

OFFERING MEMORANDUM  
12.7 AC Development  
Land | Rostraver Twp

201 PFILE LANE

Rostraver, PA 15012

PRESENTED BY:

RICHARD L. BEYNON

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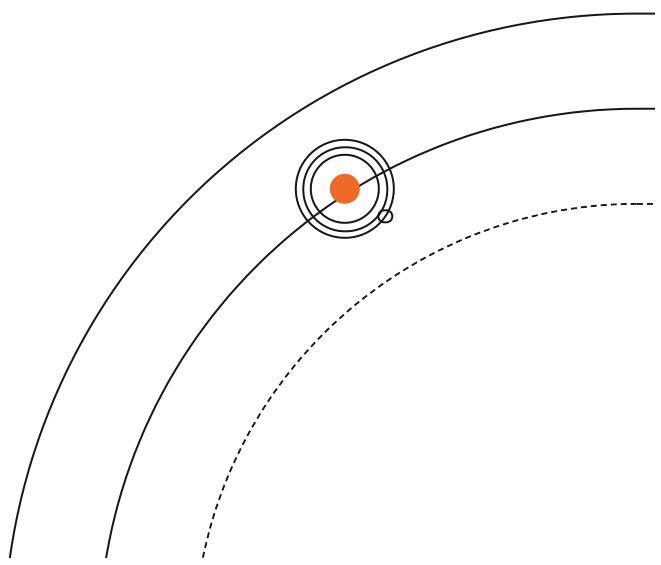
[rbeynon@svn.com](mailto:rbeynon@svn.com)



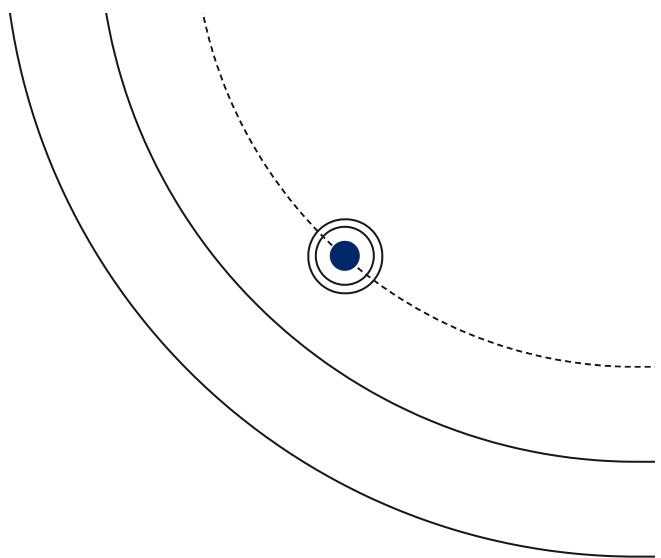
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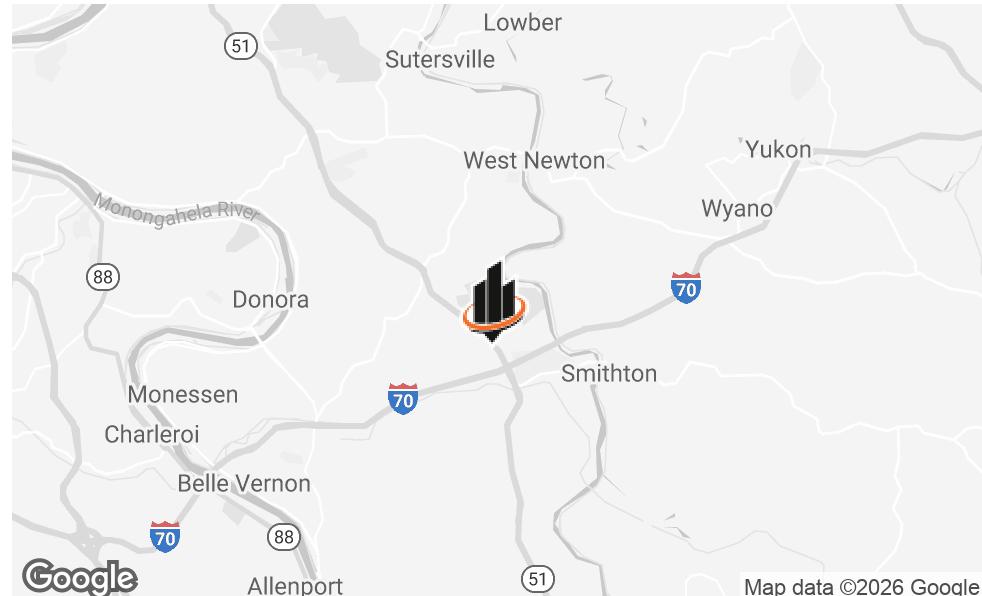
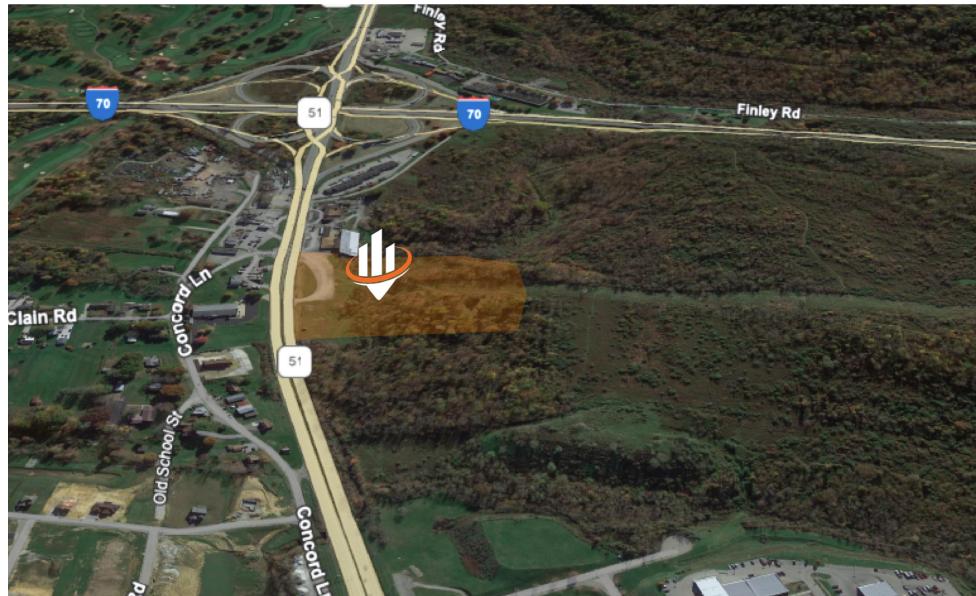
 **SVN**  
THREE RIVERS  
COMMERCIAL ADVISORS



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

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

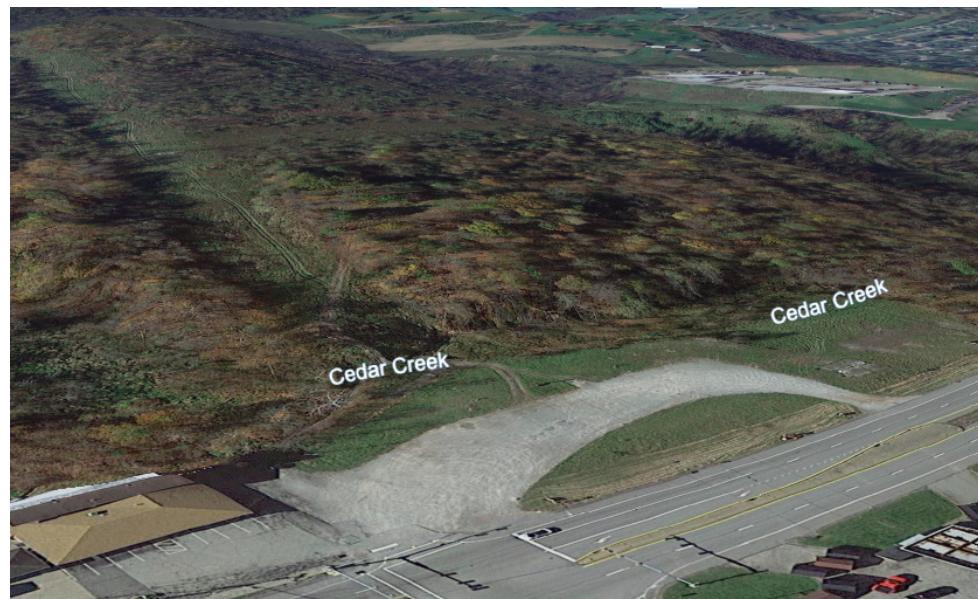
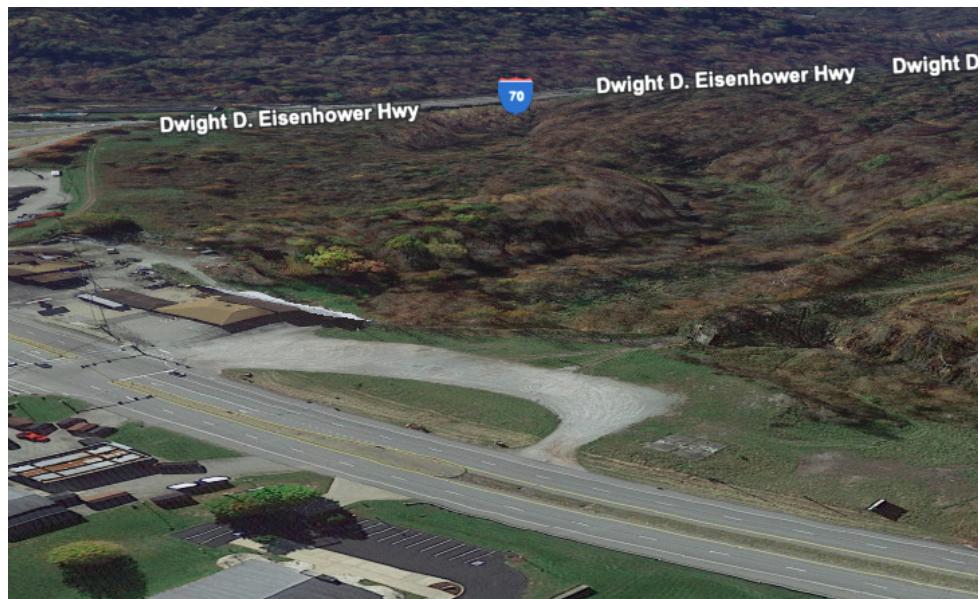
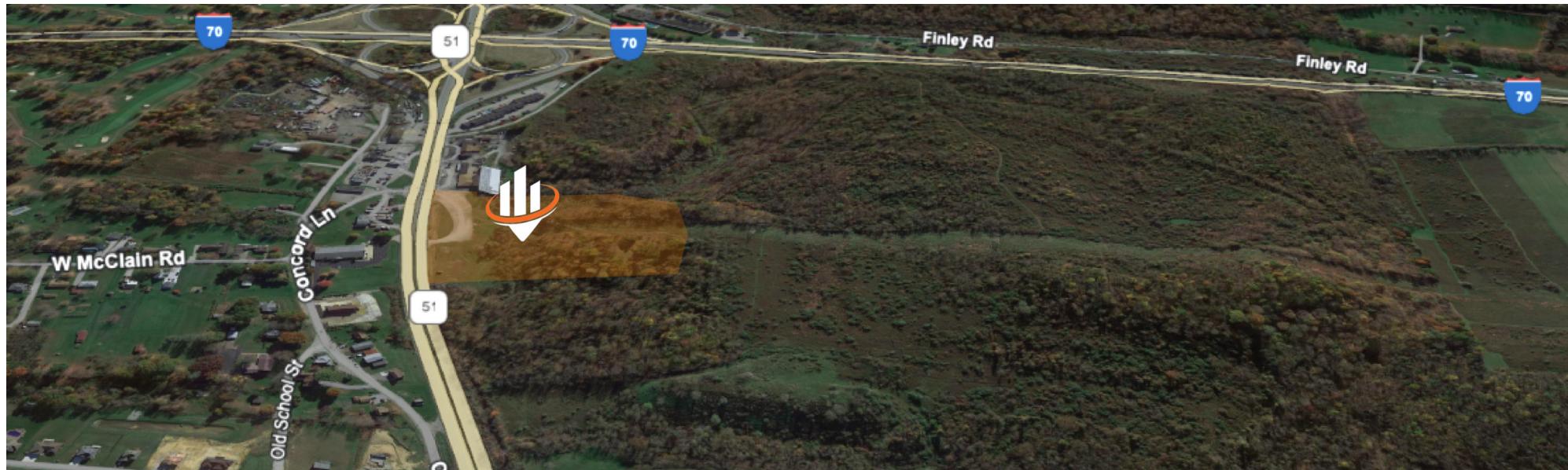
## PROPERTY OVERVIEW

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

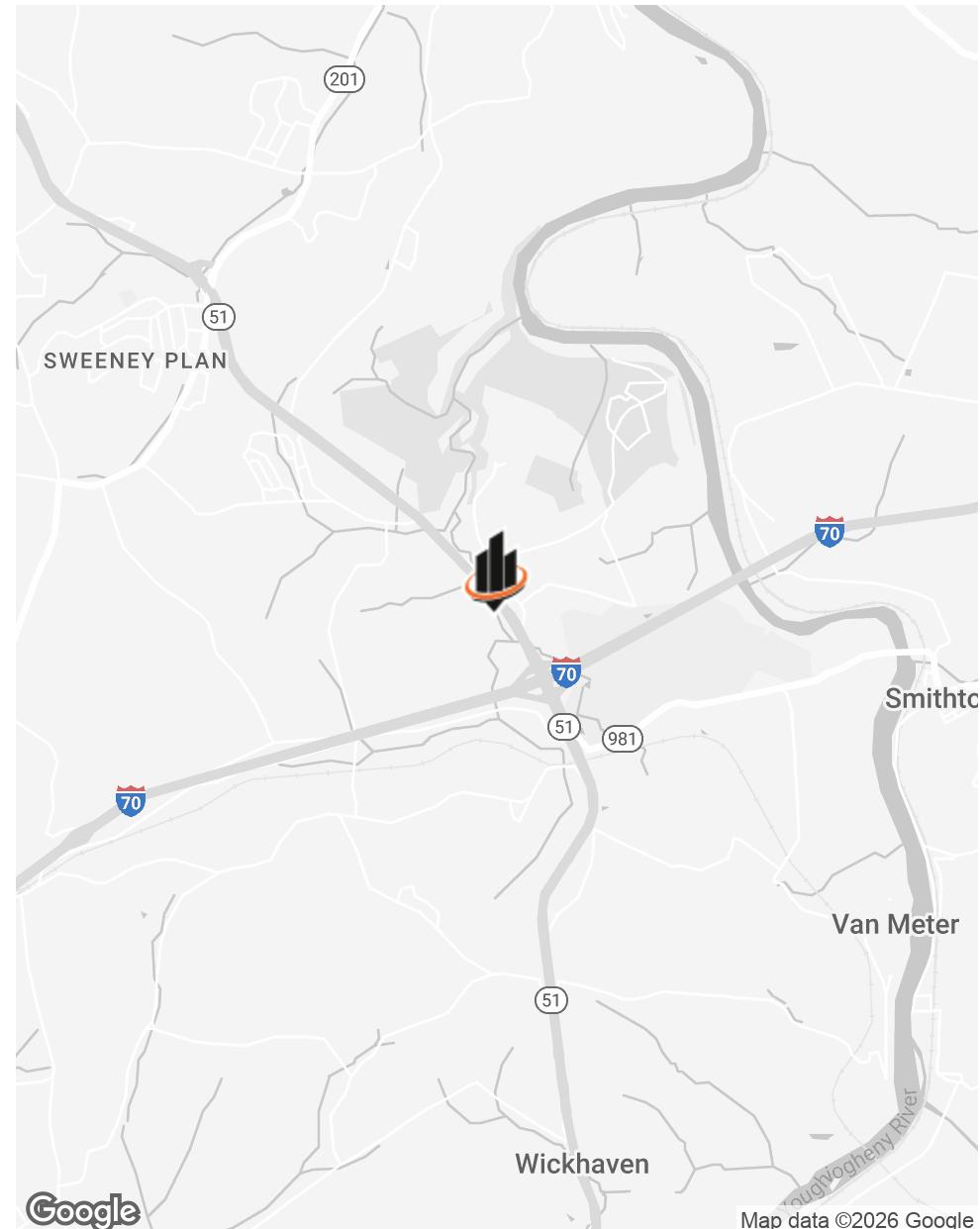
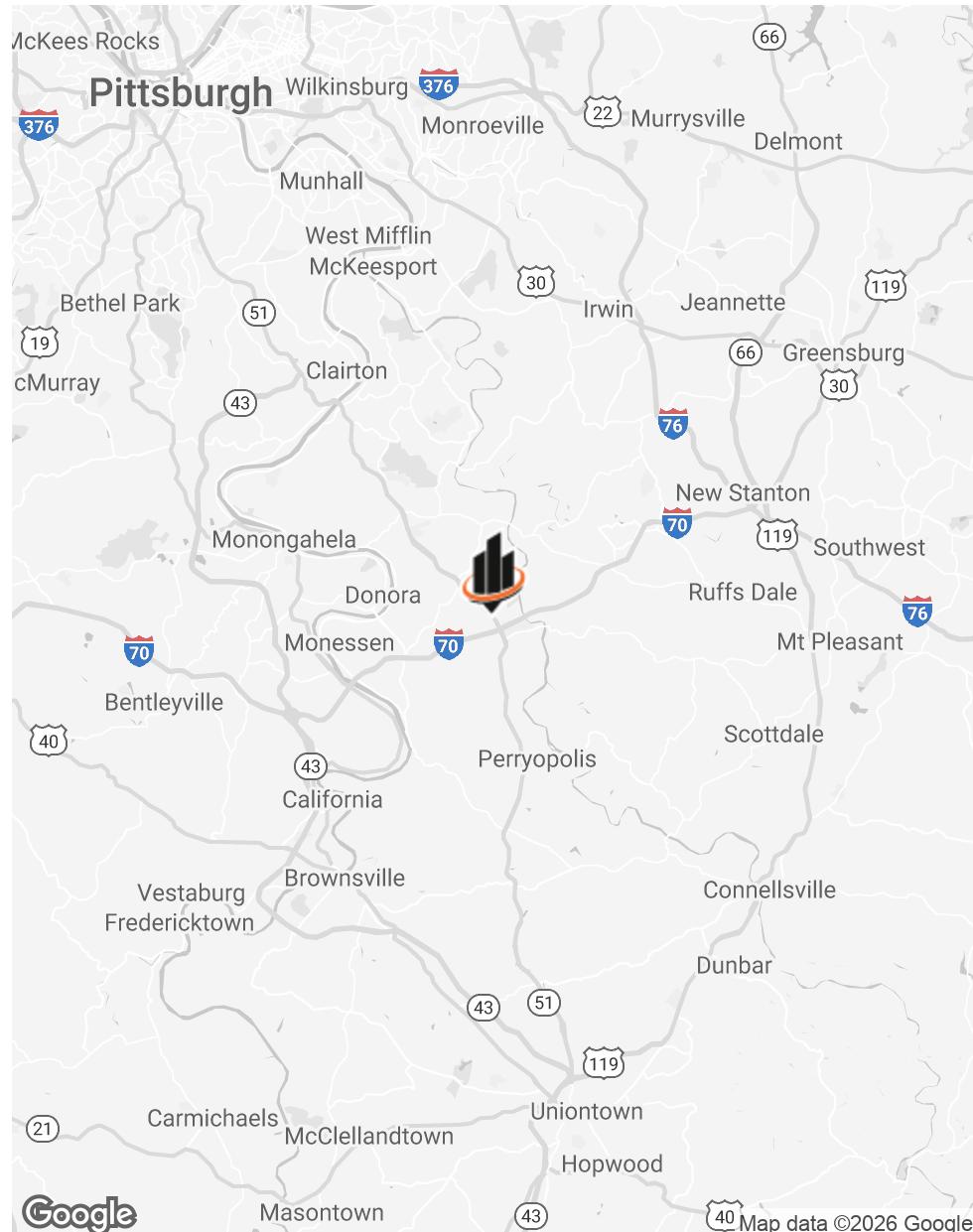
## ADDITIONAL PHOTOS



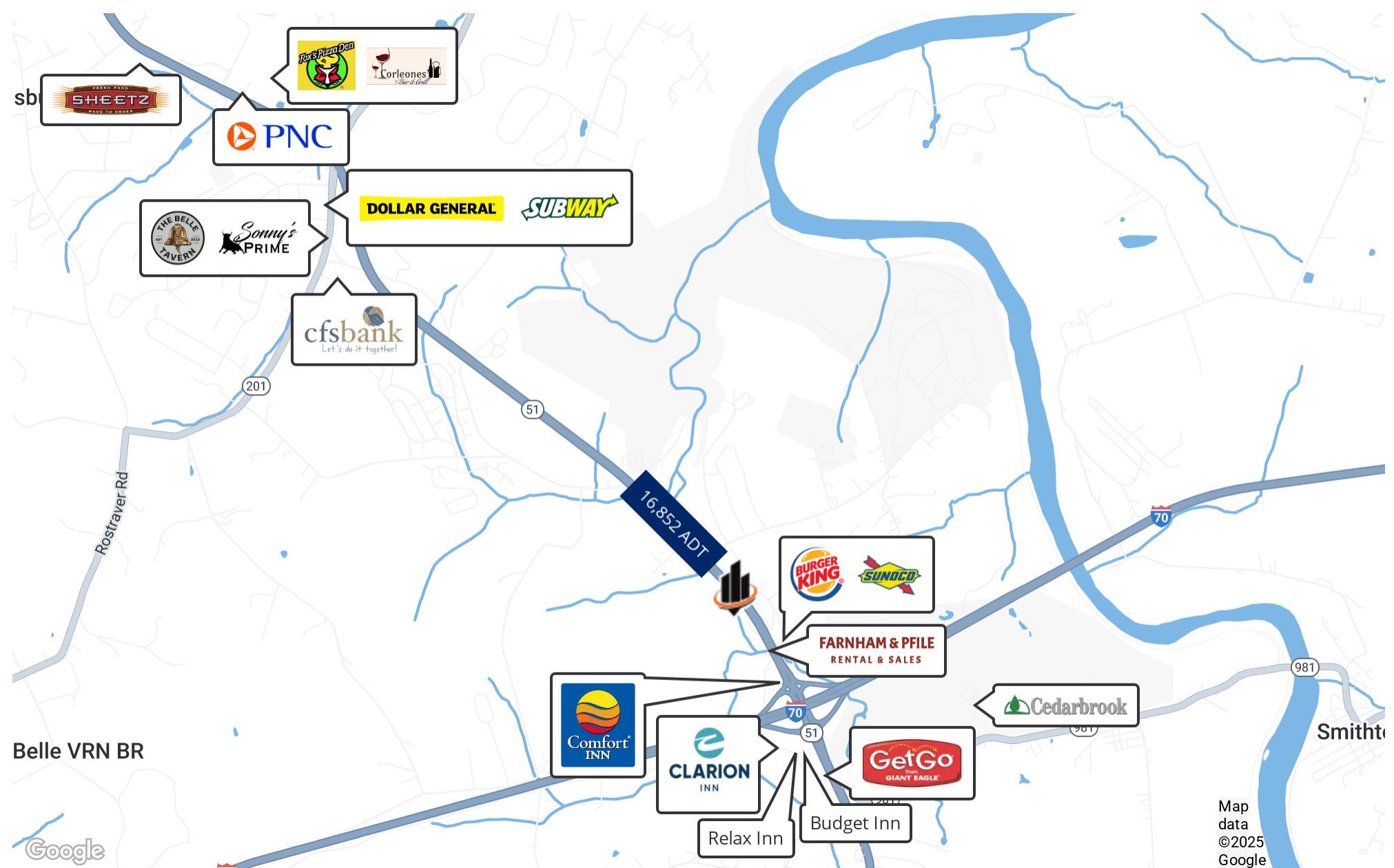
## AERIAL



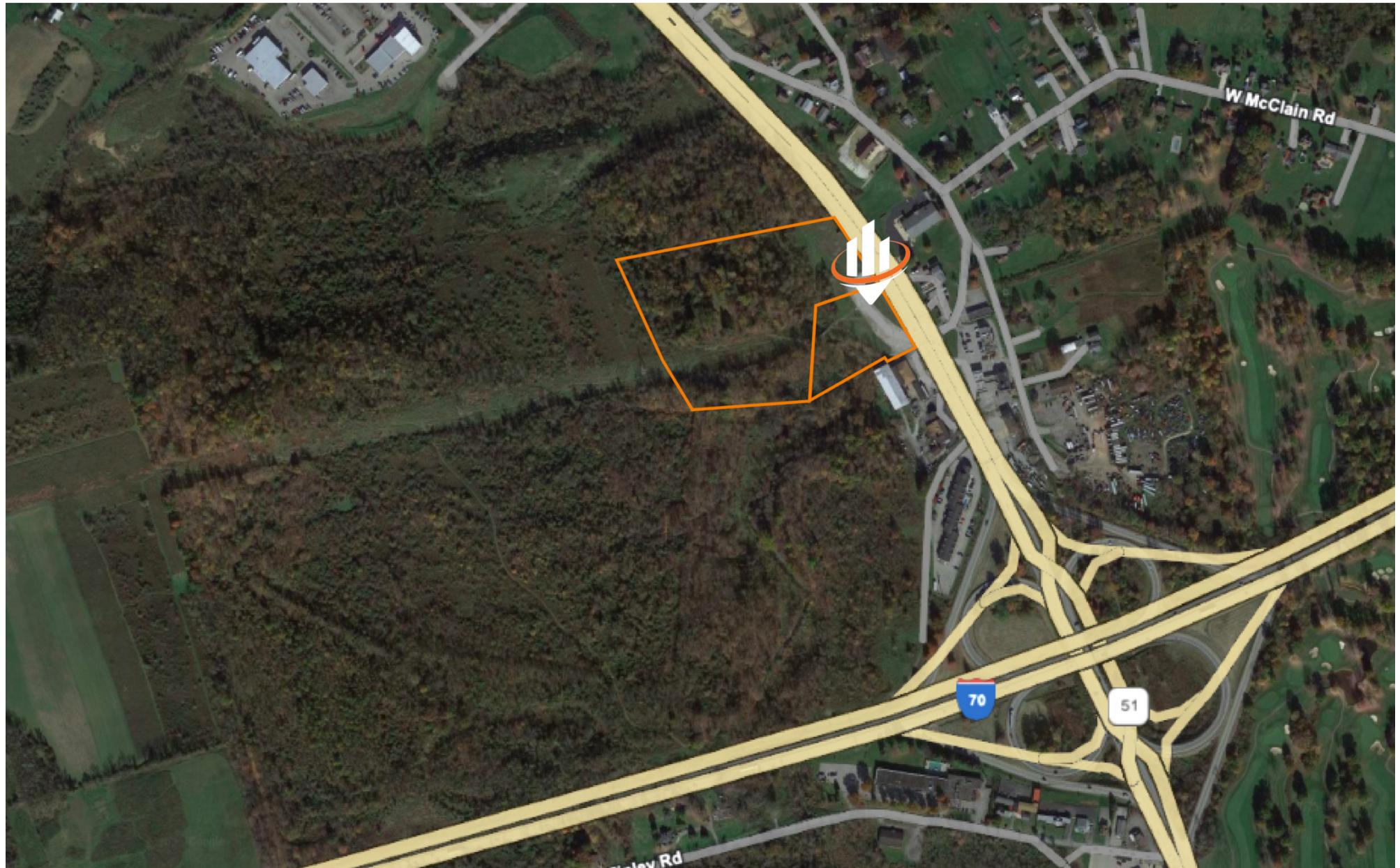
## LOCATION MAPS



## RETAILER MAP



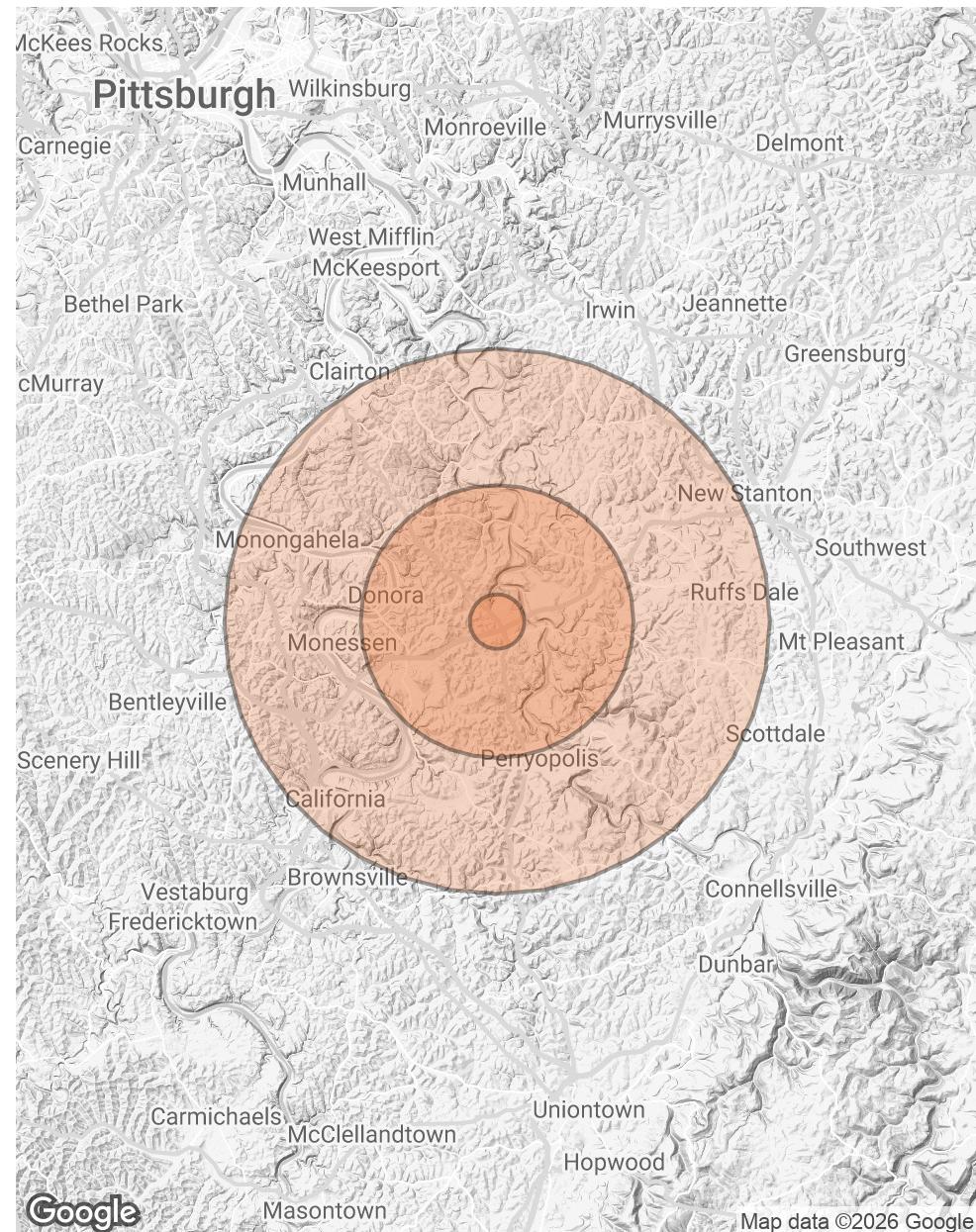
## PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	668	33,253	107,122
<b>AVERAGE AGE</b>	46	46	45
<b>AVERAGE AGE (MALE)</b>	45	44	44
<b>AVERAGE AGE (FEMALE)</b>	47	47	46
<b>HOUSEHOLDS &amp; INCOME</b>			
<b>TOTAL HOUSEHOLDS</b>	292	14,758	46,524
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$101,123	\$81,729	\$85,037
<b>AVERAGE HOUSE VALUE</b>	\$248,248	\$201,594	\$202,130

Demographics data derived from AlphaMap



Map data ©2026 Google

## 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
<b>TOTALS</b>	<b>12.7 AC</b>	<b>\$24,400</b>

### 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
<b>TOTALS</b>				<b>\$3,350.12</b>	<b>\$3,283.12</b>	<b>\$273.59</b>

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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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