

An architectural rendering of a modern, multi-story commercial building with large glass windows and a flat roof. The building features two 'cafe' signs on the upper level. The ground floor has large glass storefronts and green awnings. The surrounding area includes a paved plaza with pedestrians, cars, and streetlights. In the background, there are trees and other buildings under a blue sky.

Prickett Preserve At Edgewood

live. work. play.

in Lower Makefield

The mixed-use Prickett Preserve at Edgewood will be located on 36 acres of land in Lower Bucks County across the street from the popular Shady Brook Farm and it will create a much needed link between the Corporate Center and the Historical Edgewood Village. The community village will include the award-winning Wegmans, providing all the great, fresh-food favorites at a convenient location, along with several new retail stores and upscale residential living. The proposal provides for the preservation of the two historical buildings, which will be incorporated into the community gathering area. Additionally, it will include road widening and other traffic improvements that must be approved by the Township Supervisors and PennDOT.

All of these new amenities and features will allow residents to live, work and play in Lower Makefield. The community village will generate \$1.75 million annually in new net tax revenues for the school district and township. Under the land's current zoning, warehouses could be placed on the site, which would create only \$175,000 in total tax revenues.

Prickett Preserve *Facts*

TRAFFIC IMPROVEMENTS

The roads and intersections around the proposed site will include substantial traffic improvements which will not only meet the needs of the proposed development but improve problems that exist today. All improvements must be reviewed and approved by the Township Supervisors and PennDOT.

MORE FRESH FOOD OPTIONS

The Wegmans would provide a new local option for high-quality, fresh food at a convenient location for many residents, who currently travel to New Jersey for the same shopping access. Wegmans is continuously ranked as a top national grocery store and will provide more options for those who currently live and work in Lower Makefield.

TAX REVENUE & ECONOMIC BOOST

The community village will generate \$1.75 million annually in new net tax revenues for the Pennsbury School District (\$1.5 million) and the Township of Lower Makefield (\$200,000). There will be almost 400 new full-time positions created through the retail stores. Additionally, based on the nationally recognized methodology for estimating school-age children, the proposed multi-family community will only add 11 children to the Pennsbury School District.

HISTORIC PRESERVATION

The 1700s Prickett house and renovated barn will be complete preserved and will serve as anchors for the planned community gathering area.

BUSINESS SYNERGIES

The mixed-use development would complement the adjacent corporate center and help fill office vacancies. Additionally, it will allow employees to access the grocery, retail and even live within walking distance to their office.



**Prickett
Preserve
At Edgewood**



The Development Team

