

FOR SALE



# Murrysville Land

Route 22 East, Export, PA 15632



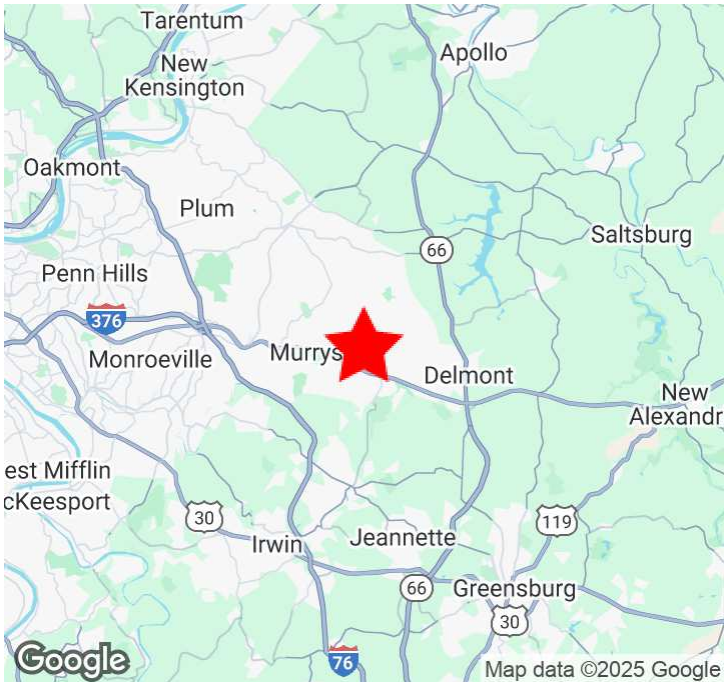
## Property Highlights

- 7.09 Acres Available
- Zoning: B
- Prominent Visibility from Route 22
- Across from Rick's Sports Bar

## Offering Summary

Sale Price:	\$395,000
Lot Size:	7.09 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,371	7,547	19,036
Total Population	3,356	19,544	48,830
Average HH Income	\$79,361	\$88,244	\$86,294



## PRESENTED BY:

**BOB CORNELL**  
O:412.391.3500 | C:412.760.9999  
bcornell@penncom.com

**LAURA LEE MONGIOVI**  
O:412.391.3500 | C:412.654.9568  
lmongiovi@penncom.com



**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**





**Stamy Property**  
Route 22 East, Export, PA 15632

<i>Township/Boro/Ward</i>	<i>County</i>
Murrysville	Westmoreland

Sewer Tap—in fee is \$4,200 per EDU (400 gallons per day).

<i>Land Specifications</i>
----------------------------

Total Acreage: 7.09  
Smallest Division: 7  
Frontage:  
Zoning: B  
Dimensions: Irregular  
Soil Conditions: Compacted Fill

<i>Utilities</i>
------------------

Electric Company: West Penn Power  
Location: Electric runs along entire length of Kohosek Rd into Franklin Estate Park

Gas Company: Peoples Natural Gas  
Mainline Size: 3" plastic pipe w/ medium pressure  
Location: Runs between Rick's Bar through Kistler Rd. Also a gas line on Haymaker Farm Rd & stops at house #2661

Water Company: Municipal Authority of Westmoreland County  
Mainline Size:  
Location: Closet water line stops at cross-section of Kistler Rd. and Rt. 22. No water on Kohosek side of the road. Also water line on Haymaker Farm Road

Sewage Company: Franklin Park Municipal Sanitary Authority  
Mainline Size: 8"  
Location: Crosses Rt. 22 and extends along Kohosek Road bordering the property.

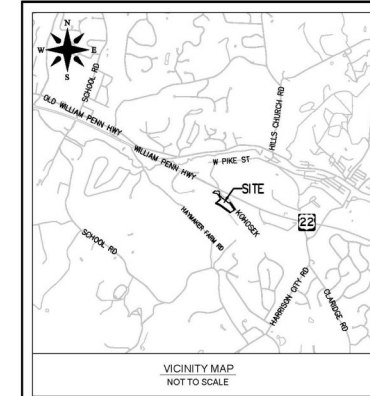
<i>Transportation</i>
-----------------------

Nearest Major Highway: Route 22  
Distance: 0  
Rail: N  
Barge: N

<i>Pricing</i>
----------------

Taxes:  
Price For Entire Site: \$395,000.00  
Price Per Acre: \$55,712.00





UTILITY CONTACT INFORMATION:  
TICKET NO. 20240793061

COMPANY: WINDSTREAM  
ADDRESS: 1450 CENTER POINT RD  
HIAWATHA, IA 52233  
CONTACT: LOCATE DESK PERSONNEL  
EMAIL: locate.desk@windstream.com  
PHONE: 800-289-1901

COMPANY: PEOPLES GAS COMPANY LLC  
ADDRESS: 375 N SHORE DR  
PITTSBURGH, PA 15212  
CONTACT: TODD COEN  
EMAIL: todd.coen@peoples-gas.com  
PHONE: 412-235-4415

COMPANY: EASTERN GAS TRANS LUTHERSBURG  
ADDRESS: 518 E PITTSBURGH ST  
GREENSBURG, PA 15601  
CONTACT: MARK STEBBINS  
EMAIL: mark.stebbins@eghgas.com  
PHONE: 814-715-6721

COMPANY: FRANKLIN TOWNSHIP MUNI SANITARY AUTH  
ADDRESS: 3001 MEADOWBROOK ROAD  
MURRYSVILLE, PA 15668  
CONTACT: ROBERT SWARMER  
EMAIL: RSWARMER@TMSA.ORG  
PHONE: 724-327-1950

COMPANY: FIRSTENERGY CORPORATION  
ADDRESS: 21 S MAIN ST  
AKRON, OH 44308  
CONTACT: MELLISSA ADAMS  
EMAIL: madams@firstenergycorp.com  
PHONE: 330-604-4073

COMPANY: MURRYSVILLE MUNICIPALITY OF  
ADDRESS: 4100 SARVIS RD  
MURRYSVILLE, PA 15668  
CONTACT: EMILY MALLISEE  
EMAIL: emallisee@murrysvillgov.org  
PHONE: 724-327-2100 EXT. 114

COMPANY: WESTMORELAND COUNTY MUNICIPAL AUTHORITY  
ADDRESS: PO BOX 730  
GREENSBURG, PA 15601  
CONTACT: APRIL TILSON  
EMAIL: atilson@wcog.org  
PHONE: 724-755-5955



Know what's below  
Call before you dig

AMERICAN GENERAL SERVICE CORPORATION  
RECORD OWNER AND LIEN CERTIFICATE NO: MISC24-12

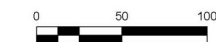
#### B. REQUIREMENTS/EXCEPTIONS:

- 1) ALL MATTERS AS SET FORTH ON THE STAMY PLAN AS RECORDED AT INSTRUMENT NO. 200603230013301.
- 2) RIGHT OF WAY OF KOHOSEK COURT, VARIABLE WIDTH AS SHOWN
- 3) UTILITY EASEMENT AS SHOWN
- 4) RIGHT OF WAY AGREEMENT FROM ROSCOE G. BARTLETT AND MARTHA BARTLETT TO WEST PENN POWER CO., DATED MAY 15, 1951 AND RECORDED NOVEMBER 16, 1951 IN DEED BOOK VOLUME 1436, PAGE 504.
- 5) THIS AGREEMENT GRANTS THE POWER COMPANY THE RIGHT TO INSTALL AND MAINTAIN AN ELECTRIC TRANSMISSION SYSTEM CONSISTING OF POLES, WIRES, CABLE AND ANCHORS AND IS BLANKET IN NATURE. UTILITY POLES SERVICING THE PROPERTY AND ADJOINING LANDOWNERS ARE SHOWN HEREON.
- 6) AGREEMENT FROM ROSCOE G. BARTLETT AND MARTHA BARTLETT, HIS WIFE TO DUQUESNE NATURAL GAS COMPANY, DATED OCTOBER 2, 1945 AND RECORDED JANUARY 21, 1946 IN DEED BOOK VOLUME 1212, PAGE 353.
- 7) THIS AGREEMENT IS FOR 110 ACRES OF WHICH THE SUBJECT PARCEL WAS A PART. THE SURVEYOR FOUND NO EVIDENCE OF GAS OR OIL WELLS ON THE SUBJECT PARCEL.
- 8) AGREEMENT FROM LLOYD F. STAMY AND BARBARA LEE STAMY, EACH IN THEIR OWN RIGHT AND AS HUSBAND AND WIFE, TO CONSOLIDATED GAS TRANSMISSION CORP., DATED APRIL 14, 1984 AND RECORDED JUNE 12, 1984 IN DEED BOOK VOLUME 2549, PAGE 126.
- 9) THIS AGREEMENT GRANTS THE GAS COMPANY THE EXCLUSIVE RIGHT OR OPTION TO PURCHASE OTHER LANDS OF STAMY WHICH THEY LATER PURCHASED IN D.B.V. 2563, PG 567 REFERENCED IN ITEM "h" BELOW. THIS AGREEMENT DOES NOT AFFECT THE SUBJECT PARCEL.
- 10) DEED FROM LLOYD F. STAMY AND BARBARA LEE STAMY, HIS WIFE TO CONSOLIDATED GAS TRANSMISSION CORPORATION, A DELAWARE CORPORATION, DATED JUNE 28, 1984 AND RECORDED AUGUST 28, 1984 IN DEED BOOK VOLUME 2563, PAGE 567.
- 11) THE GAS COMPANY PURCHASED THE LAND REFERENCED ABOVE IN ITEM "g" ABOVE. THIS AGREEMENT DOES NOT AFFECT THE SUBJECT PARCEL.
- 12) CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, EMINENT DOMAIN PROCEEDINGS, RECORDED AUGUST 23, 2004 AT INSTRUMENT NO. 200408230051029.
- 13) RIGHT OF WAY WAS TAKEN FOR THE REALIGNMENT OF KOHOSEK COURT AS SHOWN.
- 14) ALL MATTERS SET FORTH IN THE SPECIAL WARRANTY DEED BETWEEN LLOYD F. STAMY, JR., TRUSTEE, LLOYD F. STAMY FAMILY TRUST, FORMERLY KNOWN AS LLOYD F. STAMY, JR., TRUSTEE AND HIS SUCCESSORS IN TRUST UNDER THE LLOYD F. STAMY REVOCABLE TRUST AND APB HOLDINGS, LLC, DATED JULY 7, 2006 AND RECORDED JULY 10, 2006 AT INSTRUMENT NO. 200607100033007.
- 15) THIS DEED WAS FOR THE SALE OF PARCELS "b" AND "c" IN THE STAMY PLAN OF LOTS RECORDED AS INSTRUMENT 200603230013301. THERE IS A 25' UTILITY EASEMENT AND A RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS ACROSS THE SUBJECT PARCEL AS SHOWN. PARCEL "b" BENEFITS FROM THESE EASEMENTS. SEE ITEM "d" ABOVE.

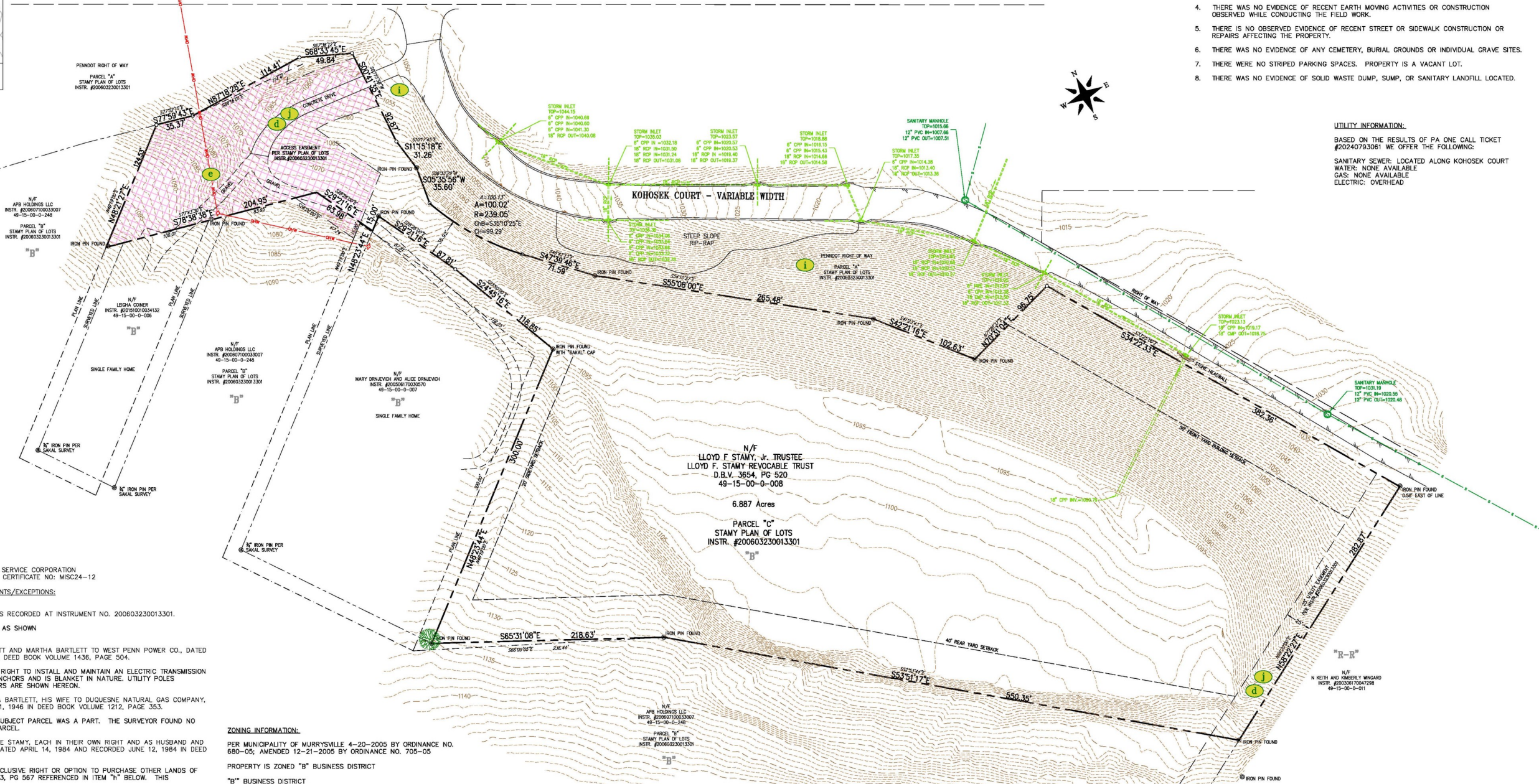
#### PROPERTY LOCATION COORDINATES

UNDEVELOPED PARCEL  
49-15-00-0-008  
KOHOSEK COURT  
MURRYSVILLE, PA 15668

+ LAT: 40°24'52"  
+ LONG: 79°38'36"



#### WILLIAM PENN HIGHWAY - SR 22 - VARIABLE WIDTH



#### ZONING INFORMATION:

PER MUNICIPALITY OF MURRYSVILLE 4-20-2005 BY ORDINANCE NO. 680-05; AMENDED 12-21-2005 BY ORDINANCE NO. 705-05

PROPERTY IS ZONED "B" BUSINESS DISTRICT

#### "B" BUSINESS DISTRICT

SETBACK REQUIREMENTS

MINIMUM LOT AREA = 35,000 SqFt

MINIMUM LOT WIDTH = 200'

MINIMUM FRONT YARD = 50'

MINIMUM SIDE YARD = 20'

MINIMUM REAR YARD = 40'; ABUTTING AN "R" DISTRICT, 75'

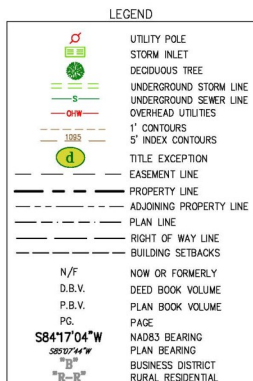
MAXIMUM BUILDING HEIGHT = 65'

MAXIMUM LOT COVERAGE = 75%

IMPERVIOUS SURFACE COVERAGE = 80%

#### SURVEYOR'S NOTES:

1. BOLD BEARINGS ARE REFERENCED TO PENNSYLVANIA STATE PLANE, NAD83, SOUTH ZONE COORDINATES. BEARINGS IN ITALICS ARE FOR REFERENCE TO THE STAMY PLAN OF LOTS RECORDED IN INSTRUMENT #200603230013301.
2. THE BOUNDARY IS BASED ON THE STAMY PLAN OF LOTS AND PHYSICAL PROPERTY EVIDENCE FOUND IN THE FIELD. DUE TO DISCREPANCIES IN THE PLAN GEOMETRY, PROPERTY CORNER MONUMENTS AND SURVEYS PERFORMED BY OTHER SURVEYORS WERE HELD.
3. IN AREAS WHERE THE BOUNDARY DIFFERS FROM THE STAMY PLAN OF LOTS, THE PLAN GEOMETRY IS SHOWN AND LABELED "PLAN LINE" FOR REFERENCE ONLY.
4. ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM. CONTOURS ARE DRAWN AT 1' INTERVALS.
5. THERE WERE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY. PROPERTY IS VACANT LAND.
6. UTILITIES ARE SHOWN BASED ON PHYSICAL EVIDENCE FOUND IN THE FIELD AND PLANS PROVIDED BY FACILITY OWNERS. UNDERGROUND LINES SHOULD BE CONSIDERED APPROXIMATE.
7. RIGHT OF WAY OF KOHOSEK ROAD AND ROUTE 22 ARE PER PADOT HIGHWAY PLANS RECORDED IN INSTRUMENT #200304020025398



#### SURVEYOR'S CERTIFICATION

TO: LLOYD F. STAMY, JR., and his successors in Trust under the Lloyd F. Stamy Revocable Trust and AMERICAN GENERAL SERVICE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/6/2024.

*Amy J. Hopkins*  
AMY J. HOPKINS  
SU-075298

DATE: 8/21/2024

THE PROPERTY DESCRIBED AND SHOWN HERE ON IS THE SAME PROPERTY DESCRIBED IN AMERICAN GENERAL SERVICE CORPORATION RECORD OWNER AND LIEN CERTIFICATE NO: MISC24-12 EFFECTIVE DATE MARCH 24, 2024.

#### PROPERTY INFORMATION:

1. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP NO. 42129C0192F, EFFECTIVE DATE OF 3/17/2011.
2. ACCESS IS AVAILABLE OFF KOHOSEK COURT.
3. UTILITY INFORMATION IS BASED ON VISIBLE EVIDENCE OF UTILITIES LOCATED IN THE FIELD AND PLANS PROVIDED BY FACILITY OWNERS PROVIDED AS A RESULT OF PA ONE CALL TICKET #20240793061.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING ACTIVITIES OR CONSTRUCTION OBSERVED WHILE CONDUCTING THE FIELD WORK.
5. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
6. THERE WAS NO EVIDENCE OF ANY CEMETERY, BURIAL GROUNDS OR INDIVIDUAL GRAVE SITES.
7. THERE WERE NO STRIPED PARKING SPACES. PROPERTY IS A VACANT LOT.
8. THERE WAS NO EVIDENCE OF SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL LOCATED.

#### UTILITY INFORMATION:

BASED ON THE RESULTS OF PA ONE CALL TICKET #20240793061 WE OFFER THE FOLLOWING:

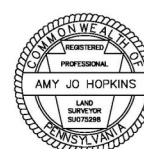
SANITARY SEWER: LOCATED ALONG KOHOSEK COURT  
WATER: NONE AVAILABLE  
GAS: NONE AVAILABLE  
ELECTRIC: OVERHEAD

## ALTA/NSPS LAND TITLE SURVEY

### PARCEL "C" STAMY PLAN OF LOTS

SITUATE IN  
MUNICIPALITY OF MURRYSVILLE  
WESTMORELAND COUNTY, PA

MADE FOR  
**PENNSYLVANIA COMMERCIAL  
REAL ESTATE Inc.**



DATE: 8/21/2024  
REVISED:  
SCALE: 1" = 50'  
PROJECT NO: 2024-020



1616 McCLURE RD, SUITE A, MONROEVILLE, PA 15146 \* 412-744-4520



**Parcel "C"**  
**Stamy Plan of Lots**

Being Parcel "C" in the Stamy plan of Lots, to be recorded in the Recorder of Deeds Office, Westmoreland County, Pennsylvania, more particularly described as follows:

Beginning at a point on the westerly line of Kohosek Road, 33 feet wide, said point being the northwest corner of land now or formerly of N. Keith and Kimberly M. Weingard; thence South 59° 20' 00" West a distance of 282.87 feet to a point; thence along Parcel "B" in said plan North 52° 53' 44" West a distance of 550.35 feet to a point; thence along same North 66° 09' 05" West a distance of 236.44 feet to a point; thence along line of land now or formerly of Andrew Drnjevic, Jr. North 49° 19' 00" East a distance of 300.00 feet to a point; thence along same North 23° 50' 00" West a distance of 118.85 feet to a point; thence continuing along same North 28° 26' 00" West a distance of 87.81 feet to a point; thence still continuing along same South 49° 19' 00" West a distance of 15.00 feet to a point; thence along said Parcel "B" North 28° 26' 00" West a distance of 67.24 feet to a point; thence along same and land now or formerly of Joseph Grgurich North 77° 43' 30" West a distance of 183.96 feet to a point; thence along said Parcel "B" North 49° 19' 00" East a distance of 124.53 feet to a point; thence along Parcel "A" in said plan the following eleven (11) courses and distances: First, South 77° 02' 10" East a distance of 35.37 feet to a point; Second, South 88° 16' 01" East a distance of 114.41 feet to a point; Third, South 67° 36' 12" East distance of 49.84 feet to a point; Fourth, South 00° 15' 58" West a distance of 92.87 feet to a point; Fifth, South 10° 17' 5" East a distance of 31.26 feet to a point; Sixth, South 06° 33' 29" West a distance of 35.60 feet to a point; Seventh, by the arc of a circle having a radius of 239.05 feet, deflecting left a distance of 100.13 feet to a point; Eighth, South 46° 42' 13" East a distance of 71.59 feet to a point; Ninth, South 54° 10' 27" East a distance of 265.48 feet to a point; Tenth, South 41° 23' 43" East a distance of 102.63 feet to a point; and Eleventh, North 71° 28' 37" East a distance of 96.75 feet to a point; thence along the westerly line of said Kohosek Road South 33° 25' 00" East a distance of 382.36 feet to a point at the place of beginning.

Containing 7.093 Acres.