

## West Chester Real Estate

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The Borough of West Chester is the county seat of Chester County, Pennsylvania.GR6

Philadelphia is 25 miles to the east and Wilmington 17 miles to the south. Valley Forge, the Brandywine Battlefield, Longwood Gardens, and other historical attractions are near West Chester.

The West Chester University of Pennsylvania is located here. Greek Revival architecture along High Street earned West Chester the nickname "Athens of the West".[citation needed]

In 1900, 9,524 people lived here; in 1910, 11,767; in 1920, 11,717; and in 1940, 13,289 lived here. In 2000, the US census recorded 17,861 residents.

History - Real Estate in West Chester PA

The area was originally known as Turk's Head, after the Inn of the same name located in what is now the center of the borough.

West Chester is a town that has been the seat of government in Chester County since 1786, although it wasn't incorporated until 1799. West Chester was settled in the early 18th century, principally by members of the Society of Friends. In the heart of town is its courthouse, a classical revival building designed in the 1840s by Thomas U. Walter, one of the architects for the Capitol in Washington, DC. West Chester today is part of the rapidly growing suburban complex surrounding Philadelphia.

### Geography and Climate

West Chester PA RReal Estate is the Best Real Estate in PA. West CHester is located at 39°57&prime;31&Prime;N, 75°36&prime;18&Prime;W (39.958678, -75.605052).GR1 It is located 25 miles (40 km) west of Philadelphia and 17 miles (27 km) north of Wilmington, Delaware.

According to the United States Census Bureau, the borough has a total area of 4.8 km<sup>2</sup> (1.8 mi<sup>2</sup>), all land. This land contains wonderufl homes for sale in West Chester.

Annual high temperatures average between 38.1 and 85.7 °F, annual low temperatures average between 19.3 and 63.3 °F, with the record high being 105 °F, and record low being -16 °F.

Annual precipitation averages 45 inches every year, and annual snowfall averages 19.6 inches every year. [1]

### Adjacent Municipalities

- West Goshen Township, Chester County, Pennsylvania - north, south, and east
- East Bradford Township, Chester County, Pennsylvania - west

### Demographics Chester County Courthouse

As of the censusGR2 of 2000, there were 17,861 people, 6,265 households( Many o these West Chester Homes are For Sale), and 2,662 families residing in the borough. The population density was 3,747.9/km<sup>2</sup> (9,703.3/mi<sup>2</sup>). There were 6,541 housing units at an average density of 1,372.6/km<sup>2</sup> (3,553.5/mi<sup>2</sup>). The racial makeup of the borough was 75.44% White, 17.08% African American, 8.94% Hispanic or Latino, 3.64% from other races, 1.46% Asian, 0.31% Native American, 0.07% Pacific Islander, and 2.00% from two or more races.

There were 6,265 households out of which 19.1% had children under the age of 18 living with them, 26.8% were married couples living together, 12.1% had a female householder with no husband present, and 57.5% were non-families. 35.3% of all households were made up of individuals and 7.8% had someone living alone who was 65 years of age or older. The average household size was 2.31 and the average family size was 2.95.

In the borough the population was spread out with 13.4% under the age of 18, 37.7% from 18 to 24, 26.6% from 25 to 44, 13.3% from 45 to 64, and 9.0% who were 65 years of age or older. The median age was 25 years. For every 100

females there were 88.4 males. For every 100 females age 18 and over, there were 85.7 males.

The median income for a household in the borough was \$37,803, and the median income for a family was \$51,018. Males had a median income of \$35,540 versus \$30,819 for females. The per capita income for the borough was \$19,073. About 9.8% of families and 21.4% of the population were below the poverty line, including 17.5% of those under age 18 and 9.2% of those age 65 or over.

Beautiful West Chester Homes may be the right match for you and your family! Call a Team Spillane agent today, or search the Team Spillane Free MLS Search for West Chester Homes, and Real Estate in West Chester PA. Notable Residents

- Humor columnist Dave Barry got his start in journalism reporting for the borough's The Daily Local News.
- The famous Irish patriot and martyr Theobald Wolfe Tone briefly lived here.
- Birthplace of guitarist John Lilley of rock band The Hooters
- Birthplace of professional golfer Jim Furyk
- Classical composer Samuel Barber was born in West Chester in 1910.
- Actor Claude Rains lived just outside of the borough from 1941-1958.
- Murdered hostage Nick Berg
- Birthplace of civil rights activist Bayard Rustin who has a West Chester school named after him.
- Decorated war veteran and later anti-war activist Smedley Butler
- American artist Horace Pippin
- Thomas U. Walter, the architect of the United States Capitol dome, designed seven buildings, including the Courthouse, a church, and the old prison (now gone), in West Chester.
- Skateboarder and Jackass co-founder Bam Margera and several other CKY Crew members including Brandon DiCamillo, Ryan Dunn, Chris Raab, Brandon Novak, Rake Yohn, Phil Margera, April Margera, Jess Margera and Vincent Margera. The town and various local businesses have been featured in Jackass, Viva La Bam, Haggard: The Movie and the CKY videos.
- Birthplace of Jewish reggae musician Matisyahu.
- Birthplace of actor Matthew McGrory (AKA "Bigfoot"), named as having the largest feet in the world (size 29 1/2) by the Guinness Book of World Records in 1992. McGrory acted in such films as Bubble Boy, Men in Black II, House of 1000 Corpses and Big Fish. He was also a member of the "Wack Pack" on The Howard Stern Show.
- Glen Osbourne, professional wrestler
- Houston Texans QB Matt Schaub attended West Chester East High School.
- Musical act Plow United who penned a tribute to the town in their song "West Chester Nuclear Winter."
- CKY band members Deron Miller, Chad I. Ginsburg and Jess Margera.
- Birthplace of pitcher Jon Matlack who pitched for the New York Mets and the Texas Rangers.
- Episcopal Bishop of Rhode Island Geralyn Wolf was a native of West Chester and attended West Chester University
- Birthplace of American actor Kyle Gallner, who has acted in such shows as Veronica Mars and Big Love
- Taking Back Sunday's guitarist Fred Mascherino
- Professional golfer Sean O'Hair currently resides in West Chester.
- Professional Baseball Player Cole Hamels currently resides in West Chester

#### Transportation

West Chester is home to the West Chester Transportation Center, which serves as a parking garage for the soon to be opened Chester County Justice Center and a bus terminal, which is located on the lower level of the facility.

The main east-west road to West Chester is West Chester Pike, which begins in Upper Darby, Delaware County just outside of Philadelphia and is part of PA Route 3.

The main north-south road in West Chester is High Street. To the north of town, the road is known as Pottstown Pike, which parallels PA Route 100 for most of its length. To the south of town, the road is known as Wilmington Pike (US Route 202).

#### Corporate Headquarters

- QVC
- Electronics Boutique
- Commodore Business Machines (CBM), the operational headquarters of Commodore International
- VWR International (Lab and Scientific supplies distributor)

#### West Chester Real Estate in media

- Many of the skits on the MTV television series Jackass, and later Jackass: The Movie were filmed in and around the borough, primarily ones featuring Bam Margera and the CKY Crew. The spinoff show Viva La Bam was filmed almost entirely in the area, as was the movie Haggard and the CKY videos. Margera has become something of a one-man publicity machine for West Chester, a status that allowed him to get the city's permission to close off some of West Chester's main streets to film portions of Haggard. Many local businesses such as Fairman's skateshop, Mad Platter

records, Duffer's Pub and even West Chester University have benefitted from exposure in such projects.  
- QVC broadcasts originate from studios in West Goshen Township, just east of West Chester.

#### Government

The borough is governed by the Borough Council form of government. Led by a Borough Manager, there are seven Council Members, representing the seven voting wards. They control all departments except the Police Department (the Mayor directs the activities of the Police Department through the Chief of Police). As well as a mayor, they are elected by the citizens. The current mayor is Richard Yoder, who will serve until 2010.

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