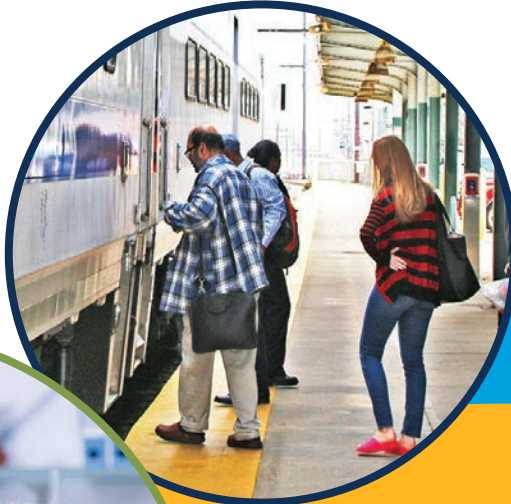




# HORSHAM

P E N N S Y L V A N I A

A community connected.





Horsham Township assembled the contents of this brochure with the help of a variety of sources that were deemed accurate and reliable. The township took many representations at face value from these sources with limited validation. Google/Google Maps were used extensively, and mileage and travel times are good-faith estimates based on our research. Actual travel times and mileages could vary. All square footage and acreage noted herein are approximations.

As the selected master developer for the NAS-JRB Willow Grove base property, Catellus Development Corporation, through an Exclusive Negotiation Agreement, has the rights to market and redevelop the project. This brochure is a general marketing piece for Horsham Township intended to complement marketing activities and to further underscore involvement as master developer in any and all negotiations regarding the project.



# HORSHAM BY THE NUMBERS

**Year Founded:** 1717

**Land Area:** 17.32 square miles (11,090 acres)

**Residents:** 26,000+

**Jobs:** 32,000+

**Miles from Center City Philadelphia:** 16

**Natural Splendor:** 860 acres of parks, trails & open space

**Education:** Top 10% of schools in nation (*Niche.com*)

**Business Privilege and Mercantile Tax:** None

**Real Estate Tax:** Among the lowest rates in the region



# A COMMUNITY CONNECTED TO...

- The Horsham Brand.....3
- Business Success .....4
- The Mid-Atlantic Region .....8
- Numerous Aviation Choices .....9
- The Port of Philadelphia .....10
- Great Highway Access .....11
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- Great Food, Drink and Shopping.....18
- Numerous Parks, Trails and Open Spaces .....19
- Golf, Summer Adventures and Winter Sports .....20
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# THE HORSHAM BRAND

You can't fake or contrive it. That sense of belonging. That feeling of being connected. A place can either create and enhance it. Or not. A community that connects us physically and emotionally to others is a rare find, indeed. In Horsham, it's simply an underlying foundation and way of life that has been in our DNA and in place for countless generations.

Enriching and connecting lives through environments that enhance living has long been a key to this township's growth and success. Inviting, comfortable public spaces, such as community and neighborhood parks, miles of trails, office parks, ball fields and open space, reinforce engagement among community members, offer limitless opportunities for outdoor recreation and connect people to each other and a better quality of life.

As it winds its way through wooded areas and fields, our popular **Power Line Trail** connects neighborhoods, schools, parks, business centers, libraries, nature centers and points of interest. In fact, the **Horsham Township Trail System** is part of what makes this community such an exceptional place to work, live and raise a family.

Everything from planning community activities and future multi-use developments to preserving open space is designed to encourage interaction and human connection. Horsham is a place designed for real living, built on a bedrock of solid values that promote connecting with all members of the community, creating a safe, nurturing environment, and supporting friends and neighbors.

People build social capital, find comfort and experience greater happiness in a place that prioritizes connecting local residents with one another. It's where we'd all like to belong.



## HORSHAM

A community connected.



*As a crossroads for wide-open opportunities that attract new business, economic development and commerce, Horsham is ideally situated for companies seeking easy accessibility, connectivity and the perfect environment for growth.*

# A community connected **... to BUSINESS!**

Horsham's real estate tax rates are among the lowest in the region. And there's no business privilege or mercantile tax. Horsham Township is the 3rd largest employment center in Montgomery County, Pennsylvania. It is home to five major business parks:



## 1. BABYLON BUSINESS CAMPUS

729,000 square feet in 27 multi-use buildings

## 2. COMMONWEALTH CORPORATE CENTER

294-acre, 966,612-square-foot Class A Office Park wrapped with an Arnold Palmer-designed golf course

## 3. KEITH VALLEY BUSINESS CENTER

Mixed-used, 13-building business park, app. 1,163,507 square feet

## 4. HORSHAM BUSINESS CENTER & 5. PENNSYLVANIA BUSINESS CAMPUS

A combined 3.5 million-square-foot office space and 1.2 million-square foot industrial/flex space

## MAJOR EMPLOYERS IN THESE HORSHAM BUSINESS PARKS INCLUDE:

- Asplundh
- Bayview Loan Servicing
- Bimbo Bakeries USA
- Burns Mechanical
- Capgemini America
- Chapman Ford
- Comcast
- CommScope
- Firsttrust Bank
- Interstate Maintenance
- Janssen Biotech
- Kreischer Miller
- NextGen Healthcare
- Penn Mutual
- PeopleShare Industrial
- Perceptive Informatics
- PNC Bank
- QSI Management
- Quest Diagnostics
- Reed Technologies
- Teva Pharmaceuticals
- Turn 14 Distribution
- UHS of Pennsylvania
- United Healthcare
- UPS





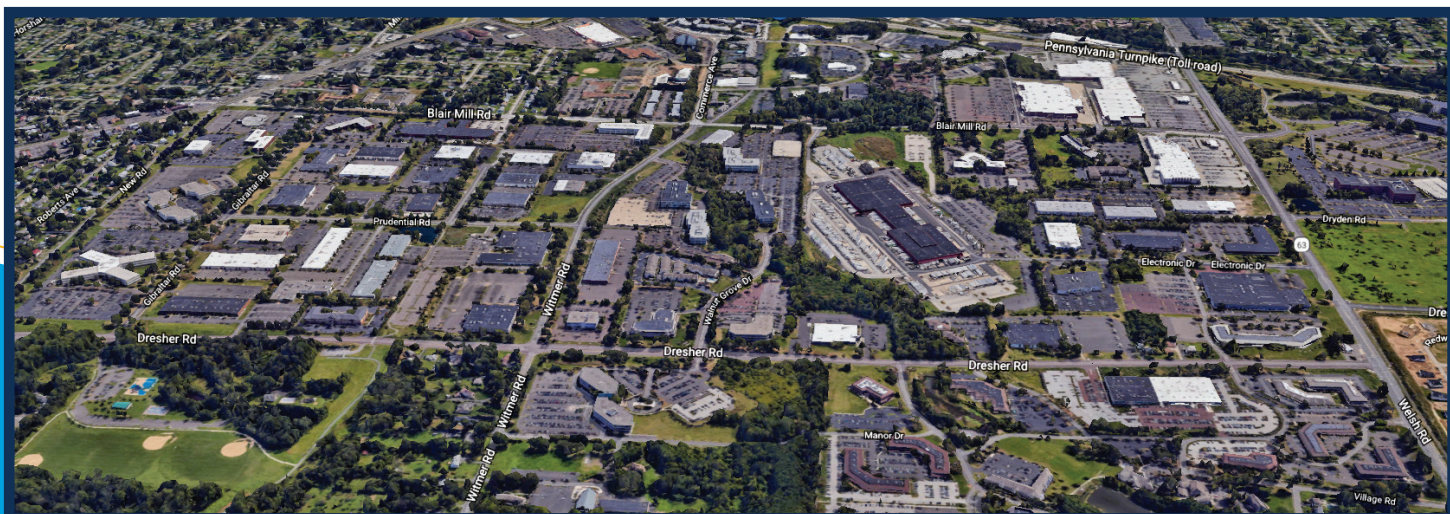
## 1. BABYLON BUSINESS CAMPUS



## 2. COMMONWEALTH CORPORATE CENTER



### 3. KEITH VALLEY BUSINESS CENTER

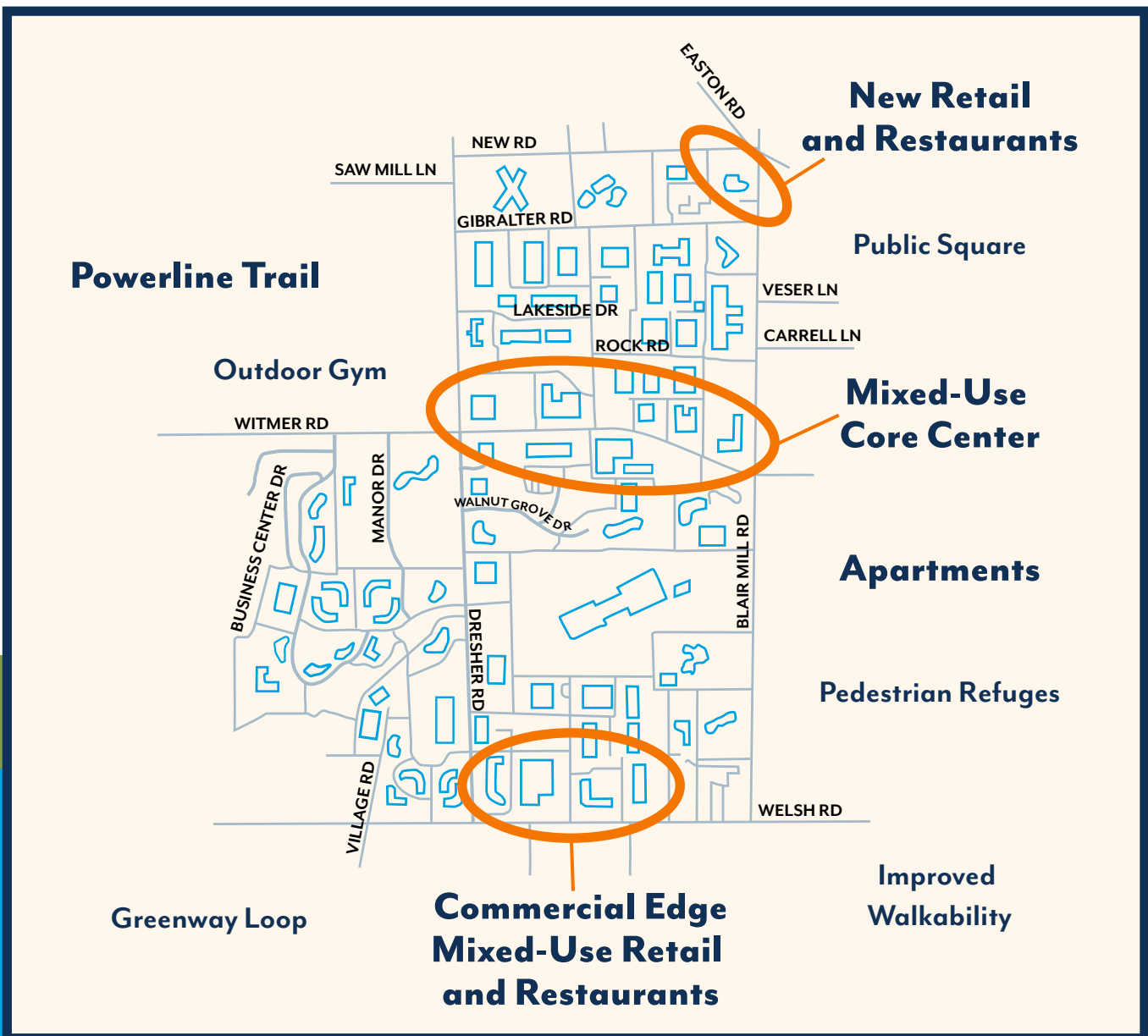


## 4. HORSHAM BUSINESS CENTER & 5. PENNSYLVANIA BUSINESS CAMPUS

## A community connected **... to BUSINESS!**

### PENNSYLVANIA BUSINESS CAMPUS & HORSHAM BUSINESS CENTER

Horsham Business Parks' master site plan was approved in 2016 with a zoning overlay vetted and approved thereafter. The plan was adopted with the intent to, over time, revitalize the business parks. The plan provides a mixed-use corridor down Witmer Road, along Welsh Road and along parts of Prudential Road, intending to encourage redevelopment and to add apartments, restaurants, other retail and in general, to amenitize the business park in keeping with today's modern models.





## REDEVELOPMENT UNDERWAY IN OUR BUSINESS PARKS

Further executing on the Horsham Business Parks Master Plan, Horsham Township has made substantial commitments to public investments in new traffic control signalization, new sidewalks, street lighting, and road and intersection improvements in the business parks. These commitments have enhanced connectivity, walkability and safety for both pedestrians and commuters alike. Executing on the Business Park Master Plan has also set the stage for significant private investment in our business parks.



**HORSHAM VILLAGE AT RT. 611  
& BLAIR MILL ROAD**



**APARTMENTS AT DRESHER ROAD AND  
WITMER ROAD**



**HILTON  
HOMEWOOD  
SUITES ON BLAIR  
MILL ROAD**



**WEST GATE ON  
WELSH ROAD**



## A community connected ... to the MID-ATLANTIC REGION

As part of the Greater Philadelphia metropolitan area, Horsham Township is in the **heart of the 5th largest economy in the world**, with 40% of the U.S. population within a single day's drive, and 60% of the U.S. and Canadian populations accessible via a two-hour flight.

Estimated travel time by car  
from Horsham to:

- **Philadelphia, Center City**  
42 minutes
- **Lehigh Valley**  
1 hour 8 minutes
- **Wilmington, DE**  
1 hour 10 minutes
- **New York City, NY**  
1 hour 36 minutes
- **Atlantic City, NJ**  
1 hour 43 minutes
- **Harrisburg**  
1 hour 48 minutes
- **Baltimore, MD**  
2 hours 17 minutes
- **Washington, DC**  
3 hours
- **Albany, NY**  
3 hours 44 minutes
- **Syracuse, NY**  
3 hours 46 minutes
- **Pittsburgh**  
4 hours 34 minutes
- **Boston, MA**  
5 hours 11 minutes



### LIKE TO SHOP?

Horsham is less than 1/2 hour away  
from King of Prussia Mall, one of the  
largest malls in the country.



# A community connected ... to **AVIATION CHOICES** (AND TO THE WORLD!)

More than 30 million passengers travel through **Philadelphia International Airport (PHL)** each year to more than 140 destinations. The largest airport in Pennsylvania, PHL is only 35 miles away and about a 42-minute car ride from Horsham. It is also easily accessible by regional rail via numerous local stations.

Other airports within close driving proximity to Horsham include:

- **Trenton Mercer Airport (TTN)**  
26.2 miles - 32 minutes
- **Lehigh Valley International Airport (ABE)**  
57 miles - 59 minutes
- **Lancaster Airport (LNS)**  
72 miles - 1 hour 18 minutes
- **Newark Liberty International Airport (EWR)**  
77 miles - 1 hour 13 minutes
- **Atlantic City International Airport (ACY)**  
83 miles - 1 hour 50 minutes
- **Harrisburg International Airport (MDT)**  
102 miles - 1 hour 34 minutes
- **JFK International Airport (JFK)**  
103 miles - 1 hour 58 minutes
- **LaGuardia Airport (LGA)**  
107 miles - 2 hours

Corporate air service is also locally available via:

- **Wings Field**  
9.2 miles - 19 minutes
- **Doylestown Airport**  
12.7 miles - 20 minutes
- **Northeast Philadelphia Airport**  
11.7 miles - 31 minutes

Best time from PHL and the area airports shown above to some west coast and international destinations:

## **6 HOURS OR LESS:**

Los Angeles, CA; Seattle, WA; San Francisco, CA; San Diego, CA

## **8 HOURS OR LESS:**

Dublin, Ireland; London, England; Paris, France; Barcelona, Spain; Frankfurt and Munich, Germany; Rome, Italy; Prague, Czech Republic

## **10 HOURS OR LESS:**

Helsinki, Finland; Vienna, Austria; Budapest, Hungary; Istanbul, Turkey; Athens, Greece





## A community connected ... to the **PORT OF PHILADELPHIA**

Horsham Township is about 27 miles (or about 39 minutes) from the Tioga Terminals of the **Port of Philadelphia** which:

- Is known throughout the world as a leading handler of both refrigerated and frozen cargos.
- Passed, in 2015, the 1,000,000-ton mark for handling/distribution of forest products.
- Is among (2018) the top 14 container ports in the USA, handling 592,733 TEU (twenty-foot equivalent units). TEU volume increased more than 23% in 2017, driven, in part, by a facilities expansion and by completion of the deepening of the Delaware River channel from 40 to 45 feet.
- Achieved nine consecutive years of sustained cargo growth.

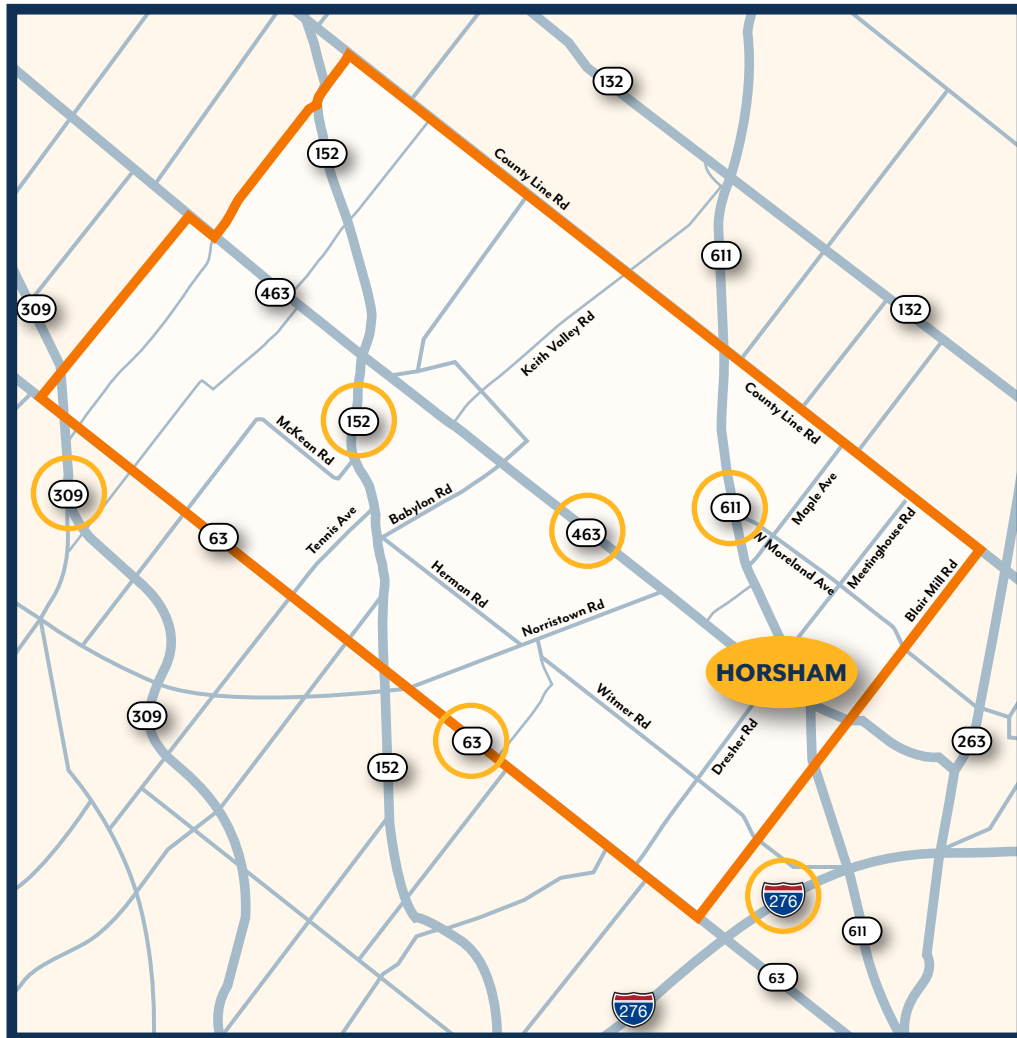


### DID YOU KNOW?

The Philly port is the  
**#1 FRUIT GATEWAY** in the U.S.!



# A community connected ... to **GREAT HIGHWAY ACCESS**

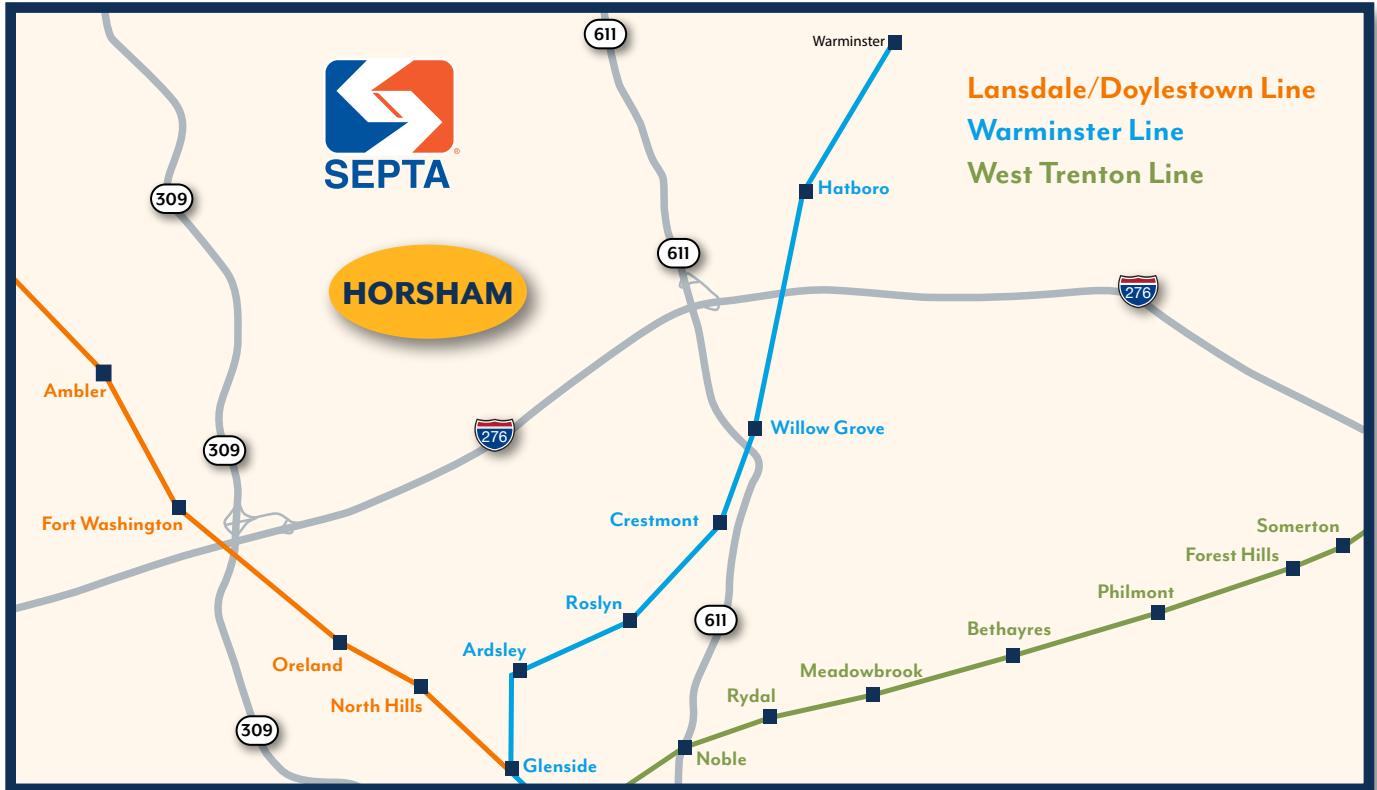


Horsham Township is only 1/2 mile from the Pennsylvania Turnpike (Willow Grove Interchange, Exit 343), providing ample access to the Greater Philadelphia region and beyond. Other major thoroughfares connecting Horsham with our neighboring communities are:

- **Route 611, Easton Road**
- **Route 309, Bethlehem Pike**
- **Route 463, Horsham Road**
- **Route 63, Welsh Road**
- **Route 152, Limekiln Pike**
- **County Line Road**

# A community connected **... to a VARIETY OF COMMUTER RAIL OPTIONS**

Horsham Township's business parks are readily accessible and within 20 minutes of 16 different train stations on three separate SEPTA commuter rail lines: **Lansdale/Doylestown (L)**, **Warminster (W)**, and **West Trenton (T)** Line.



From the Pennsylvania Business Campus gateway to area commuter rail stations, the approximate distance in miles and minutes is estimated at:

## SEPTA STATION ..... MINUTES..... MILES

<b>W</b>	Hatboro Station	7	1.9
<b>W</b>	Willow Grove Station	7	2.7
<b>W</b>	Crestmont Station	10	3.5
<b>W</b>	Warminster Station	11	3.8
<b>W</b>	Roslyn Station	12	5.0
<b>W</b>	Ardsley Station	12	5.1
<b>L</b>	North Hills Station	12	5.2
<b>L</b>	Oreland Station	13	5.5
<b>T</b>	Meadowbrook Station	14	5.6
<b>T</b>	Noble Station	16	5.8
<b>L</b>	Fort Washington Station	14	6.0
<b>W</b>	Glenside Station	15	6.2
<b>T</b>	Bethayres Station	19	6.3
<b>L</b>	Ambler Station	15	6.8
<b>T</b>	Forest Hills Station	19	7.3
<b>W</b>	Jenkintown Station	20	7.3

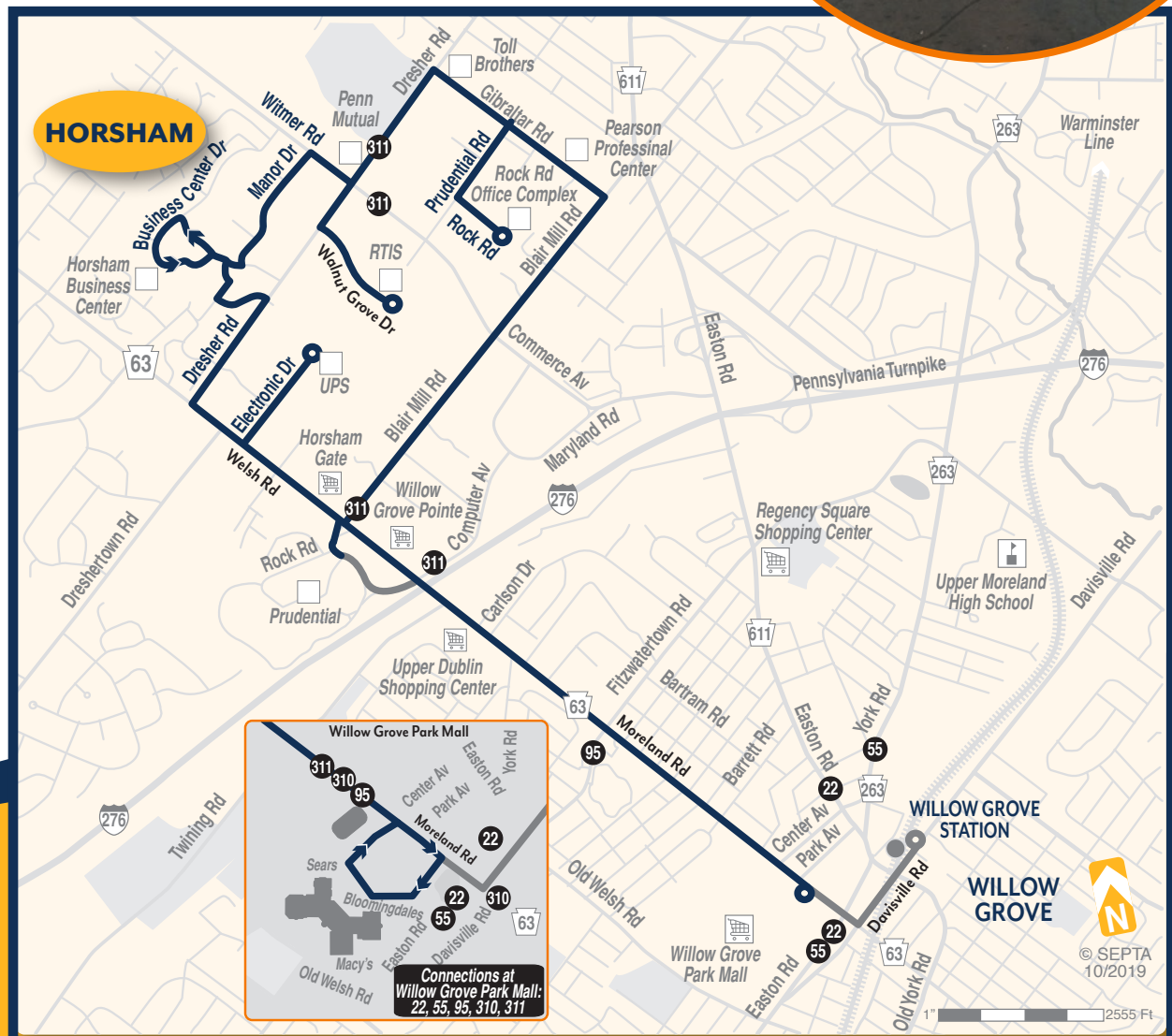




# A community connected ... to and by SEPTA BUS ROUTES

Horsham Township's four separate SEPTA bus routes provide streamlined access to our vibrant township.

- The Route 55 bus travels from the Olney Transportation Center (located in the Logan neighborhood of North Philadelphia) to Doylestown with 12 stops in Horsham along the Route 611 Easton Road corridor.
- The Route 80 bus travels from the Olney Transportation Center to the Pennsylvania Business Campus Office park.
- Two routes, the 310 and the 311, service the Horsham Business Center and the Pennsylvania Business Campus office parks and provide last-mile connection to regional rail and other bus options.



# A community connected ... to a **TALENTED WORKFORCE**

Horsham Township is situated on the border between Montgomery and Bucks counties, Pennsylvania. Within 15 miles of Horsham, a population of about 2.2 million are in close proximity to our office parks. Our strong labor force includes 47.3% of resident adults 25 and older with a bachelor's degree or higher, as compared to 34.7% for the Greater Philadelphia region.

Horsham Township and its surrounding communities are affluent and offer an excellent selection of executive and workforce housing.

	HORSHAM	MONTGOMERY CO.	PENNSYLVANIA
Median Family Income	\$94,424	\$84,791	\$56,951
Owner-Occupied Residential Real Estate	71.4%	72.2%	69.0%
Median Value Owner-Occupied Housing	\$327,200	\$299,300	\$170,500



## DID YOU KNOW?

Our strong labor force includes  
**47.3% of resident adults 25 and older  
with a bachelor's degree or higher.**



# A community connected **... to a VARIETY OF HOUSING CHOICES**

Horsham Township offers a wide range of options for mid-level and executive housing, as well as workforce housing including single family homes, condos and apartments.



# A community connected ... to **EDUCATION** and a **GREAT SCHOOL DISTRICT!**

Everyone is a “Champion of Learning” in the suburban Philadelphia Hatboro-Horsham school system, one of the finest districts in Pennsylvania. Our suburban Philadelphia school district of approximately 5,000 students is a forward-thinking, progressive educational organization with a rich history of academic excellence that strives to exceed as they move into the future.

All of the district’s schools have received Blue Ribbon honors from both the Pennsylvania Department of Education and the United States Department of Education for demonstrating excellence in education. Their students consistently demonstrate high achievement and strong performance on standardized testing, and many graduates move on to post-secondary educational institutions. One of their most recent accomplishments was being awarded with a Pennsylvania Department of Education Classrooms for the Future grant that will enhance computer access and technology integration in all high school classes.

**TOP 15%**  
**PA Schools**  
(Niche.com)



**TOP 10%**  
**Schools**  
**in Nation**  
(Niche.com)



Hallowell Elementary shines as an example of our high-performing K-5 educational offerings and an innovative redevelopment by the Hatboro-Horsham School District, Horsham Township and the Horsham Land Redevelopment Authority. The school was constructed on a property which had previously housed a shuttered Army recruiting center. The district demolished the old recruiting buildings and constructed this state-of-the-art elementary school. In 2019, the school was recognized with a Montgomery award for community collaboration, innovative design and sustainable practices.



# A community connected ... to EXCELLENT HIGHER EDUCATION CHOICES

Horsham Township is situated in a region where there are some amazing higher education choices. Within about an hour of the township there are 44 four-year colleges and universities, with many of them highly ranked in the top 200 best places for higher education in the United States.



## EDUCATIONAL INSTITUTION MINUTES MILES

1. Temple Ambler.....	10.....	4.6
2. Gwynedd Mercy University.....	15.....	7.2
3. Bryn Athyn College.....	16.....	6.2
4. Penn State Abington.....	18.....	6.0
5. Delaware Valley University.....	21.....	9.5
6. Cairn University.....	21.....	15.5
7. Manor College.....	22.....	8.2
8. Chestnut Hill College.....	22.....	10.7
9. Villanova University.....	24.....	19.3
10. Gratz College.....	26.....	9.1
11. Cabrini University.....	27.....	18.5
12. Rosemont College.....	27.....	18.7
13. Bryn Mawr College.....	27.....	18.9
14. Eastern University.....	27.....	20.1
15. The College of New Jersey.....	27.....	29.5
16. Holy Family College.....	29.....	16.8
17. Valley Forge Military College.....	29.....	20.6
18. Harcum College.....	32.....	20.1
19. Philadelphia University.....	33.....	24.9
20. Thomas Edison State College.....	33.....	25.7
21. LaSalle University.....	34.....	12.7
22. Haverford College.....	35.....	21.3

## EDUCATIONAL INSTITUTION MINUTES MILES

23. University of Valley Forge.....	36.....	30.0
24. St. Joseph's University.....	38.....	23.4
25. Rider University.....	38.....	31.4
26. Immaculata University.....	40.....	30.7
27. Drexel University.....	42.....	27.6
28. Princeton University.....	43.....	35.6
29. Ursinus College.....	44.....	22.2
30. West Chester University.....	45.....	38.2
31. Penn State Brandywine.....	46.....	32.1
32. University of Pennsylvania.....	47.....	27.9
33. Temple University.....	48.....	19.1
34. Swathmore College.....	49.....	27.6
35. University of the Sciences.....	49.....	28.2
36. Rowan University.....	49.....	31.8
37. University of Phoenix.....	50.....	28.8
38. Rutgers University.....	50.....	31.8
39. Neumann University.....	50.....	34.4
40. Cheyney University.....	50.....	40.5
41. Widner University.....	53.....	31.4
42. Peirce College.....	55.....	31.6
43. Penn State Lehigh Valley.....	58.....	32.7
44. Somerset Christian College.....	60.....	60.4



## A community connected ... to **GREAT LOCAL DINING** and **REGIONAL FOOD**

Horsham Township is home to some great places to eat. A variety of restaurant choices range from the local pizza shop to truly fine dining, and everything in between. Horsham is also close to some well-appreciated regional dining hubs. Some very popular regional restaurants are located in:

REGIONAL AREA	MINUTES	MILES
Ambler .....	14.....	6.0
Doylestown .....	21.....	9.6
Conshohocken .....	24 .....	13.9
King of Prussia .....	30 .....	22.5
Newtown .....	33 .....	14.9
Manayunk .....	39 .....	17.9
Phoenixville.....	40 .....	27.6
West Chester.....	43 .....	35.8
Center City Philadelphia .....	47 .....	29.7
South Philadelphia .....	49 .....	34.1



### DID YOU KNOW?

Pennsylvania and, in particular, our Greater Philadelphia area, has seen a huge surge in small and independently owned breweries. At this writing, more than **50 craft breweries reside within an hour's drive of Horsham Township**. They offer great selections for local residents seeking to “shop local” and experience beers produced by their neighbors.



## A community connected ... to REGIONAL SHOPPING

Horsham Township offers great access to regional suburban shopping locations. Seven major shopping venues are situated within 35 minutes of the township, with more than 8.9 million square feet and more than 1,050 retail stores.

SHOPPING CENTER	MINUTES	MILES
Willow Grove Mall.....	12.....	4.4
Neshaminy Mall .....	17.....	12.0
Montgomery Mall .....	19.....	8.3
Plymouth Meeting Mall.....	22 .....	13.3
King of Prussia Mall.....	27.....	21.0
Oxford Valley Mall .....	27.....	17.8
Suburban Square .....	34 .....	21.4



## A community connected ... to PARKS, TRAILS and OPEN SPACES

Horsham Township has very methodically assembled *one of the largest municipal park systems in Montgomery County, Pennsylvania*. Township residents hike, bike, run and walk in more than **860 acres** in 48 separate sites ranging from community and neighborhood parks to vast open spaces and **14 miles of trails**.



# A community connected ... to **FAMILY SUN ADVENTURES**

Horsham Township's close proximity to popular locales offers abundant family vacation choices for sunning, swimming and other summertime fun.

## APPROXIMATE TRAVEL TO BEACH TOWN

BEACH TOWN	(H:M)	MILES
Beach Haven.....	1:48 .....	80
Margate .....	1:41.....	90
Atlantic City.....	1:37 .....	91
Ocean City .....	1:41.....	93
Brigantine.....	1:42 .....	96
Sea Isle City .....	1:48 .....	105
Avalon.....	1:54 .....	110
Stone Harbor .....	1:59 .....	114
Wildwood .....	2:03.....	119
Cape May.....	2:04.....	122



## POCONO MOUNTAINS: MORE THAN JUST WINTER FUN!

About 93 miles or 1.5 hours from Horsham Township, the Poconos offer great family adventures. National and state parks include 2,400 square miles of natural areas for hiking, horseback riding, camping, swimming, fishing and picnicking. Looking for water activities? Popular options include whitewater rafting, kayaking, canoeing, inner tubing, boating, jet skiing, paddle boarding, and even parasailing. Family fun can even be had on inclement weather days at a number of indoor waterparks.







## A community connected ... to **SNOW SPORTS**

When the snow and cold weather come to town, our area winter sports resorts really heat up and come to life. For day trips or an extended visit, skiing, snowboarding and winter tubing are close by.

### APPROXIMATE TRAVEL TO SKI RESORT

SKI RESORT	(H:M)	MILES
Spring Mountain .....	0:41 .....	20
Bear Creek .....	1:03 .....	49
Blue Mountain .....	1:22 .....	68
Camelback .....	1:40 .....	78
Shawnee Mountain .....	1:42 .....	81
Jack Frost & Big Boulder .....	1:26 .....	84
Eagle Rock .....	1:55 .....	98
Montague .....	1:52 .....	114
Roundtop .....	1:54 .....	116
Big Bear .....	2:43 .....	124
Elk Mountain .....	2:21 .....	143
Liberty Mountain .....	2:30 .....	153
Whitetail Resort .....	3:00 .....	181



### DID YOU KNOW?

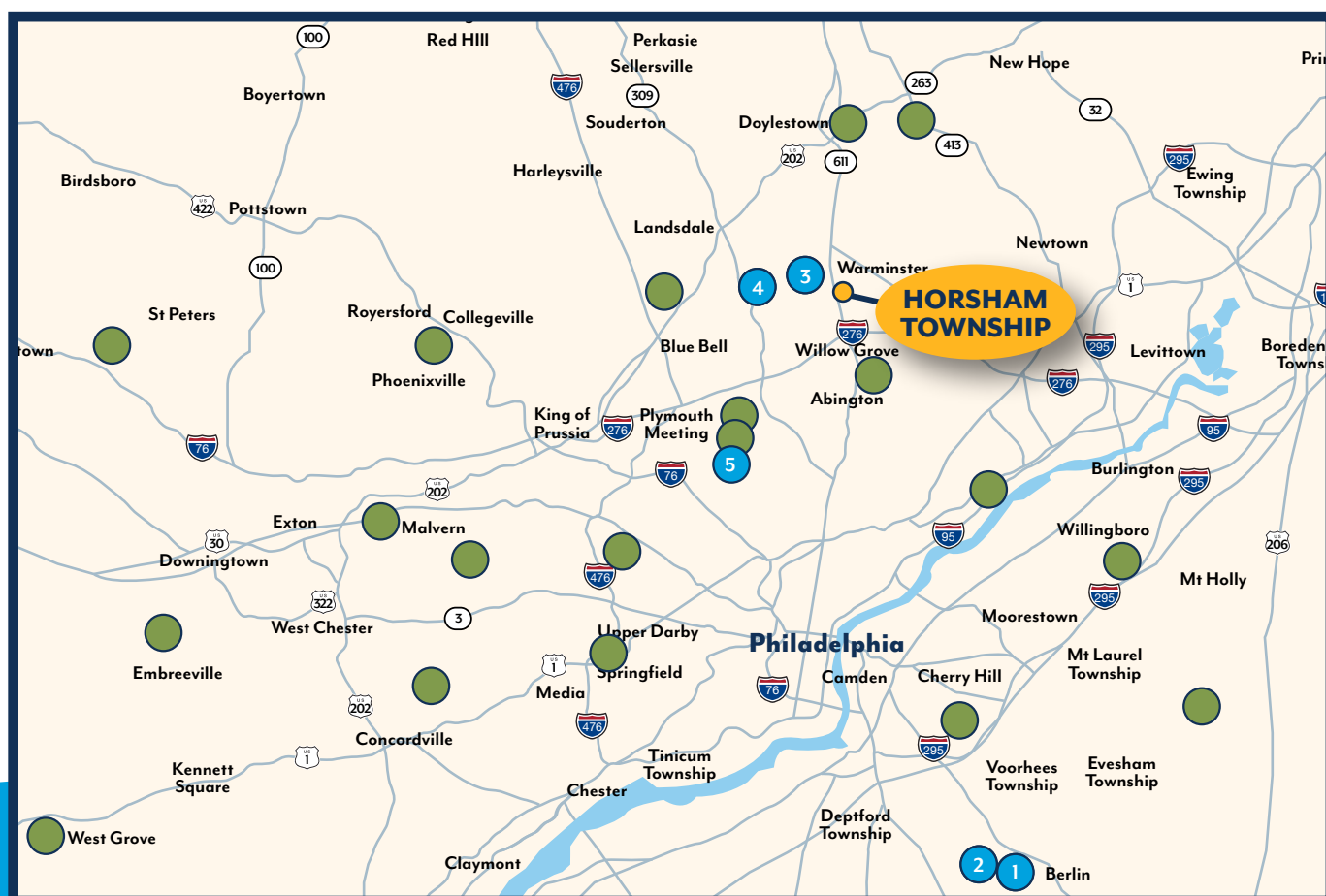
According to the National Ski Areas Association, Pennsylvania ranks **#3** nationally in ski resorts by state.

## A community connected

Horsham Township offers an abundant choice of top-ranked golf courses including two of the region's highest rated courses. Designed by Arnold Palmer and Ed Seay, **Commonwealth Country Club** opened in 1990. This 18-hole, par 71 course is 7,117 yards, has a slope rating of 151 and a USGA Course Rating of 74.7.

**Talamore Country Club** (1995) replaced and re-imagined the former Oak Terrace Country Club, built originally in 1910. This 18-hole, par 71 course is 6,700 yards with a slope rating of 147 and a USGA Course Rating of 73.5.

Nearby Montgomery and Bucks counties are also home to more than 35 public courses.



- 1 Pine Valley, Pine Valley, NJ
- 2 Trump National, Pine Hill, NJ
- 3 Commonwealth Country Club, Horsham, PA
- 4 Talamore Country Club, Horsham, PA
- 5 Ace Club, Lafayette Hill, PA
- 18 Additional top-ranked golf clubs



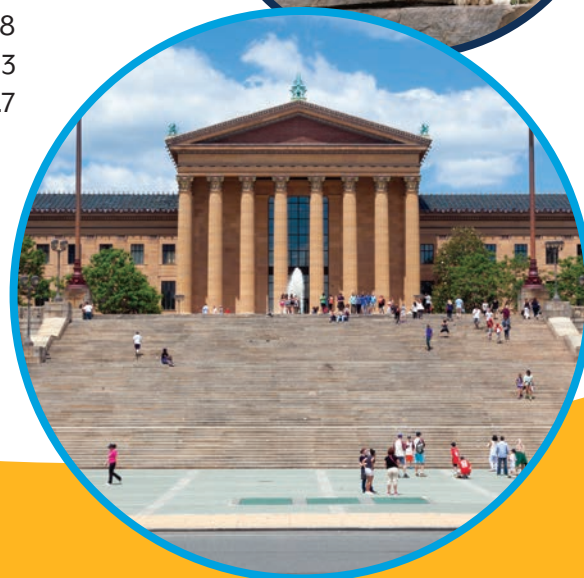


# ... to the GREATER PHILADELPHIA REGION'S BEST ATTRACTIONS

The top 25 Greater Philadelphia region attractions (ranked by number of visitors) are easily reachable from Horsham Township, with many of them also accessible by regional rail.

## APPROXIMATE TRAVEL TO ATTRACTION

ATTRACTION	MINUTES	MILES
1. Independence National Historic Park.....	42.....	29.3
2. Rivers Casino Philadelphia.....	45.....	29.3
3. Peddler's Village.....	25.....	14.5
4. Valley Forge National Historic Park.....	27.....	20.6
5. Longwood Gardens.....	60.....	45.5
6. Philadelphia Zoo .....	45.....	20.5
7. Franklin Square .....	38.....	29.0
8. Christmas Village in Philadelphia .....	39.....	28.5
9. The Franklin Institute .....	38.....	27.8
10. Philadelphia Museum of Art.....	36.....	27.2
11. Elmwood Park Zoo.....	29.....	16.4
12. Eastern State Penitentiary Historic Site .....	39.....	27.8
13. Museum of the American Revolution .....	42.....	30.2
14. McGillin's Olde Ale House.....	41.....	28.8
15. National Constitution Center.....	37.....	29.1
16. Academy of Natural Sciences of Drexel University .....	37.....	27.9
17. The Barnes Foundation.....	38.....	28.0
18. Once Upon a Nation/Historic Philadelphia.....	40.....	29.5
19. Philadelphia's Magic Gardens .....	57.....	30.9
20. Morris Arboretum of the University of Pennsylvania.....	20.....	10.7
21. Independence Seaport Museum .....	41.....	31.2
22. National Museum of American Jewish History .....	40.....	29.5
23. Battleship New Jersey Museum and Memorial .....	45.....	31.8
24. African American Museum of Philadelphia .....	39.....	29.3
25. National Liberty Museum .....	53.....	30.7



# A community connected ... to **CONVENIENT, LOCAL LODGING**

Horsham Township offers great local lodging choices for the high-power corporate traveler or the weekend traveling soccer family.

## **Candlewood Suites Philadelphia – Willow Grove**

250 Business Center Drive, Horsham, PA  
(215) 328-9119

## **Days Inn by Wyndham Horsham Philadelphia**

245 Easton Road, Horsham, PA  
(215) 674-2500

## **Extended Stay America**

537 Dresher Road, Horsham, PA  
(215) 956-9966

## **Extended Stay America**

114 Welsh Road, Horsham, PA  
(215) 784-9045



## **Homewood Suites by Hilton**

720 Blair Mill Road, Horsham, PA  
(215) 830-9400

## **Residence Inn Philadelphia Willow Grove**

3 Walnut Grove Drive, Horsham, PA.  
(215) 443-7330

## **TownePlace Suites by Marriott**

198 Precision Drive, Horsham, PA.  
(215) 323-9900







## RECOGNITION and AWARDS

We've been recognized with numerous accolades in recent years, including:

Top 100 Best Places to Live in America (*CNN Money Magazine*)

Top Best Places to Live in Pennsylvania (*U.S. News & World Report*)

Top 20 Best Places for Homeownership in Pennsylvania (*NerdWallet.com*)

One of the Top 10 Most Affordable Markets for Families with a Stellar School District (*Realtor Magazine*)

One of the Best Towns in Pennsylvania for Millennials (*Millennial Personal Finance*)

One of the Top 20 Safest Towns in Pennsylvania (*National Council for Home Safety & Security, and BackgroundChecks.org*)

One of the Top Places to Start a Business in PA (*LendEDU*)

PA Outstanding Citizen Communications Award (*Pennsylvania State Association of Township Supervisors*)

Top 20 Cities on the Rise in PA (*NerdWallet.com*)



### DID YOU KNOW?

Horsham Township is ranked as  
**One of the 100 Safest Cities in the U.S.**

(*SafeWise, 2019*)

# A community connected **... to EXECUTING AN EXCITING REDEVELOPMENT PLAN**

When the Navy and the Department of Defense announced that the Naval Air Station – Joint Reserve Base (NAS-JRB) Willow Grove was being shuttered in 2005, Horsham township and its residents fought to keep the base open. It had been part of our community and local economy since the early 1940s. That battle was not won and the base was finally closed and decommissioned in 2011. The adjacent 220-acre Air National Guard base remains open and operational.

While this shutdown closed a chapter in local history, it turned the page to a vast new opportunity. A mixed-use redevelopment plan for the 862-acre property was approved March, 2012. In January, 2015, Catellus Development Corporation was selected as the Master Developer for the project. A potential transfer of the property has been complicated and delayed by ongoing environmental contamination remediation efforts, and more recently by perfluorinated compounds (PFCs), an emerging but unregulated contaminant. Horsham Township and the Horsham Land Redevelopment Authority (HLRA) have actively monitored testing and cleanup efforts.

In 2016, Horsham Township took the lead on local drinking water standards regarding PFCs. While our local drinking water system showed PFCs of 18 part per trillion (ppt) on average based on a mass calculation formula, well below the EPA's Health Advisory Level (HAL) of 70 ppt, our township council adopted the Horsham Standard or a "non-detect" standard (less than 5 ppt). This was undertaken at considerable cost, and we initiated short-term- and long-term plans to that end, to protect the health and welfare of our residents and our local businesses and their employees. Since April 2017, under the short-term plan, our public water system has measured at non-detect for these chemicals based on a mass calculation formula.

Horsham Township and the HLRA continue planning efforts in anticipation of that day when the property is transferred and redevelopment plans begin to be executed. NAS-JRB Willow Grove represents about 7.8% of the land mass of Horsham Township. Redevelopment of the property in the years to come will be transformative for the township, our residents and our local business community.

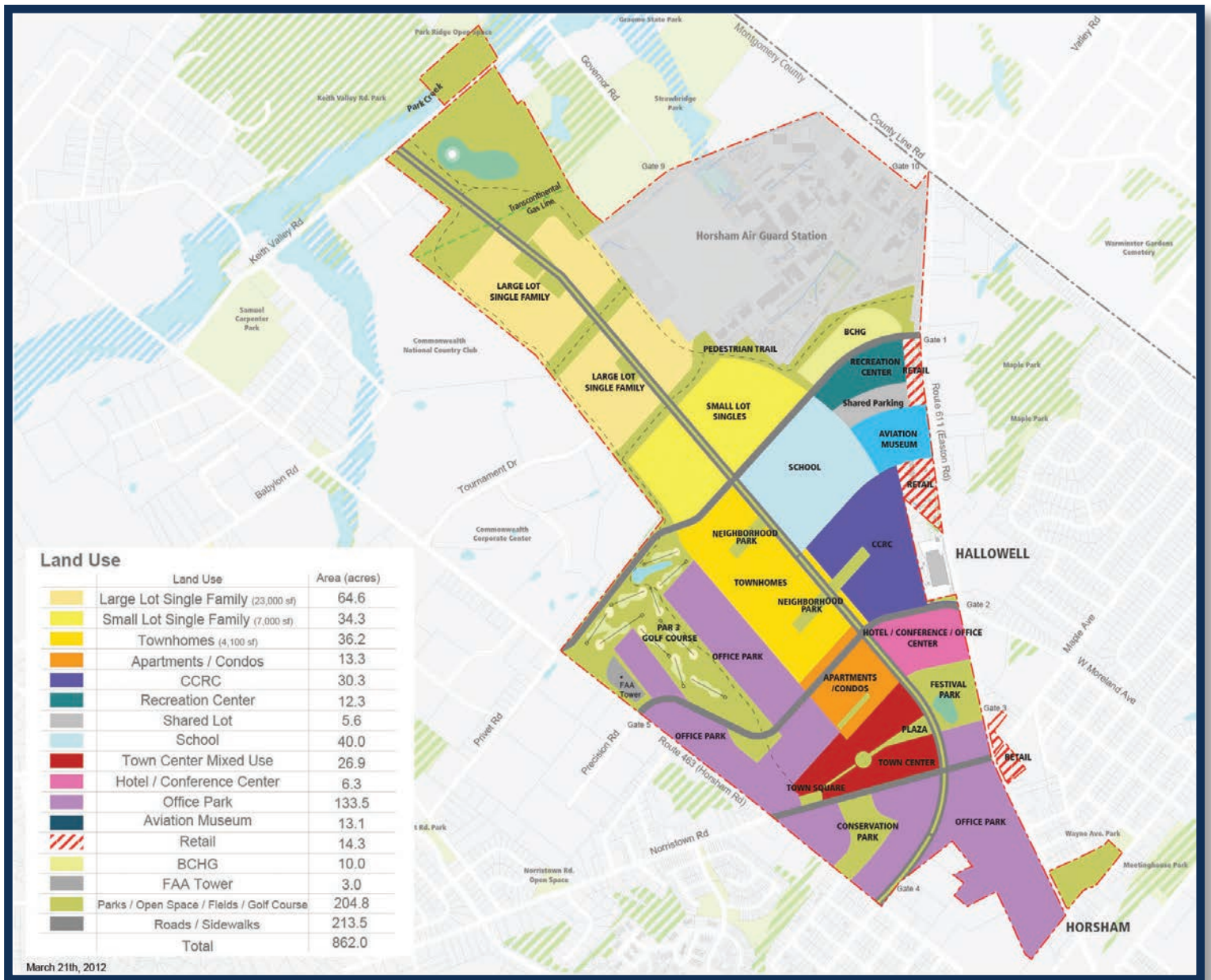
## REDEVELOPMENT PLAN INCLUDES:

- 1.7M sq. ft. of commercial space
- Congregate care/retirement community
- 40 acres for education use
- Town center/retail uses
- 1,486 residential units
- Hotel/conference center
- Aviation museum
- Regional recreation center
- Park/open space (> 200 acres)



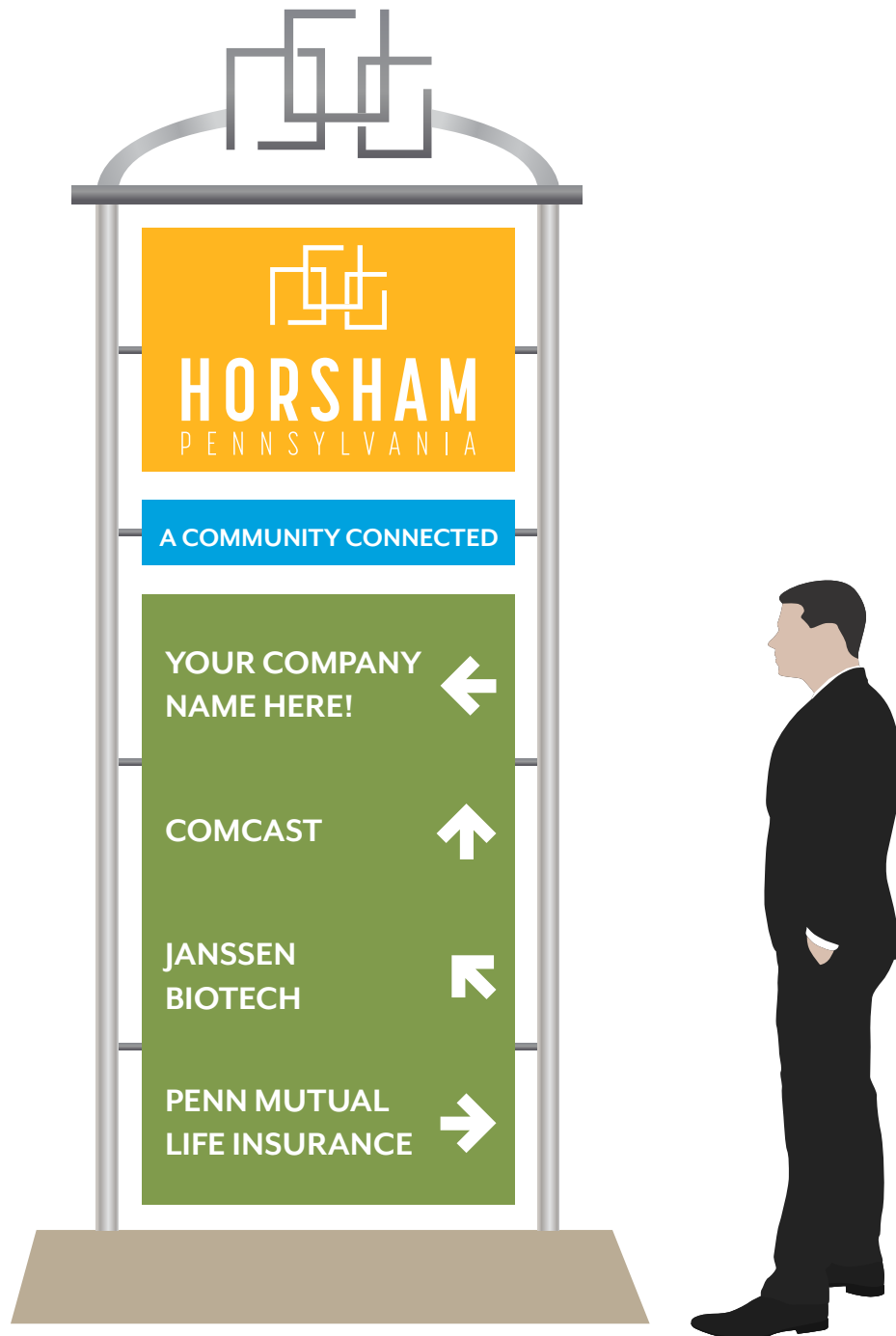


# THE APPROVED NAS-JRB WILLOW GROVE REDEVELOPMENT PLAN



# Horsham Township truly is A COMMUNITY CONNECTED

...to our residents, to our business community and to a very talented workforce. While perhaps a cliché, **Horsham IS a great place to live, work and play!** We welcome and encourage your consideration when weighing favorable locations for your business or business units and when considering your available investment options.









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**HORSHAM**

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