Jesse Levy, Chairman  
 Ellen Slott Fisher, Vice Chair  
 Margaret Fine Levy  
 Edmund Kuszmar  
 Cynthia Osofsky  
 Sally Anne Haulman  
 Robert F. Smith

Pete Stainthorpe, Chairman  
 Board of Supervisors  
 EDC liaison

### POPULATION

	Township	County	State
2000	32,681	597,635	12,281,054
2010	32,559	625,249	12,702,379
Change	(-0.4%)	(4.6%)	(3.4%)

### RACE/ETHNICITY

	Township	%	County	State
White	29,161	89.6	90	83.8
Black	753	2.3	3.9	11.3
Asian/Pacific	2,067	6.3	4.2	3.0
Native American	33	0.1	0.3	0.3
Other/Multi race	607	1.9	1.4	1.6
Hispanic	787	2.4	4.4	5.9
Poverty Rate		4.9	12.4	

### AGE DISTRIBUTION 2011

Under 5 years of age	1,645	5.1%
Under 18 years	7,397	22.6%
20-24	1,153	3.5%
25-54	13,268	40.9%
65 +	4,283	13.1
Median Age		43.5 years

### EDUCATIONAL ATTAINMENT

Persons 25 or older	22,093	100%
Less than 9th grade	118	.5
9th to 12th grade no diploma	384	1.7
High school graduate	3,461	15.7
Some college, no degree	2,975	13.5
Associates' Degree	1,488	6.7
Bachelor's Degree	7,091	32.1
Graduate or prof. degree	6,576	29.8

Source: U.S. Census Bureau, 2008-2010 American Community Survey

## RESOURCES

Bucks County Economic Development Commission  
 Delaware Valley Regional Planning Commission  
 Lower Bucks Chamber of Commerce  
 Pennsylvania Dept. of Community & Econ. Development  
 Bucks County Conference & Visitors Bureau  
 Select Greater Philadelphia

[www.bcedc.com](http://www.bcedc.com)  
[www.dvrpc.org](http://www.dvrpc.org)  
[www.lbccc.org](http://www.lbccc.org)  
[www.newpa.com](http://www.newpa.com)  
[www.visitbuckscounty.com](http://www.visitbuckscounty.com)  
[www.selectgreaterphiladelphia.com](http://www.selectgreaterphiladelphia.com)