

West Chester Area School District  
Dr. Janet P. Shaner, Superintendent

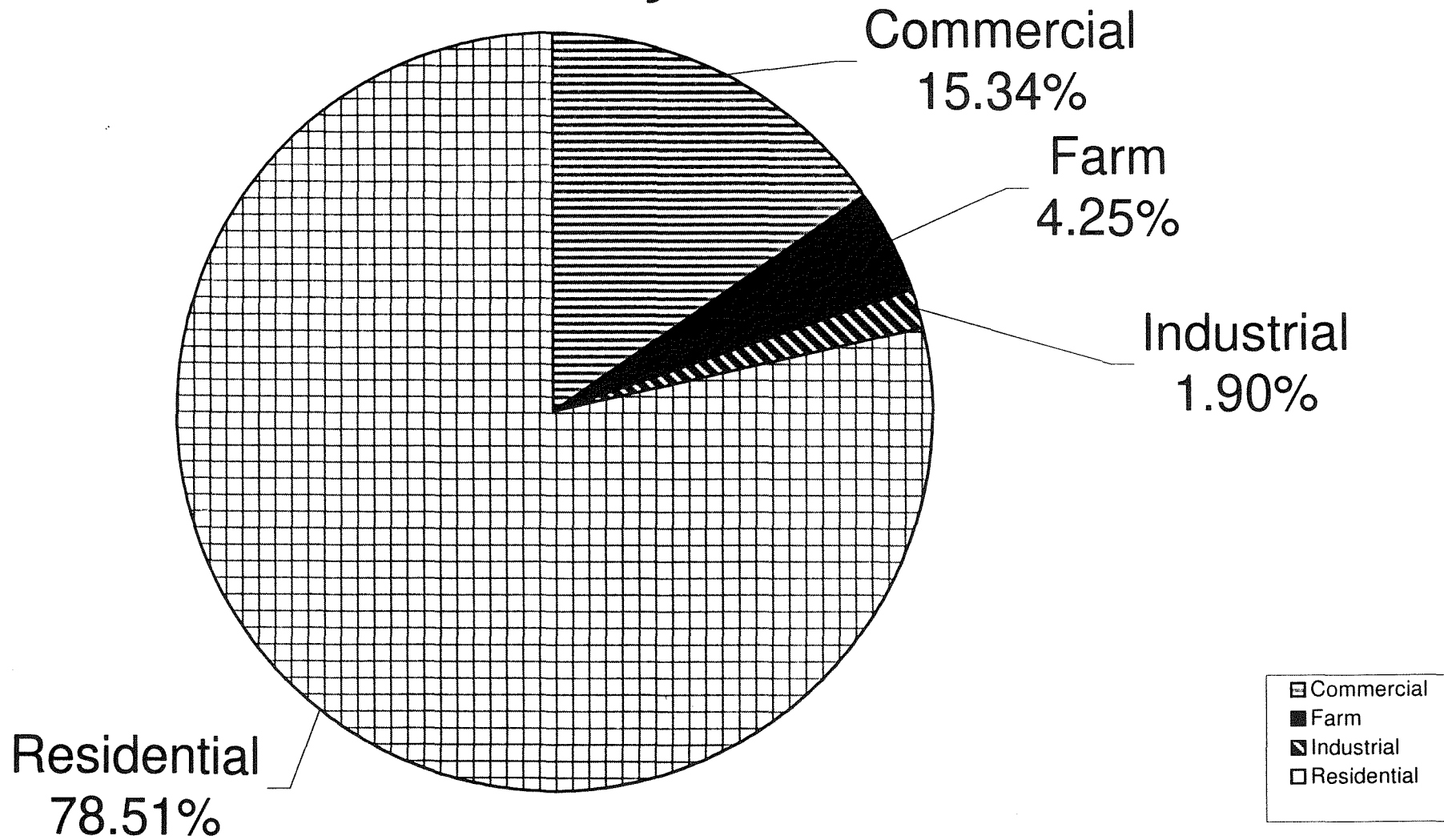
**STUDY**  
**of**  
**COMMERCIAL DEVELOPMENT**  
**and its IMPACT to the**  
**WCASD TAX BASE**

*Prepared by: Suzanne K. Moore, Director of Business Affairs*

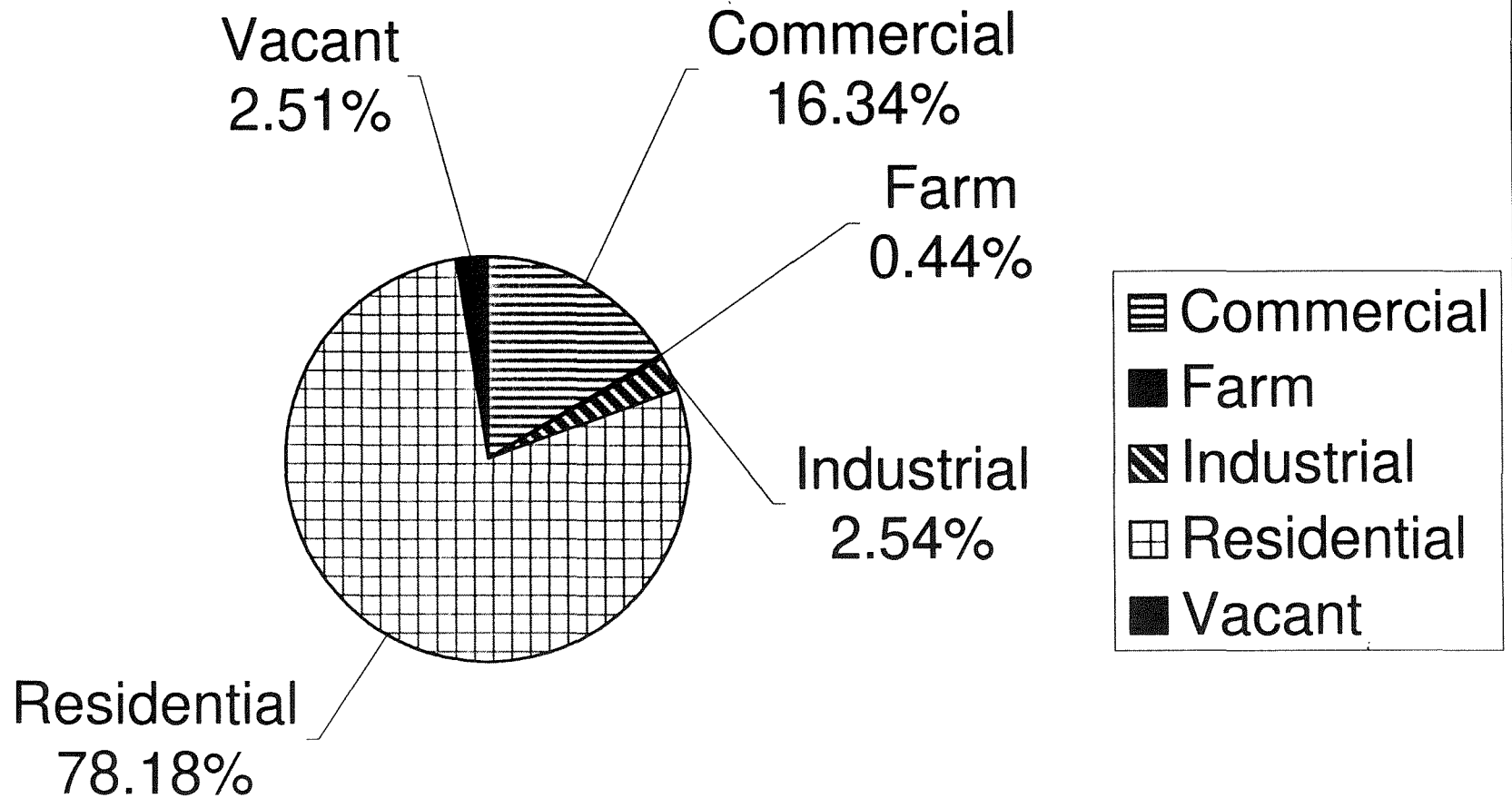
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**CURRENT DATA**  
**on**  
**COMMERCIAL & INDUSTRIAL**  
**PROPERTIES**

# 1998-99 County Wide Assessment

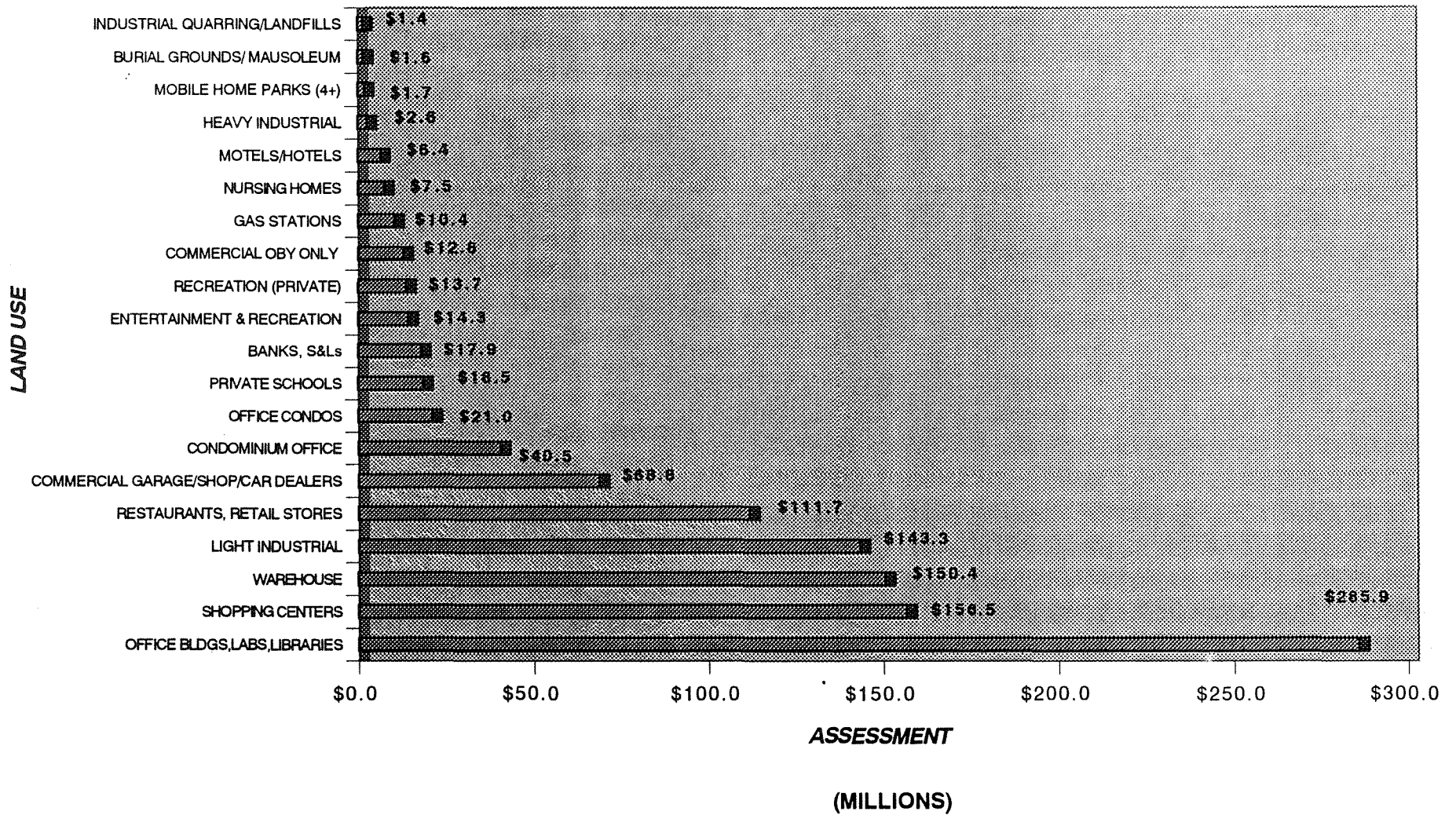


# West Chester Area School District 1998-99 Assessment



# WEST CHESTER AREA SCHOOL DISTRICT

## INDUSTRIAL AND COMMERCIAL PROPERTY IN CHESTER COUNTY



**WEST CHESTER AREA SCHOOL DISTRICT  
ANALYSIS OF TAXABLE COMMERCIAL AND INDUSTRIAL REAL ESTATE IN CHESTER COUNTY**

LAND USE CODE	LAND USE DESCRIPTION	# OF PROPERTIES	ASSESSMENT		1998-99 MILLAGE = 10.69 1998-99 TAXES	
			TOTAL	AVERAGE	TOTAL	AVERAGE
C10	BANKS, S&Ls	23	\$17,850,890	\$776,126	\$190,826	\$8,297
C20	GAS STATIONS	32	\$10,384,960	\$324,530	\$111,015	\$3,469
C30	RESTAURANTS, RETAIL STORES	238	\$111,677,520	\$469,233	\$1,193,833	\$5,016
C40	MOTELS/HOTELS	3	\$6,413,460	\$2,137,820	\$68,560	\$22,853
C41	NURSING HOMES	2	\$7,493,250	\$3,746,625	\$80,103	\$40,051
C50	SHOPPING CENTERS	20	\$156,528,460	\$7,826,423	\$1,673,289	\$83,664
C60	OFFICE BLDGS, LABS, LIBRARIES	299	\$285,936,000	\$956,308	\$3,056,656	\$10,223
C65	CONDOMINIUM OFFICE	258	\$40,490,960	\$156,942	\$432,848	\$1,678
C67	OFFICE "COMMON LAW CONDO"	171	\$20,988,340	\$122,739	\$224,365	\$1,312
C70	COMMERCIAL GARAGE/SHOP/CAR DEALERS	142	\$68,772,050	\$484,310	\$735,173	\$5,177
C80	WAREHOUSE	146	\$150,444,900	\$1,030,445	\$1,608,256	\$11,015
C90	ENTERTAINMENT & RECREATION	11	\$14,305,950	\$1,300,541	\$152,931	\$13,903
C91	RECREATION (PRIVATE)	15	\$13,667,570	\$911,171	\$146,106	\$9,740
C92	MOBILE HOME PARKS (4+)	2	\$1,747,480	\$873,740	\$18,681	\$9,340
C93	BURIAL GROUNDS/ MAUSOLEUM	2	\$1,572,530	\$786,265	\$16,810	\$8,405
C95	PRIVATE SCHOOLS	8	\$18,480,980	\$2,310,123	\$197,562	\$24,695
C96	COMMERCIAL OBY ONLY (SHED, BARN, POOL, GARAGE, ETC.)	105	\$12,806,920	\$121,971	\$136,906	\$1,304
	<b>TOTAL COMMERCIAL PROPERTIES</b>	<b><u>1,477</u></b>	<b><u>\$939,562,220</u></b>	<b><u>\$636,129</u></b>	<b><u>\$10,043,920</u></b>	<b><u>\$6,800</u></b>
M10	HEAVY INDUSTRIAL	4	\$2,552,800	\$638,200	\$27,289	\$6,822
M20	LIGHT INDUSTRIAL	94	\$143,281,690	\$1,524,273	\$1,531,681	\$16,294
M30	INDUSTRIAL QUARRING/LANDFILLS	1	\$1,382,770	\$1,382,770	\$14,782	\$14,782
	<b>TOTAL INDUSTRIAL PROPERTIES</b>	<b><u>99</u></b>	<b><u>\$147,217,260</u></b>	<b><u>\$1,487,043</u></b>	<b><u>\$1,573,753</u></b>	<b><u>\$15,896</u></b>
	<b>TOTAL CHESTER COUNTY</b>	<b><u>1,576</u></b>	<b><u>1,086,779,480</u></b>	<b><u>2,123,172</u></b>	<b><u>11,617,673</u></b>	<b><u>22,697</u></b>

**WEST CHESTER AREA SCHOOL DISTRICT**

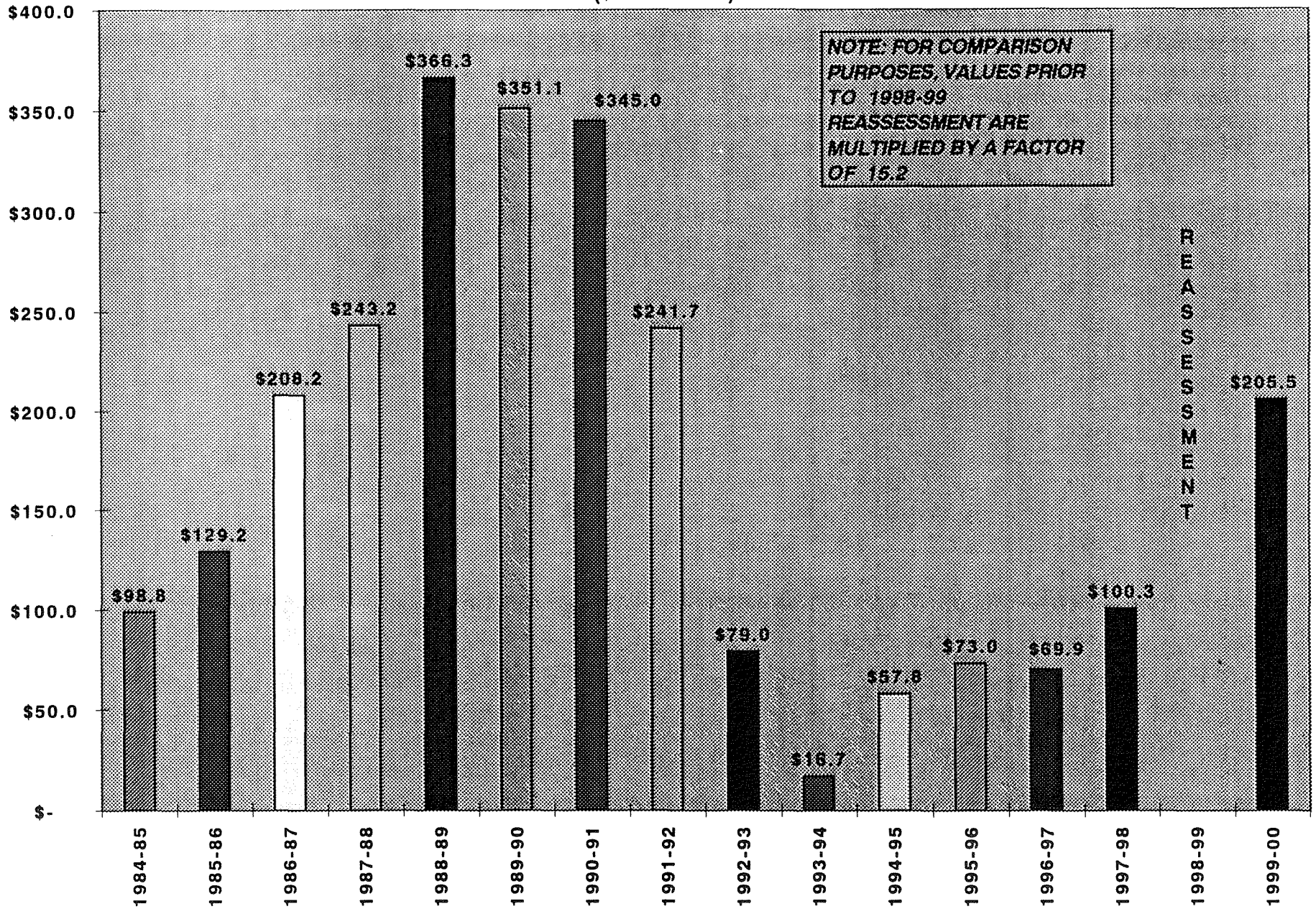
**CURRENT COMMERCIAL AND INDUSTRIAL REAL ESTATE**

(MAJOR PROPERTIES)

	<u>ASSESSMENT</u>	<u>TOWNSHIP</u>
<b><u>CORPORATE PARKS</u></b>		
GOSHEN CORPORATE PARK	\$ 30,400,000	E. GOSHEN
GOSHEN EXECUTIVE CENTER	\$ 4,900,000	E. GOSHEN
GOSHEN CORPORATE PARK WEST	\$ 18,000,000	E. GOSHEN
BRANDYWINE INDUSTRIAL PARK	\$ 17,900,000	E. GOSHEN
BRANDYWINE INDUSTRIAL PARK	\$ 54,300,000	W. GOSHEN
QVC (IN GOSHEN CORP. & BRANDYWINE INDUSTRIAL PARKS)	\$ 37,700,000	E. & W. GOSHEN
DEER RUN INDUSTRIAL PARK	\$ 7,800,000	W. GOSHEN
CARTER INDUSTRIAL PARK	\$ 9,200,000	W. GOSHEN
OAKLANDS CORPORATE CENTER	\$ 78,100,000	W. WHITELAND
CLOVER MILL BUSINESS PARK	\$ 9,600,000	W. WHITELAND
WHITELAND BUSINESS PARK	\$ 18,700,000	W. WHITELAND
EXTON CORPORATE PARK	\$ 32,100,000	W. WHITELAND
GLENLOCH I AND II CORPORATE PARKS	\$ 19,600,000	W. WHITELAND
EXTON COMMONS OFFICE CAMPUS	\$ 7,700,000	W. WHITELAND
WESTTOWN BUSINESS CENTER	\$ 6,600,000	WESTTOWN
<b><u>MAJOR BUSINESSES/ CORPORATIONS NOT IN CORPORATE PARKS</u></b>		
PFIZER INC.	\$ 8,800,000	E. GOSHEN
CHESTER COUNTY HOSPITAL	\$ 14,100,000	W. GOSHEN
PYLE CORPORATION	\$ 13,500,000	W. GOSHEN
DEVEREUX CORPORATION	\$ 10,300,000	W. WHITELAND/W. GOSHEN
ROY F. WESTON	\$ 9,100,000	W. WHITELAND
BRANDYWINE HALL	\$ 6,800,000	E. BRADFORD
WYETH LABORATORIES	\$ 7,300,000	W.C. BORO
<b><u>SHOPPING CENTERS</u></b>		
GOSHEN SHOPPING CENTER	\$ 7,800,000	E. GOSHEN
WEST GOSHEN SHOPPING CENTER	\$ 12,700,000	W. GOSHEN
PARKWAY SHOPPING CENTER	\$ 3,900,000	W. GOSHEN
TOWN & COUNTRY SHOPPING CENTER	\$ 5,400,000	W. GOSHEN
BRADFORD PLAZA	\$ 7,200,000	E BRADFORD
EXTON PLAZA	\$ 6,100,000	W. WHITELAND
WHITELAND TOWN CENTER	\$ 25,600,000	W. WHITELAND
FAIRFIELD PLAZA	\$ 19,400,000	W. WHITELAND
EXTON SQUARE MALL (INCLUDES STRAWBRIDGES)	\$ 46,500,000	W. WHITELAND
FESTIVAL SHOPPING CENTER	\$ 12,500,000	W. WHITELAND
MARKETPLACE SHOPPING CENTER	\$ 8,700,000	WESTTOWN
WESTTOWN VILLAGE SHOPPING CENTER	\$ 6,700,000	WESTTOWN
GAY STREET PLAZA	\$ 2,800,000	W.C. BORO
<b><u>GOLF COURSES / RECREATION CENTERS</u></b>		
PENNOAKS	\$ 4,800,000	THORNBURY
HERSHEYS MILL	\$ 2,500,000	E. GOSHEN
WHITFORD COUNTRY CLUB	\$ 1,900,000	W. WHITELAND
WEST CHESTER GOLF & COUNTRY CLUB	\$ 1,000,000	W. CHESTER BORO
ICELINE SKATING RINK	\$ 5,200,000	W. GOSHEN
KIRKWOOD FITNESS CENTER	\$ 4,200,000	WESTTOWN



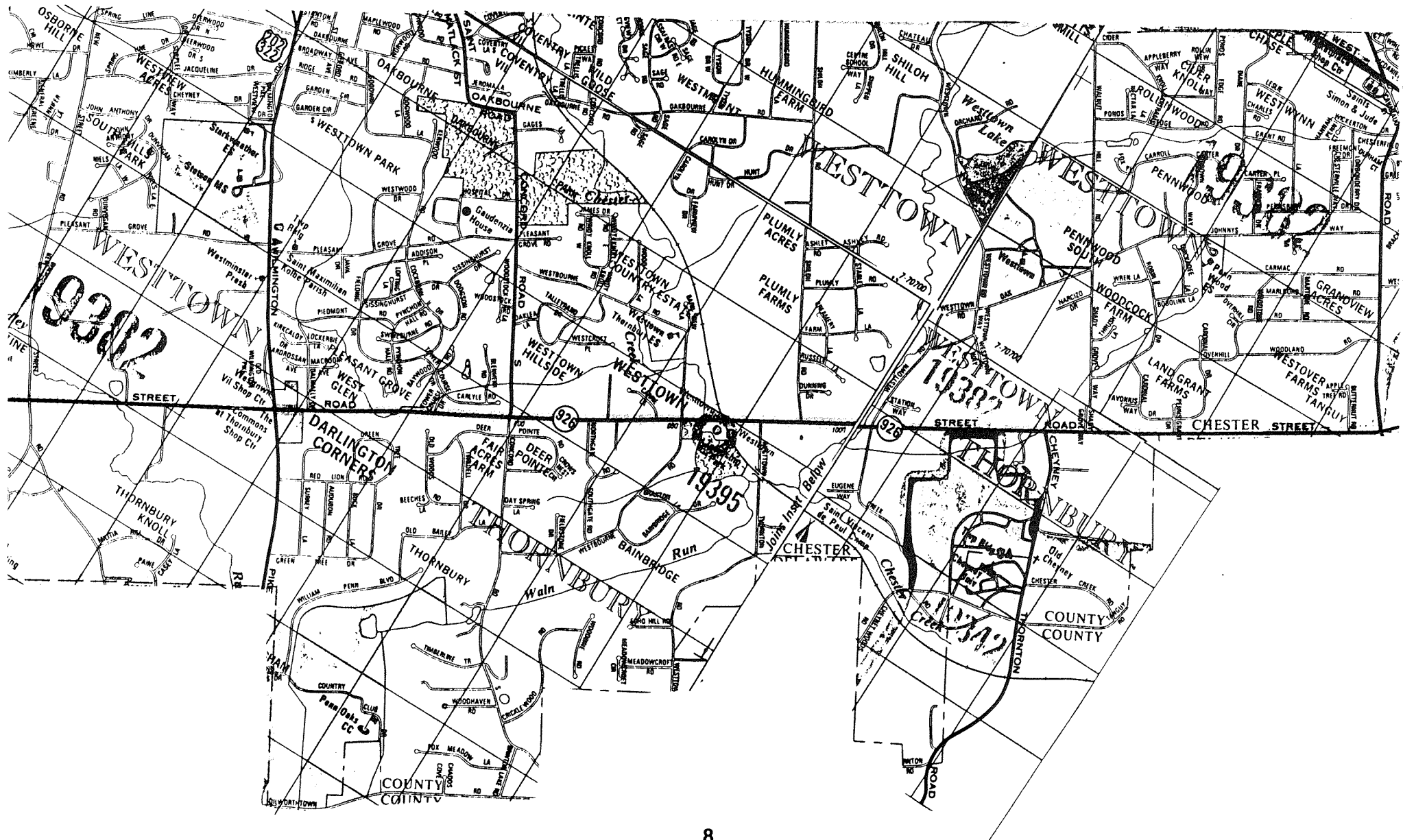
**WEST CHESTER AREA SCHOOL DISTRICT  
ANNUAL GROWTH IN REAL ESTATE ASSESSMENT  
(\$MILLIONS)**

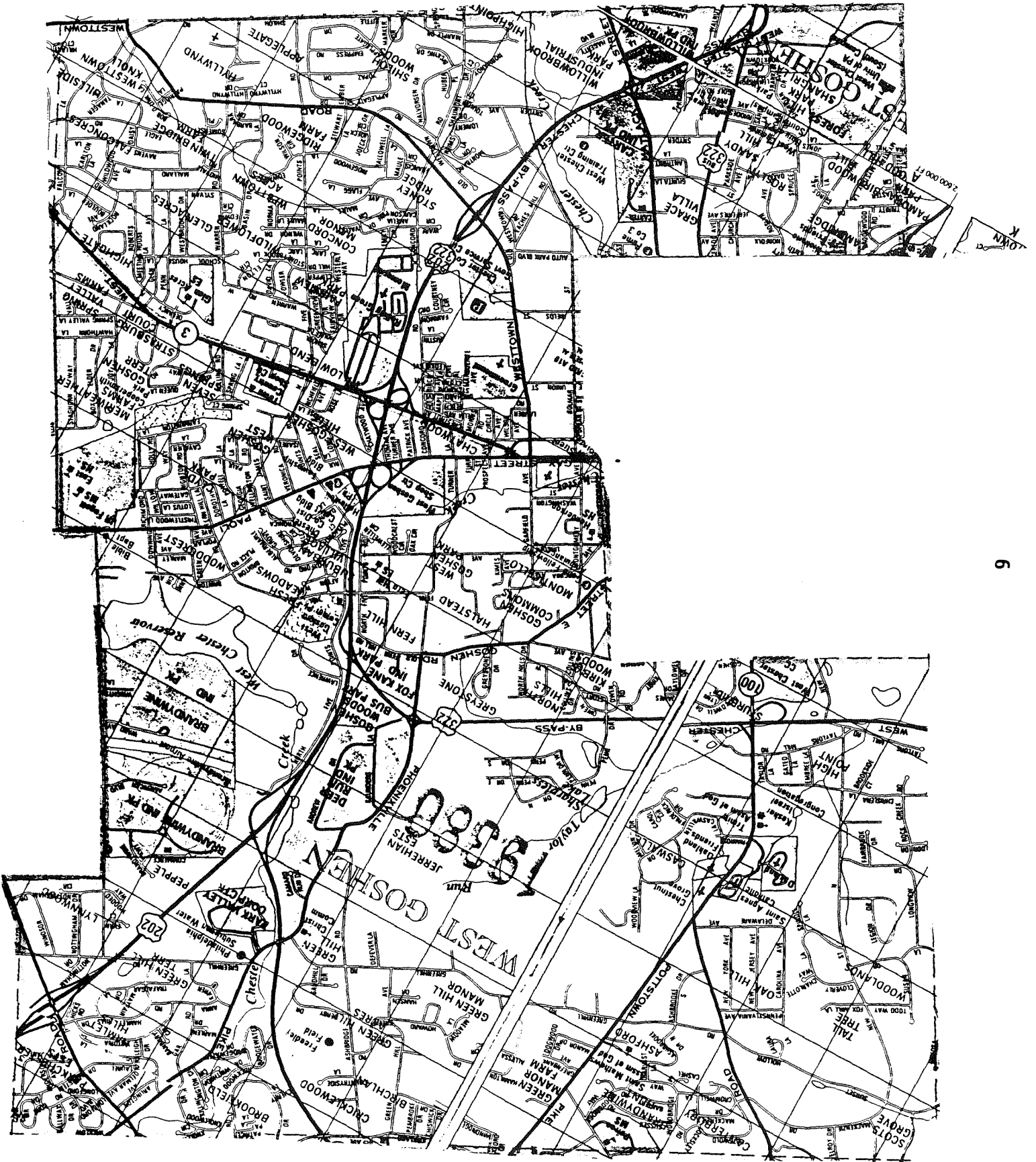




**TOWNSHIP MAPS**  
**of**  
**COMMERCIAL & INDUSTRIAL**  
**AREAS**











**FUTURE  
DEVELOPMENT  
PROJECTIONS**

**WEST CHESTER AREA SCHOOL DISTRICT**  
**PROJECTION OF FUTURE COMMERCIAL AND INDUSTRIAL DEVELOPMENT\***  
**(\$MILLIONS)**

\*(BASED ON PROPERTIES NOT ON DISTRICT TAX ROLES AS OF JULY 1, 1998)

		TOTAL VALUE		IMPACT TO ASSESSMENT					
		OF PROJECT	1999-00	2000-01	2001-02	2002-03	2003-04	6 - 10 YRS	
<b><u>EAST GOSHEN TOWNSHIP</u></b>									
PFIZER INC. PROPERTY	ASTRA PHARMACEUTICALS HQTRS 980,000 SQ FT ON 312 ACRE PROPERTY	\$ 100.0			\$ 70.0	\$ 30.0			
HICKS FARM DEVELOPMENT	DEV. OF 76 ACRES OF HICKS FARM (APPROX. 650,000 SQ FT OF OFFICE SPACE)	\$ 65.0					\$ 10.0	\$ 55.0	
HERSHEY MILLS	70,000 SQ. FT. SHOPPING CENTER	\$ 7.0		\$ 3.5	\$ 3.5				
<b><u>GOSHEN CORPORATE PARK WEST</u></b>									
ZEKS AIRDRYERS	76,000 SQ FT. BDLG.	\$ 7.6	\$ 7.6						
REMAINING LOTS	6 LOTS ON 24 ACRES; 200,000 SQ FT. INDUSTRIAL/OFFICE SPACE	\$ 20.0		\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 12.0	
<b><u>GOSHEN CORPORATE PARK</u></b>									
REMAINING LOTS	5 LOTS ON 18.7ACRES; 95,000 SQ. FT. INDUSTRIAL/OFFICE SPACE	\$ 9.3	\$ 2.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 3.3	
<b><u>BRANDYWINE INDUSTRIAL PARK</u></b>									
MARS PROPERTY	6 ACRES OUT OF 30 REMAIN FOR DEV.; APPROX 54,000 SQ. FT OF OFFICE SPACE	\$ 5.4					\$ 2.0	\$ 3.4	
PRENNIS PROPERTY DEV. CO.	23 ACRES FOR DEV.; APPROX. 200,000 SQ. FT OF OFFICE SPACE	\$ 20.0		\$ 4.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 10.0	
REMAINING LOTS	7 LOTS ON 46 ACRES; APPROX. 350,000 SQ. FT. OF COMMERCIAL SPACE	\$ 35.0	\$ 5.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 22.0	
<b><u>WEST GOSHEN TOWNSHIP</u></b>									
PARK VALLEY CORP CENTER	60,000 SQ. FT. BUILDING	\$ 4.0	\$ 4.0						
DRURY DEV. AT GREENHILL	13 LOTS AT 2 TO 3 ACRES; APPROXIMATELY 80,000 SQ. FT.	\$ 8.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 3.0	
GOSHEN BUSINESS PARK	GIUNTA DEVELOPMENT ; 37 ACRES REMAINING, 160,000 SQ. FT.	\$ 16.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 6.0	
JERREHAN ESTATES	430 ACRES (CURRENTLY ZONED RESIDENTIAL).								
<b><u>BRANDYWINE INDUSTRIAL PARK</u></b>									
TERAMICS PROPERTY COMPANY	5 BUILD TO SUIT SITES ON 43 ACRES (EST 350,000 SQ FT.)	\$ 35.0		\$ 7.0		\$ 7.0		\$ 21.0	



**WEST CHESTER AREA SCHOOL DISTRICT**  
**PROJECTION OF FUTURE COMMERCIAL AND INDUSTRIAL DEVELOPMENT\***  
**(\$MILLIONS)**

\*(BASED ON PROPERTIES NOT ON DISTRICT TAX ROLES AS OF JULY 1, 1998)

		TOTAL VALUE OF PROJECT	IMPACT TO ASSESSMENT					
			1999-00	2000-01	2001-02	2002-03	2003-04	6 - 10 YRS
<b><u>WEST WHITELAND TOWNSHIP</u></b>								
CLOVER MILL BUSINESS PARK	4 LOTS REMAIN, 60,000 SQ FT. OF OFFICE BUILDINGS	\$ 6.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 1.0	\$ 2.0	
EXTON CENTER (WAL-MART)	800,000 SQ. FT. MIXED USE DEV. ON 125 ACRES	\$ 80.0	\$ 30.0	\$ 40.0	\$ 10.0			
GLENLOCH CORPORATE CAMPUS	1.1 MILLION SQ FT. BUSINESS PARK ON 126 ACRES	\$ 110.0	\$ 27.5	\$ 10.0	\$ 10.0	\$ 10.0	\$ 42.5	
CHURCH FARM SCHOOL	1.75 MILLION SQ. FT. INDUSTRIAL PARK (RUBENSTEIN CO. DEV)	\$ 200.0	\$ 100.0	\$ 100.0				
TARGET AND ASST SUNRISE LIVING	123,000 SQ. FT. RETAIL TARGET STORE & 55,000 SQ. FT. APARTMENTS	\$ 17.8	\$ 12.3	\$ 5.5				
GRIMMET AT OAKLANDS	200,000 SQ. FT. OFFICE/INDUSTRIAL SUBDIVISION	\$ 20.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 12.0	
EXTON SQUARE MALL	1.14 MILLION SQ. FT. EXPANSION	\$ 86.0	\$ 43.0	\$ 43.0				
HANKIN OFFICE BUILDINGS	130,000 SQ. FT OF OFFICE SPACE ON 12.5 ACRE SITE	\$ 13.0		\$ 2.0	\$ 2.0	\$ 2.0	\$ 7.0	
FRAME PROPERTY	SUPERFUND SITE TO BE DEVELOPED: 300,000 SQ FT.	\$ 30.0			\$ 5.0	\$ 5.0	\$ 20.0	
<b><u>OAKLANDS CORPORATE PARK</u></b>								
CFM TECHNOLOGIES	140,000 SQ FT OFFICE BDLG.	\$ 40.0	\$ 40.0					
DOPACO, INC.	37,000 SQ FT OFFICE BDLG	\$ 3.7	\$ 3.7					
REMAINING LOTS	550,000 SQ. FT. OFFICE BDLGS	\$ 55.0	\$ 20.0	\$ 20.0	\$ 10.0	\$ 5.0		
<b><u>WHITELAND BUSINESS PARK</u></b>								
AUTOMATED FIN. SVCS. LAND DEV.	35,000 SQ FT. OFFICE BUILDING	\$ 3.5	\$ 3.5					
LOTS 11 & 28	40,000 SQ FT. OFFICE BUILDING	\$ 4.0	\$ 4.0					
<b><u>THORNBURY, DELAWARE COUNTY</u></b>								
CHERRY SISTERS PROPERTY	200 ACRES ZONED PRD3 FOR HOUSING OR COMMERCIAL DEVEMNT	\$ 80.0					\$ 80.0	
CRAIG PROPERTY	200 ACRES ZONING FOR INDUSTRIAL/APARTMENTS/MOBIL HOMES	\$ 80.0					\$ 80.0	
<b>TOTAL</b>		<b>\$ 1,161.3</b>	<b>\$ 105.1</b>	<b>\$ 236.0</b>	<b>\$ 307.0</b>	<b>\$ 87.0</b>	<b>\$ 379.2</b>	

## WEST CHESTER SCHOOL DISTRICT PROJECTIONS OF TOTAL REAL ESTATE ASSESSMENT GROWTH

