

OFFERING MEMORANDUM
**12.7 AC Development
Land | Rostraver Twp**

201 PFILE LANE
Rostraver, PA 15012

PRESENTED BY:

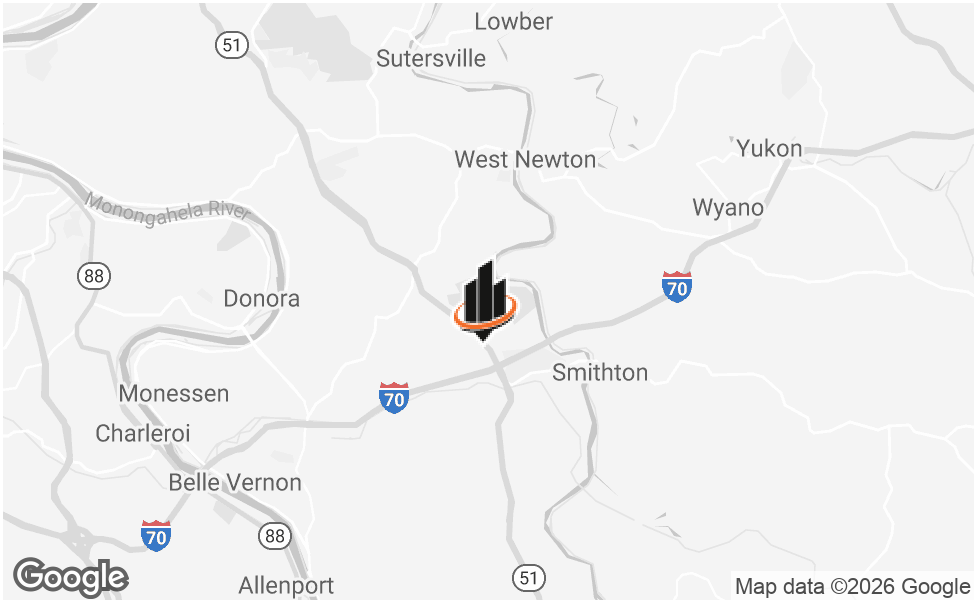
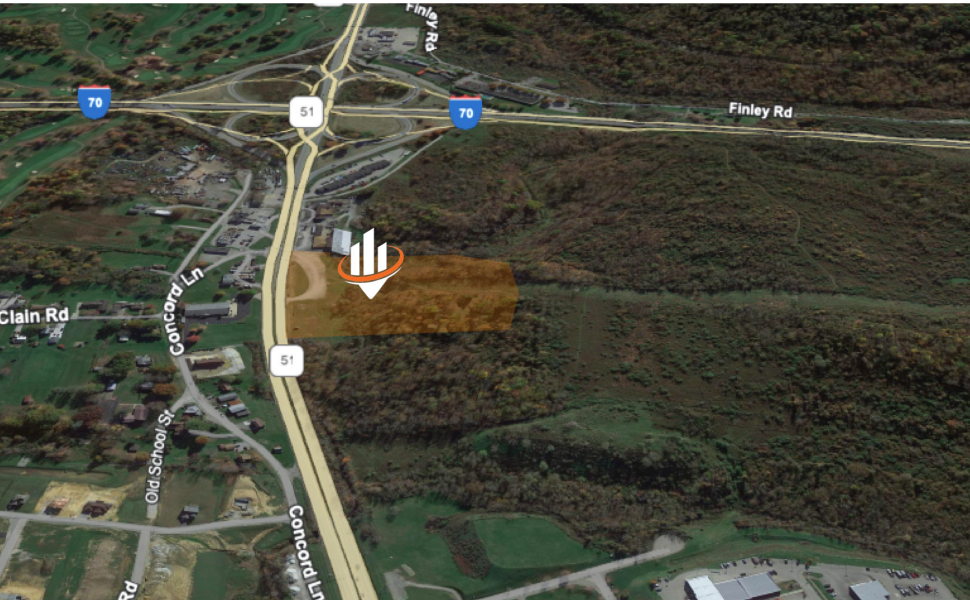
RICHARD L. BEYNON
Senior Advisor
O: 412.536.5036
C: 412.298.2236
rbeynon@svn.com





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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	12.7 Acres
PRICE / ACRE:	\$94,488
ZONING:	B-2 Retail Business
MARKET:	Pittsburgh
SUBMARKET:	Westmoreland County

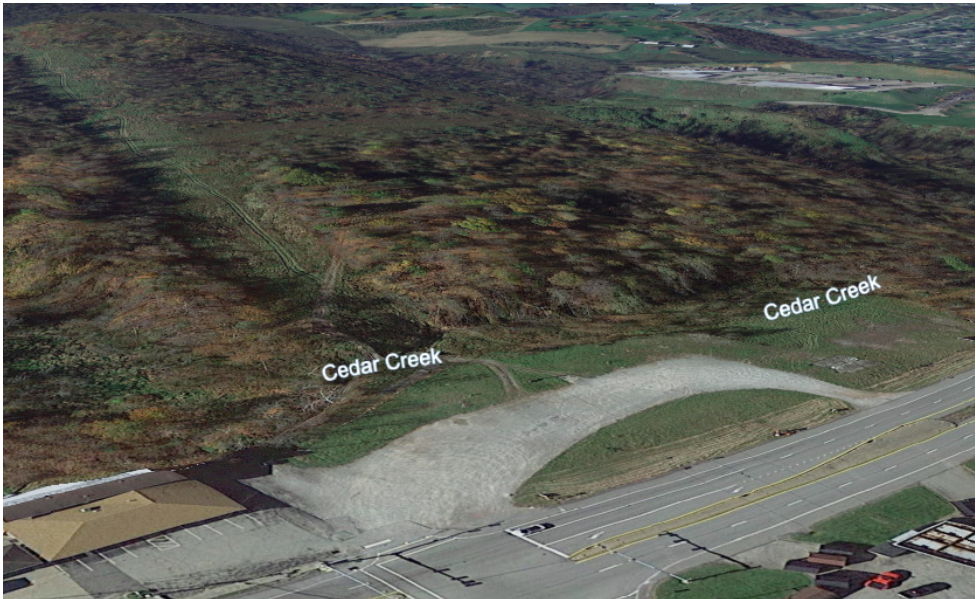
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 12.7 AC site located at 201 Pfile Lane in Rostraver Township, PA. This strategically located property boasts B-2 Retail Business zoning and exceptional features for prospective investors. Situated near the new I-70 Interchange on Route 51, the property offers 16,852 average daily traffic and 588' of frontage with 2 curb cuts. With frontage ideal for commercial development and additional acreage for residential development, this property presents unparalleled potential.

PROPERTY HIGHLIGHTS

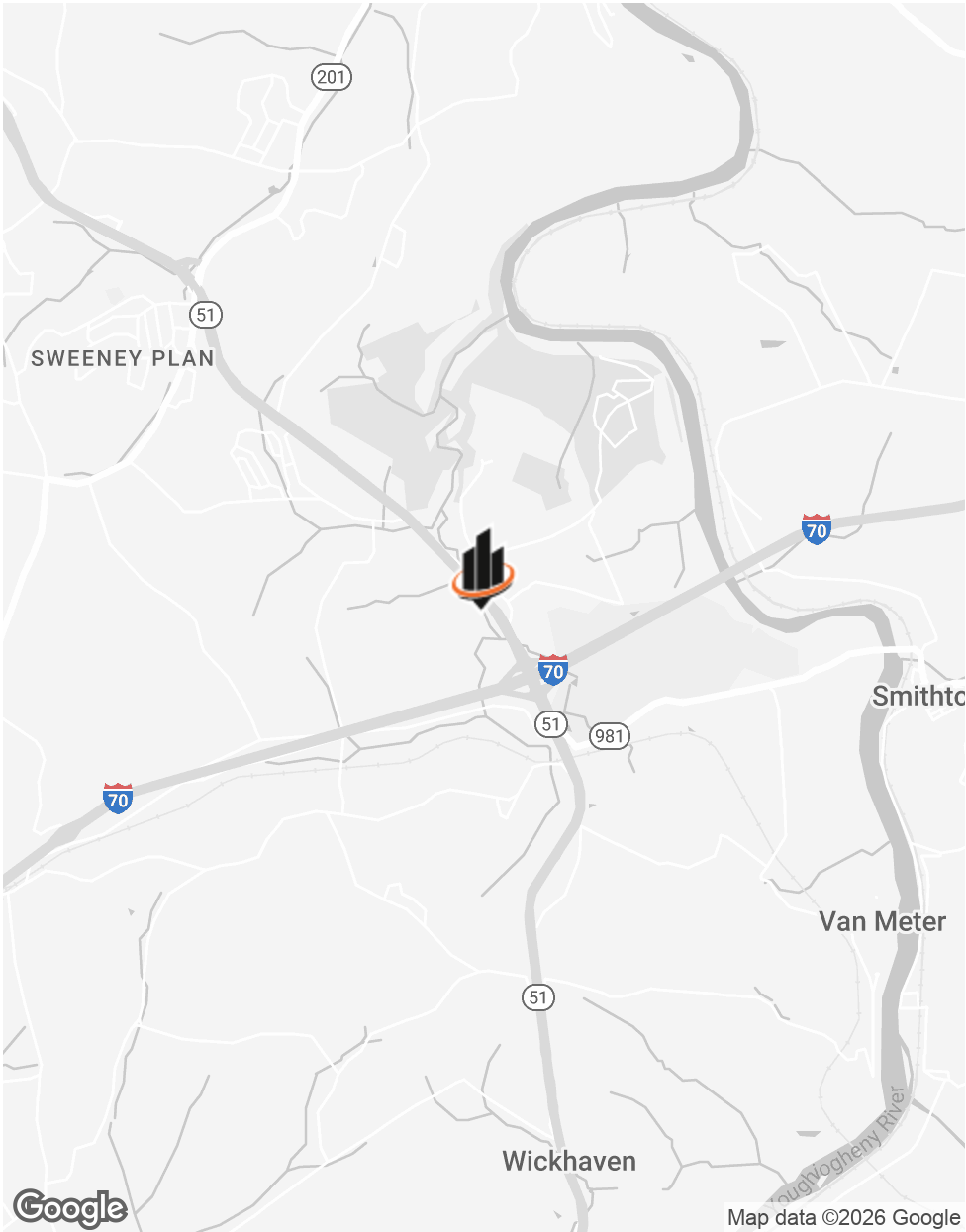
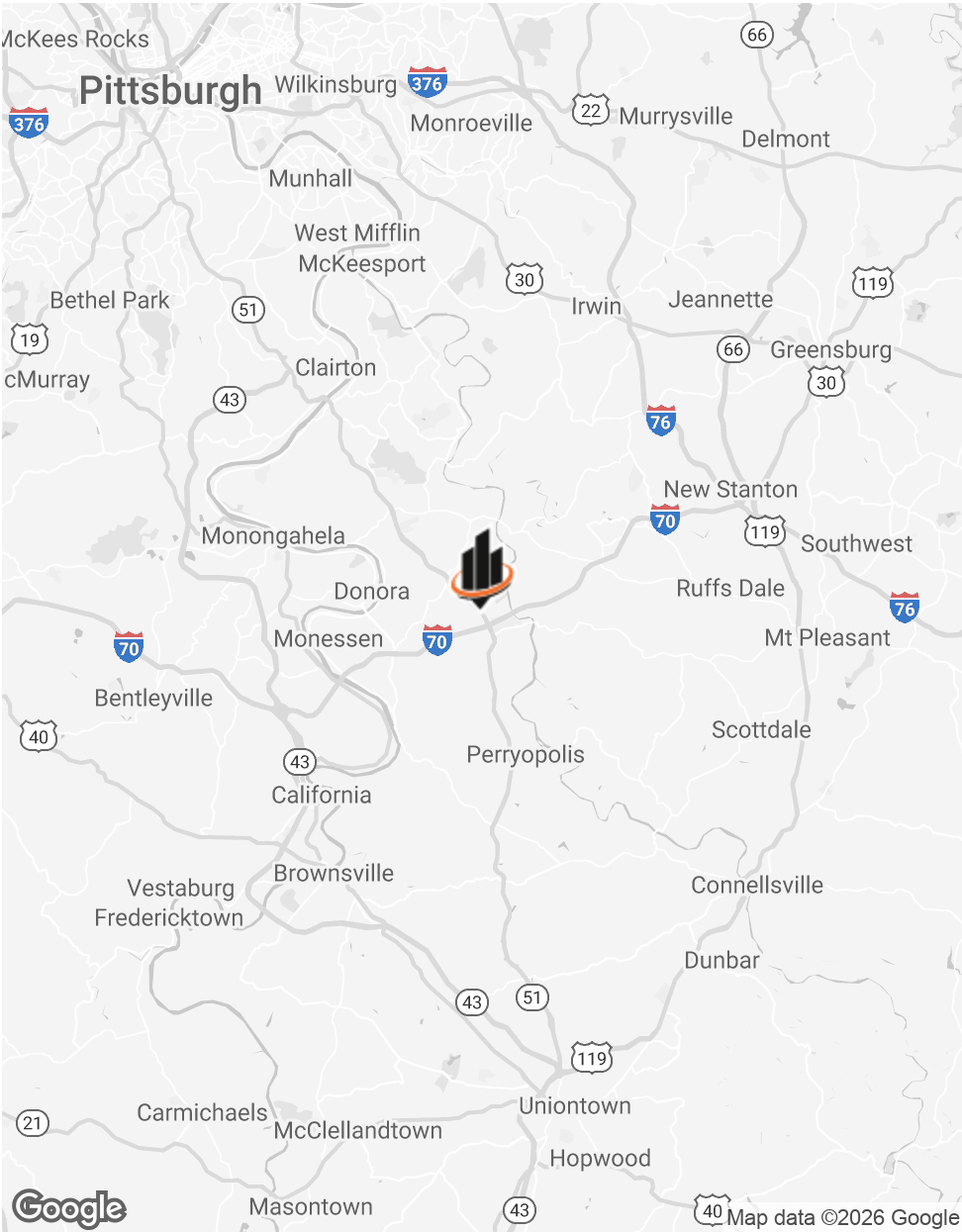
- Located on Route 51 near new I-70 Interchange
- Parcel has direct access to lighted interchange for ease of ingress and egress to the highway
- Frontage acreage prime for commercial development and residential development for remaining acreage
- 16,852 ADT on Route 51
- 588' of frontage on Route 51 with 2 curb cuts

ADDITIONAL PHOTOS

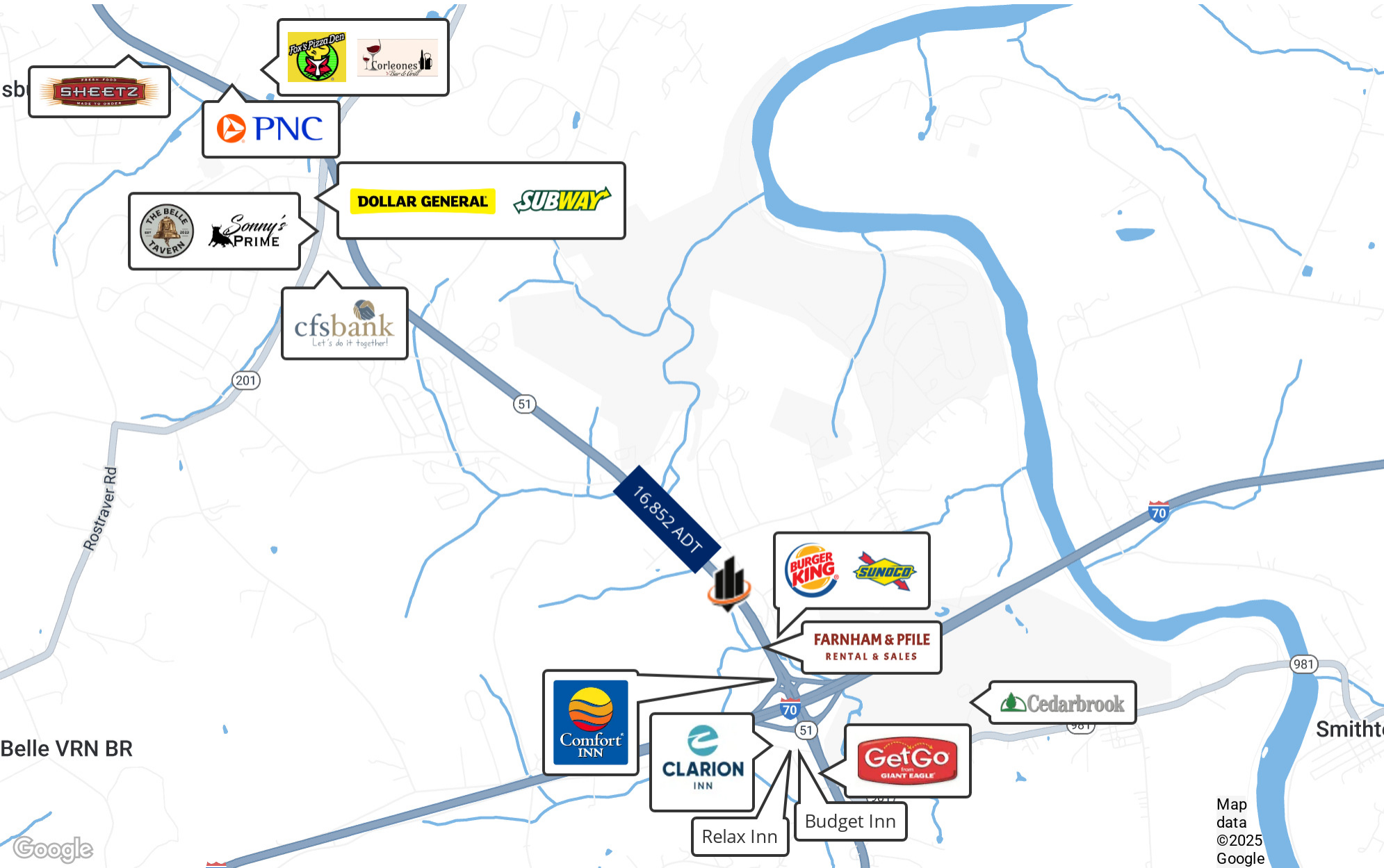




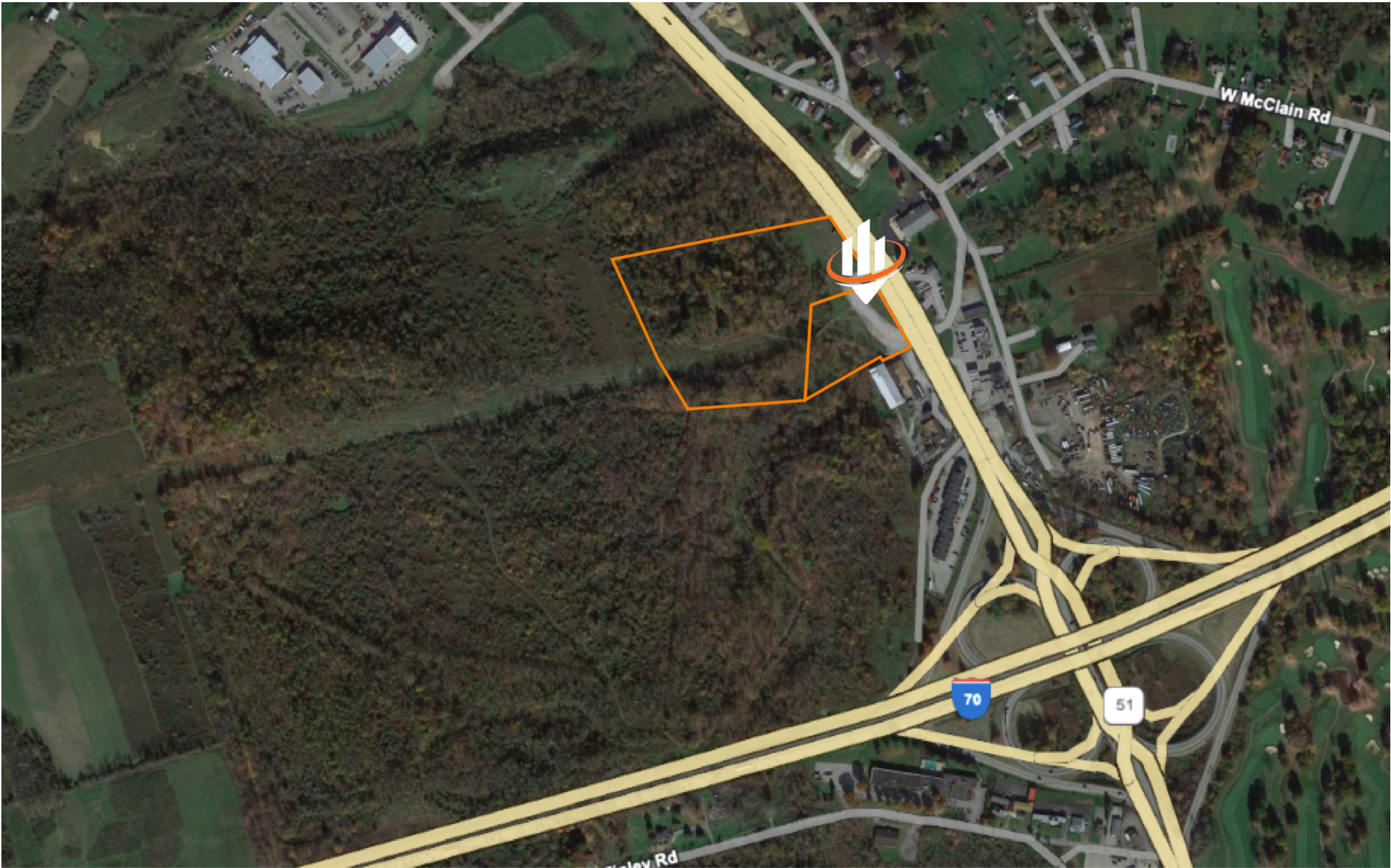
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

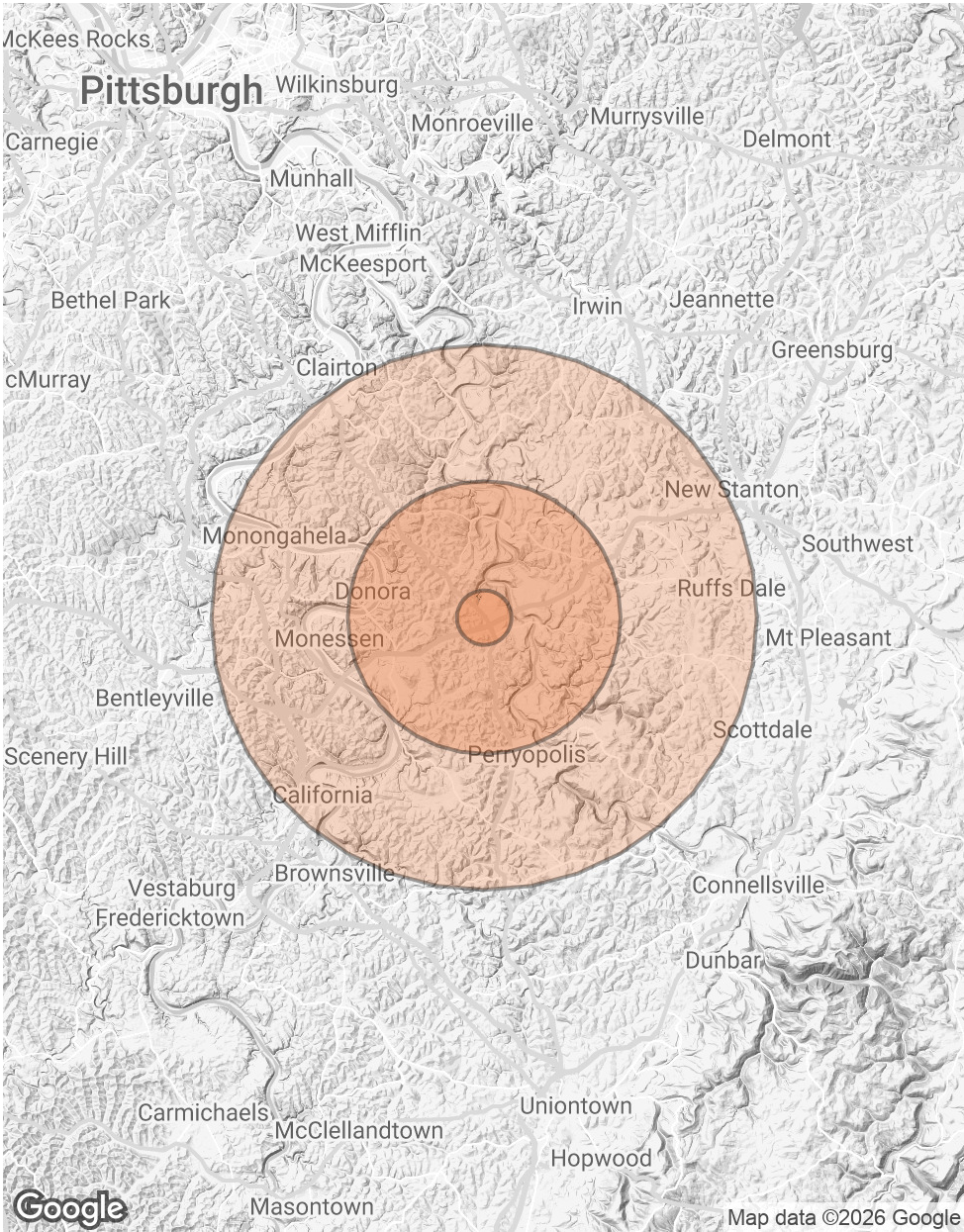
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	668	33,253	107,122
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	45	44	44
AVERAGE AGE (FEMALE)	47	47	46

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	292	14,758	46,524
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$101,123	\$81,729	\$85,037
AVERAGE HOUSE VALUE	\$248,248	\$201,594	\$202,130

Demographics data derived from AlphaMap



TAX ASSESSMENT



PARCEL VALUES

	SIZE (AC)	LAND VALUE
56-14-00-0-003	10	\$14,000
56-14-00-0-218	2.7	\$10,400
TOTALS	12.7 AC	\$24,400

TAX ASSESSMENT

	MARKET VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
COUNTY - WESTMORELAND	\$24,400	25.0	0.0250	\$610.00	\$597.80	\$49.82
LOCAL - ROSTRAVER	\$24,400	21.0	0.0210	\$512.40	\$502.15	\$41.85
SCHOOL - BELLE VERNON	\$24,400	91.3	0.0913	\$2,227.72	\$2,183.17	\$181.93
TOTALS				\$3,350.12	\$3,283.12	\$273.59

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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