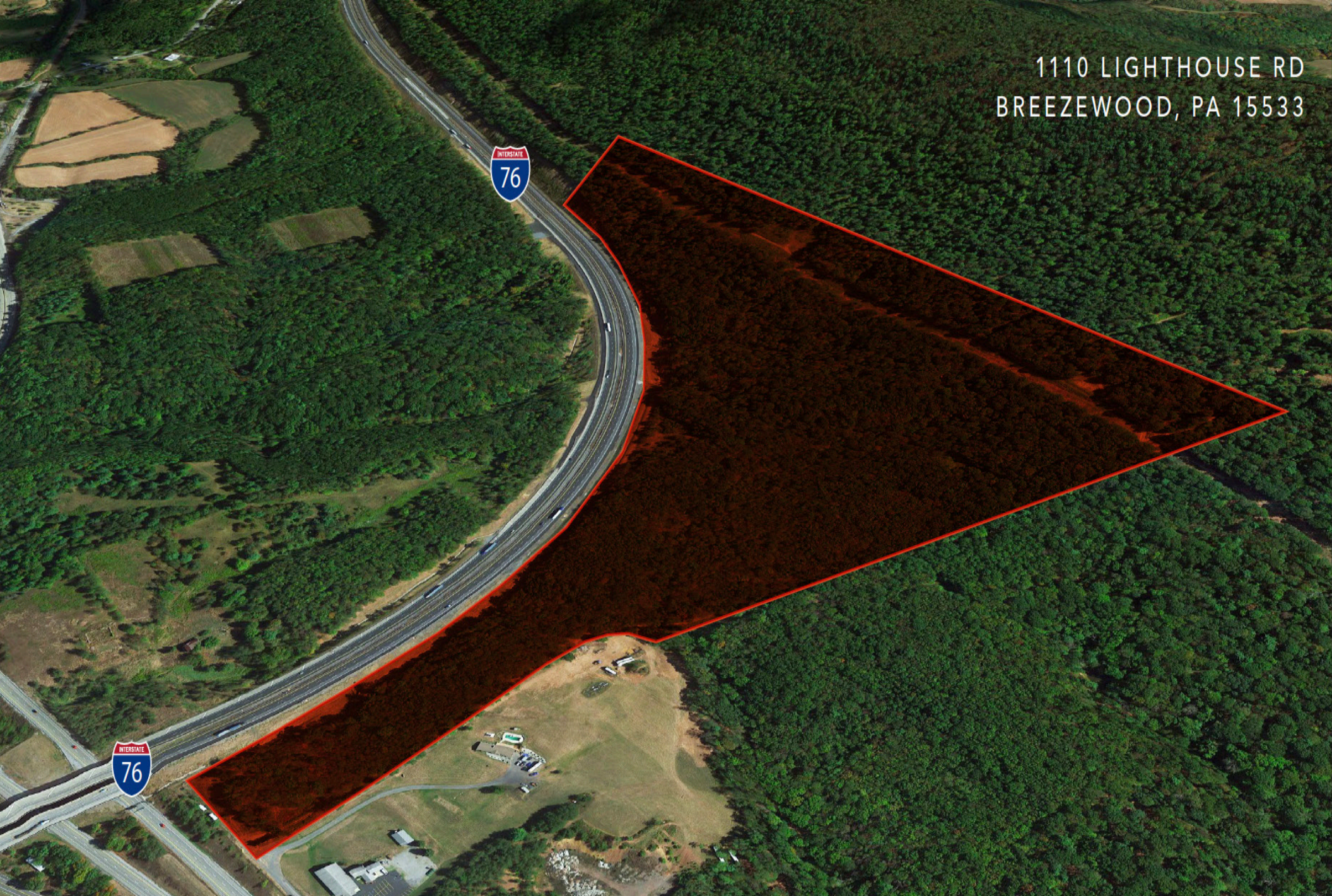


1110 LIGHTHOUSE RD
BREEZEWOOD, PA 15533



Offering
Memorandum

Marcus & Millichap
THE BATLIN GROUP

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1110 Lighthouse Rd

Breezewood, PA 15533

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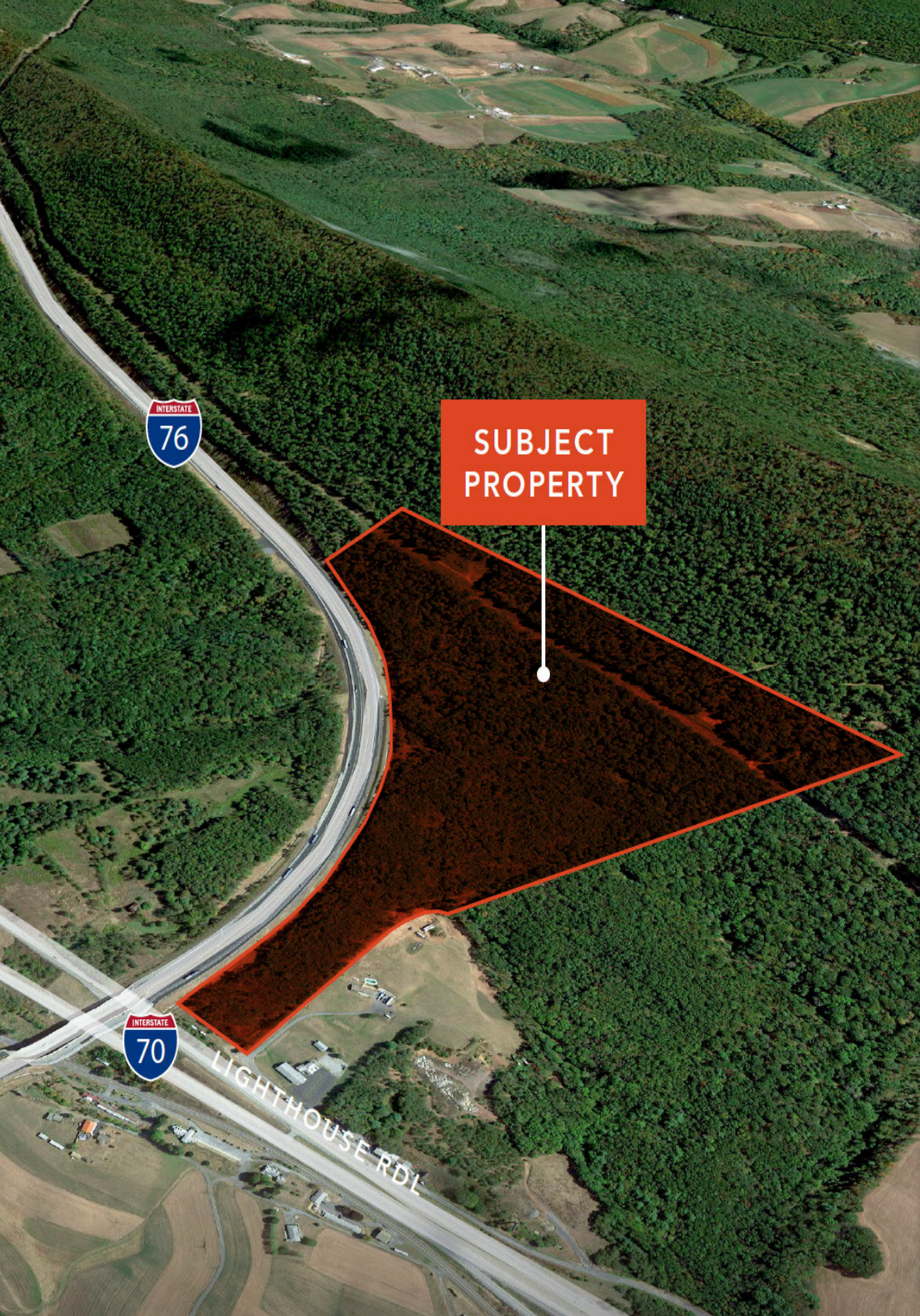
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1110 Lighthouse Rd

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PROPERTY OVERVIEW

+/- 63 ACRES IN BEDFORD COUNTY

PRIME DEVELOPMENT OPPORTUNITY

Nestled along the bustling corridors of one of the busiest transportation routes in the region, 1110 Lighthouse Road in Bedford County offers an exceptional prospect for investors. Situated on an expansive 63.75-acre parcel of land, this property stands as a beacon of potential, currently cloaked in untouched woodlands, waiting to be transformed into a thriving hub of activity.

STRATEGIC LOCATION

Positioned a mere 1,900 feet from the South Breezewood exit on Interstate 70 and just a mile from the picturesque town of Breezewood within East Providence Township, this property boasts

unparalleled accessibility. Its strategic location ensures high visibility and easy access, making it a prime spot for commercial or residential development.

STRAIGHTFORWARD DEVELOPMENT

Unlocking the property's potential is remarkably straightforward. Presently unzoned, the canvas is open to diverse development possibilities. The infrastructure is primed for integration – electric service is readily available through a central line bordering the eastern boundary. Moreover, sanitary services can be seamlessly accessed via the public system along the western side of Interstate 70 or on-site, with percolation tests already conducted.

ACREAGE OVERVIEW

Spanning over 63.75 acres, this expansive tract of land provides ample room for creative architectural endeavors. Whether you envision a commercial complex, residential community, mixed-use, or specialty development, this canvas offers the space and versatility to turn your vision into reality. Seize this opportunity to shape the landscape of one of the region's busiest corridors. With its unbeatable location, ease of development, and vast acreage, 1110 Light House Road stands as a testament to potential waiting to be realized.

LOCATION HIGHLIGHTS

7 MIN - TO NEARBY GAS AND SHOPPING

1,133 - TOTAL POPULATION

42 MIN - ALTOONA-BLAIR AIRPORT

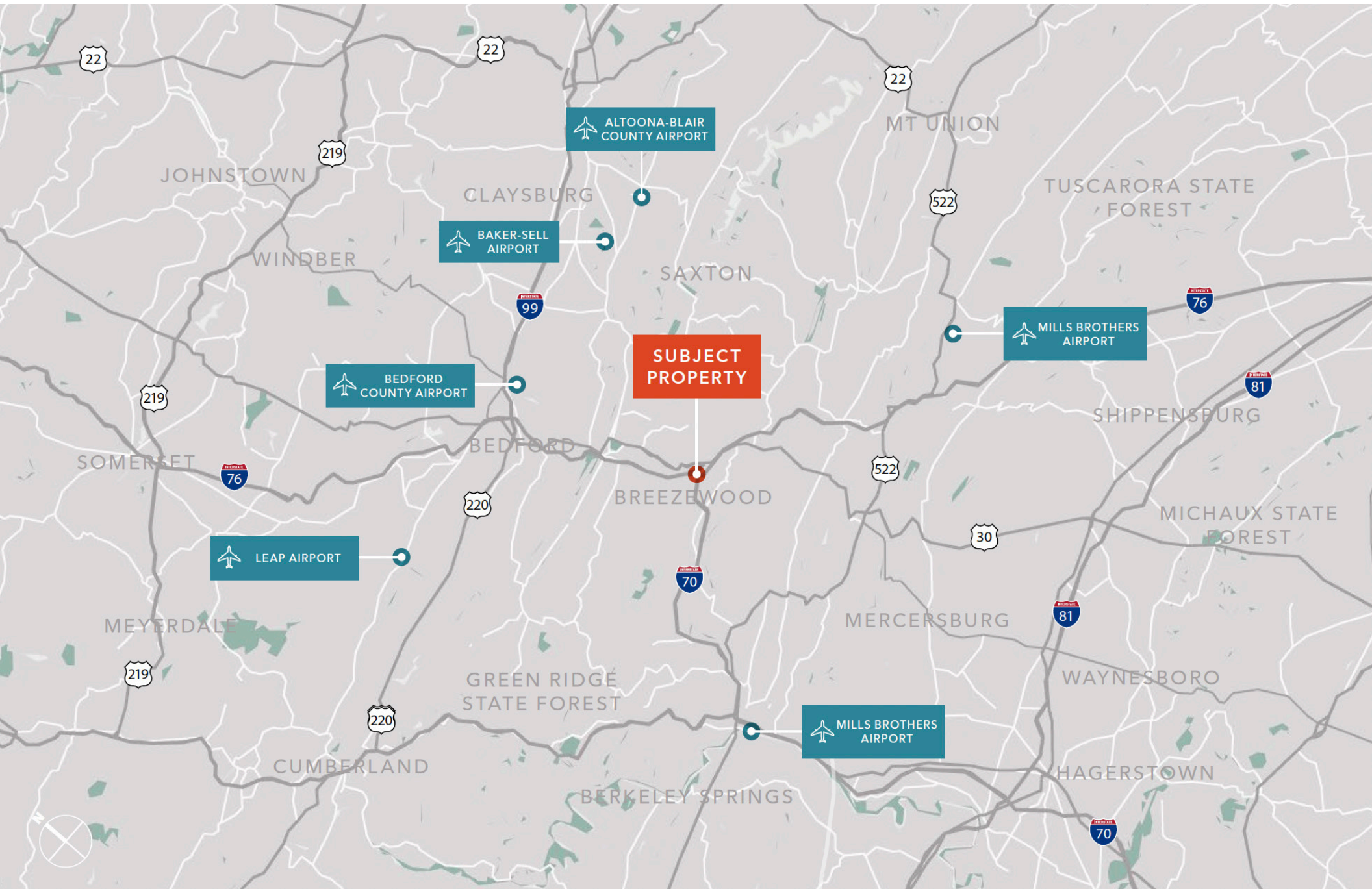
1940 - PENNSYLVANIA TURNPIKE OPENED



LOCATION OVERVIEW

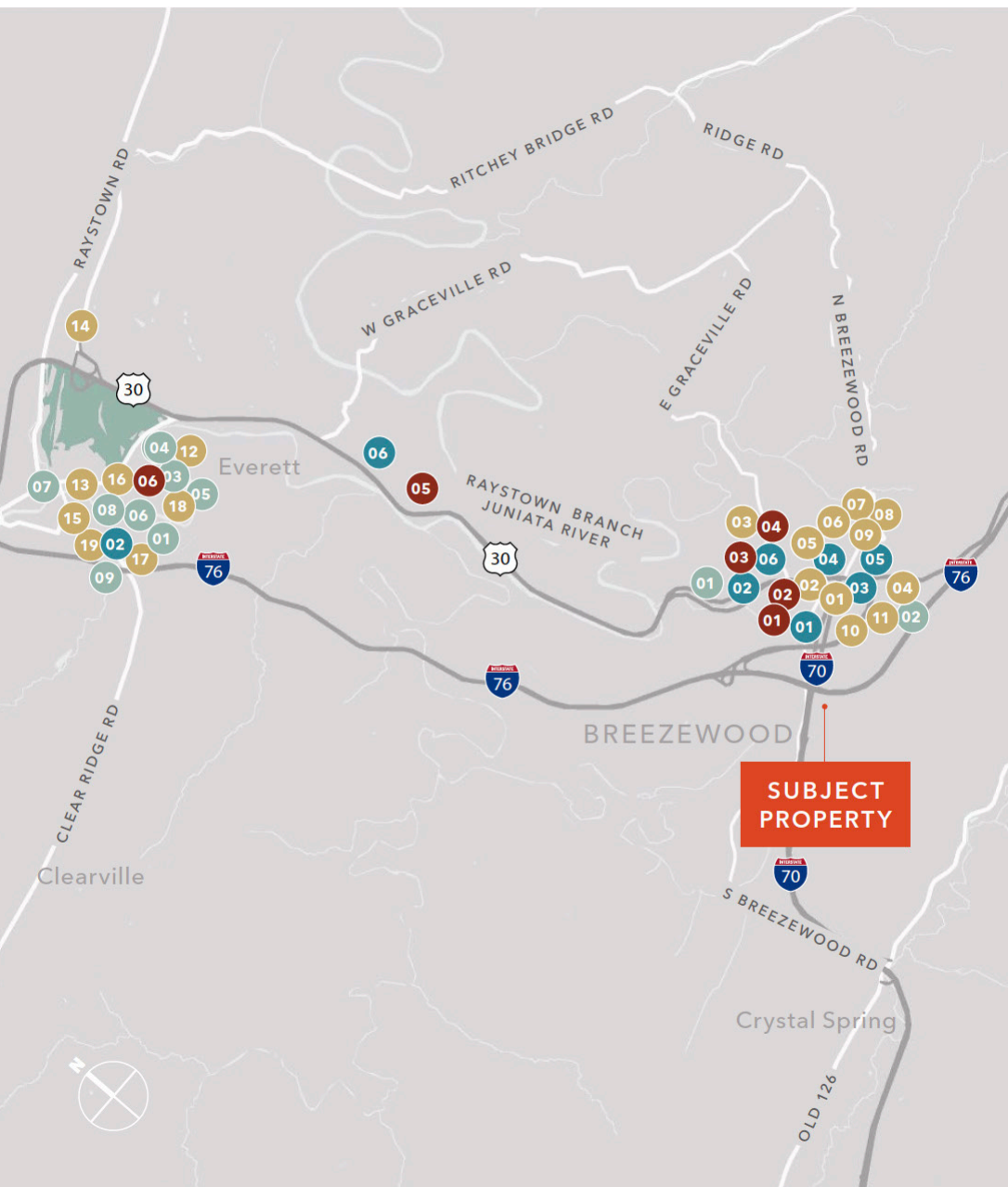


LOCATION OVERVIEW



11110 Lighthouse Rd, Breezewood, PA

NEARBY AMENITIES



EAT + DRINK

- 01 Starbucks
- 02 McDonalds
- 03 Bob Evans
- 04 Pizza Hut
- 05 Sultan Food
- 06 Dunkin
- 07 Papi's Pizza
- 08 Baskin Robbins
- 09 Arby's
- 10 Chester Chicken
- 11 Subplicity
- 12 Fairways Bar & Grill
- 13 Double LL
- 14 Mandy Jo's Country Corral
- 15 Black Valley Provender
- 16 Everett Original Italian Pizza
- 17 Kelly's Scenic View
- 18 The Igloo

LODGING

- 01 Wiltshire Motel
- 02 Budget Inn Breezewood
- 03 Days Inn by Wyndham
- 04 Holiday Inn Express
- 05 Weaverling House
- 06 The Union Hotel

SHOPPING

- 01 Dollar General
- 02 Crawford's Gift Shop
- 03 Locker Plant Butcher Shop
- 04 Bedford County Beverage
- 05 Riteaid
- 06 Ace Hardware
- 07 Little Town Pantry
- 08 True Value Hardware
- 09 Everett Foodliner

GAS STATION

- 01 Flying J
- 02 Sheetz
- 03 Sunoco
- 04 Marathon
- 05 Exxon
- 06 Shell

DEMOGRAPHICS



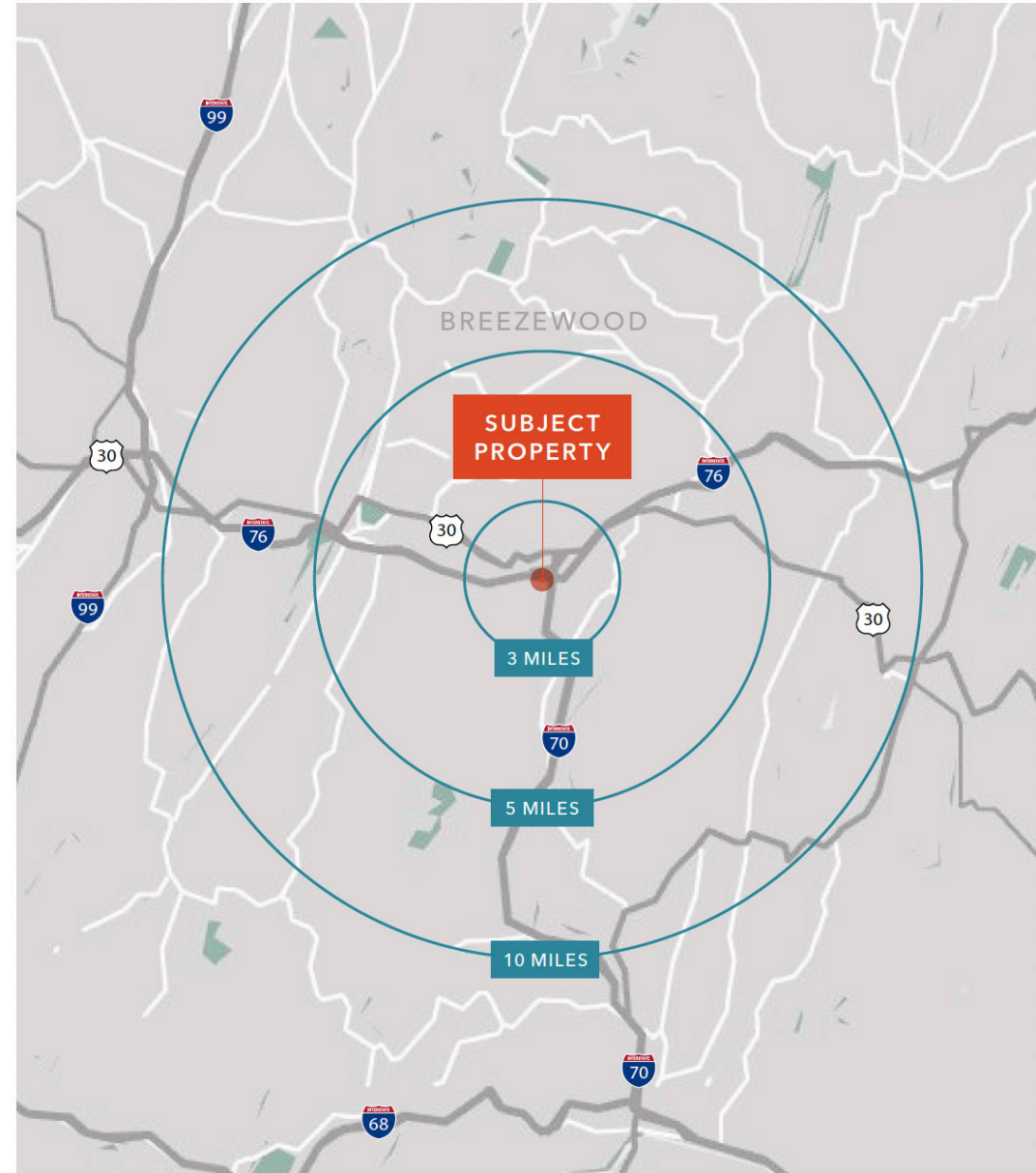
Population

| | 3 Miles | 5 Miles | 10 Miles |
|----------------|---------|---------|----------|
| 2010 CENSUS | 1,241 | 2,423 | 12,515 |
| 2020 CENSUS | 1,133 | 2,246 | 11,946 |
| 2023 ESTIMATED | 1,127 | 2,312 | 11,897 |
| 2028 PROJECTED | 1,107 | 2,259 | 11,612 |



Household Income

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------------|----------|----------|----------|
| 2023 MEDIAN | \$58,301 | \$58,079 | \$55,208 |
| 2028 MEDIAN PROJECTED | \$60,294 | \$60,158 | \$57,397 |
| 2023 AVERAGE | \$70,253 | \$71,421 | \$76,690 |
| 2028 AVG PROJECTED | \$78,755 | \$81,458 | \$87,782 |



INVESTMENT SUMMARY

OFFERING PRICE

\$698,000



| | | |
|----------------------------|--|--|
| SITE ADDRESS | 1110 Lighthouse Rd Breezewood, PA 15533 | POTENTIAL LAND USE |
| PARCEL NO. (APN) | I.10-0.00-034 | Residential Community |
| LAND USE | Vacant Land | Commercial/Mixed-Use Development |
| LAND DESC. | Agricultural/Rural | Solar Farm (Proposed to lease 35 acres) |
| LOT SIZE (SF/ACRES) | 2,777,037 SF / 63.75 ACRES | Truck Stop Plaza/ EV Charging Station |
| | | Subdivision |



Solar Farm Proposal

| | |
|---|--|
| Development Period Option Payments: (This is the period we have to obtain all approvals, interconnection and construct the project) | Year 1 \$1,000 Year 3 \$1,500 Year 5 \$10,000 to extend an additional 2 years if awarded capacity by the PA Utility Commission |
| Construction Payment: | \$10,000 upon commencement of construction |
| Rent Initial Year Rent: | \$1,500 per leased acre (rent starts on COD, commercial operation date) |
| Annual Escalator: | 1.5% |
| Term: | 35 years with a 10 year option to renew |



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