

OFFERING MEMORANDUM

**6.5 Acres of
Commercial Space
Available for Sale or
Lease**

0 E OF FREEPORT ST

Saxonburg, PA 16056

PRESENTED BY:

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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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

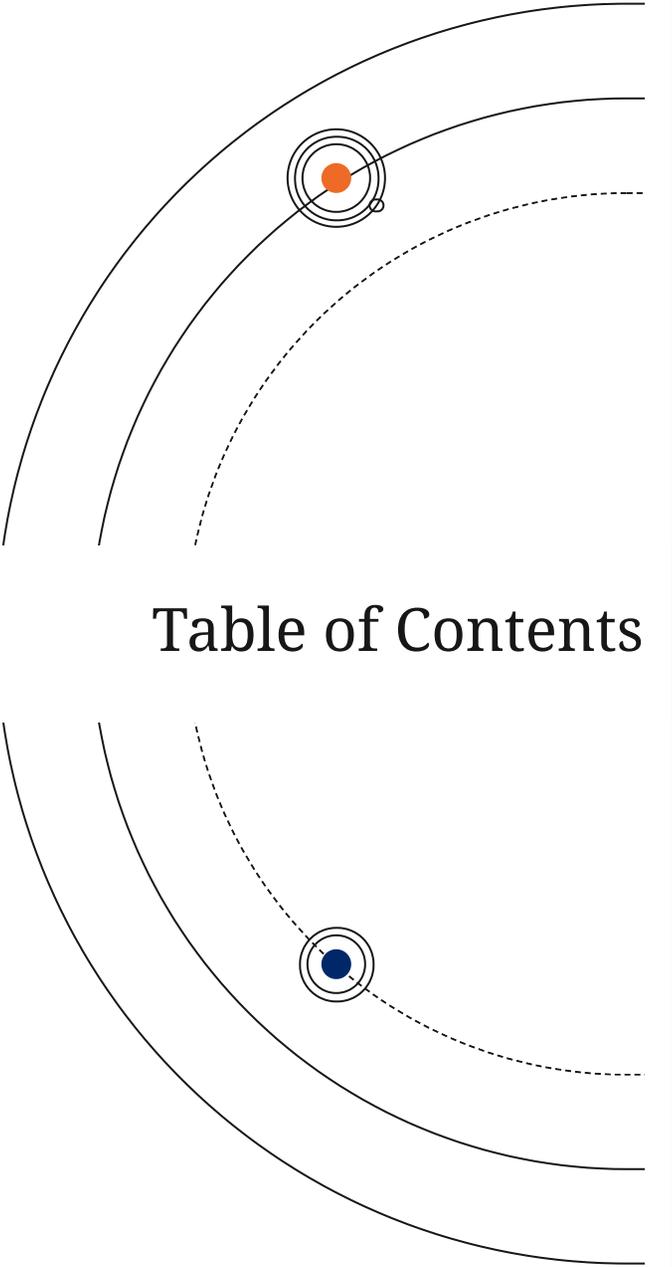


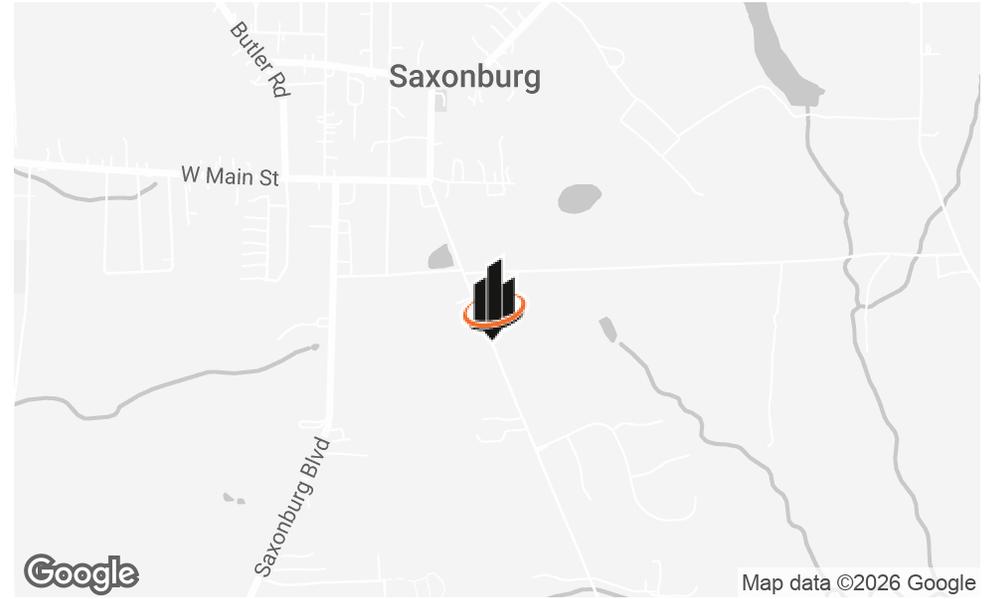
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	6.512 Acres
LOT SIZE:	6.512 Acres
PRICE / ACRE:	-
SUBMARKET:	Clinton Township

PROPERTY OVERVIEW

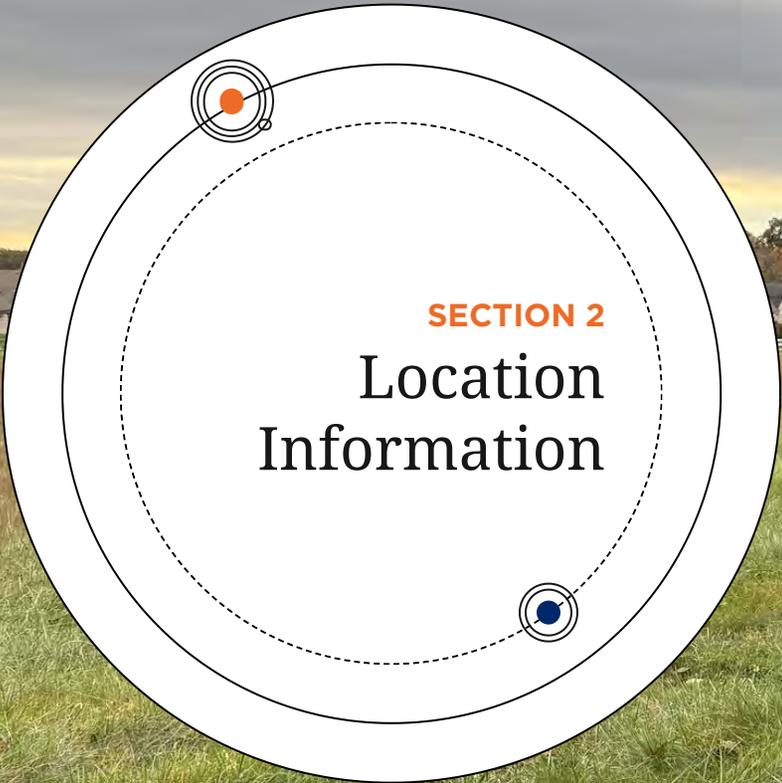
SVN | Three Rivers Commercial Advisors is pleased to present this unique 6.5-acre commercial parcel, located less than one mile south of downtown Saxonburg. Zoned Commercial and offering over 700 feet of frontage along Freeport Street, this property provides excellent visibility and access—making it an ideal site for the development of multiple storefronts, retail, or mixed-use opportunities.

PROPERTY HIGHLIGHTS

- Utilities are all adjacent to property
- Some owner participation in build to suit
- Less than one mile south of downtown Saxonburg

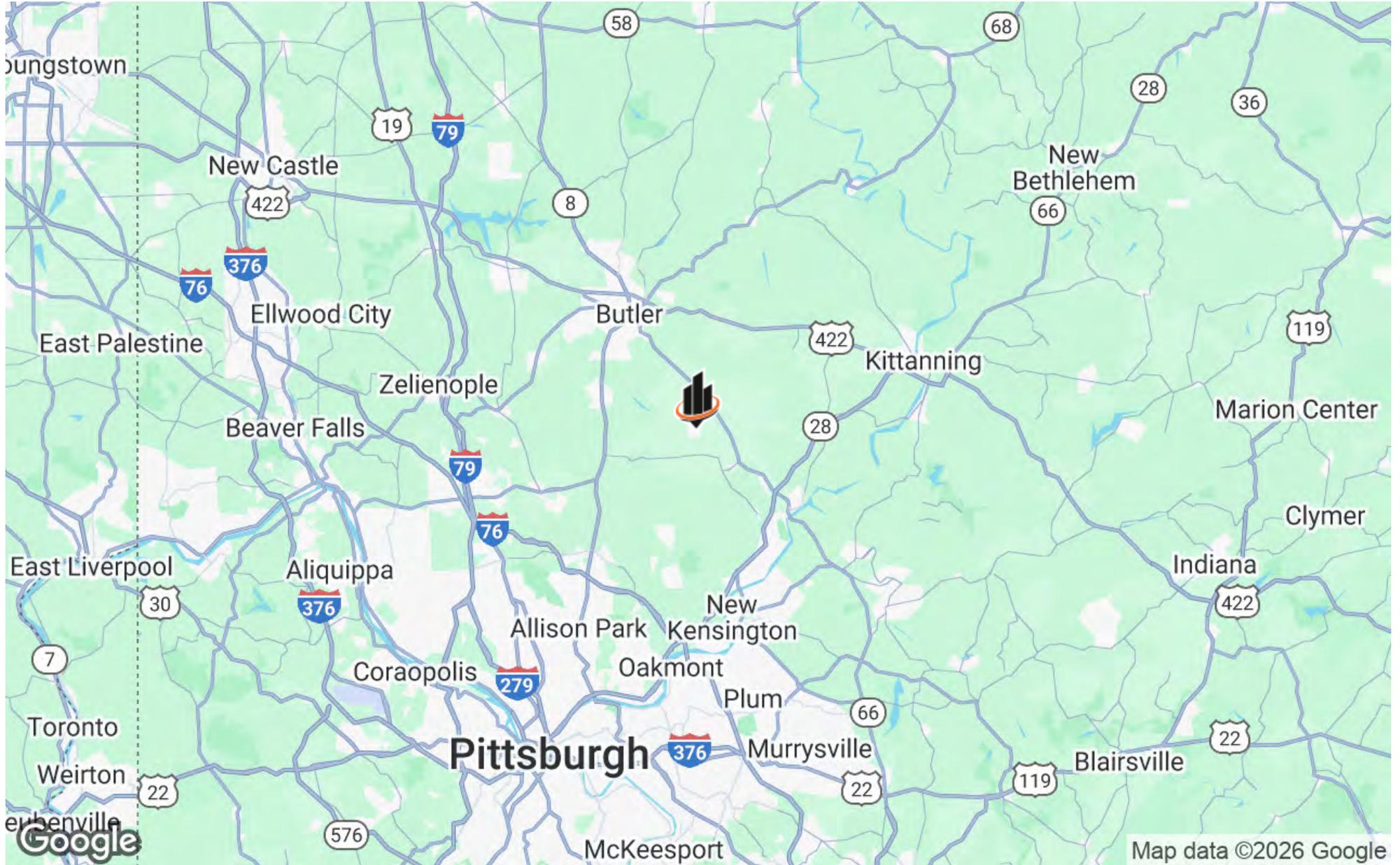
ADDITIONAL PHOTOS



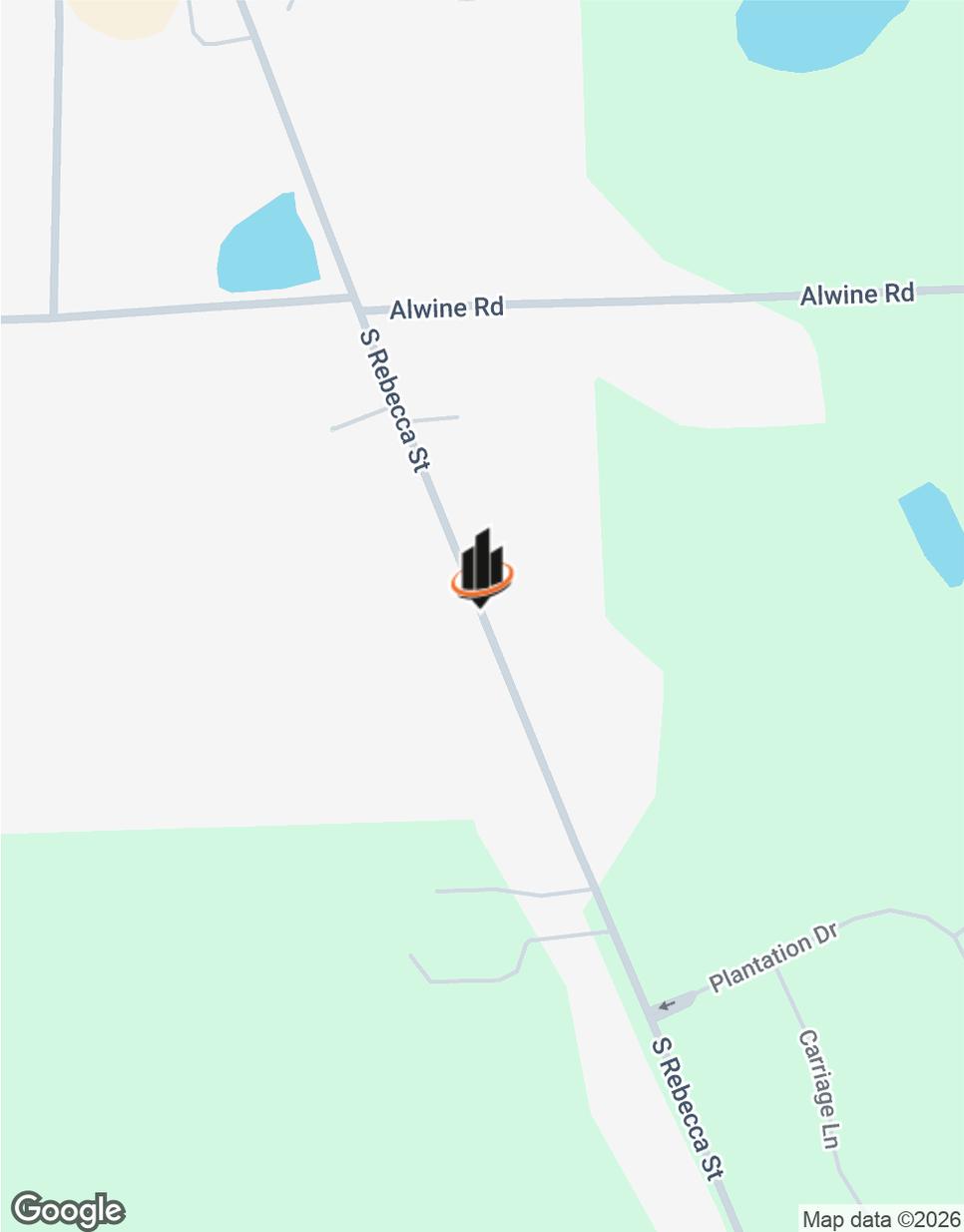
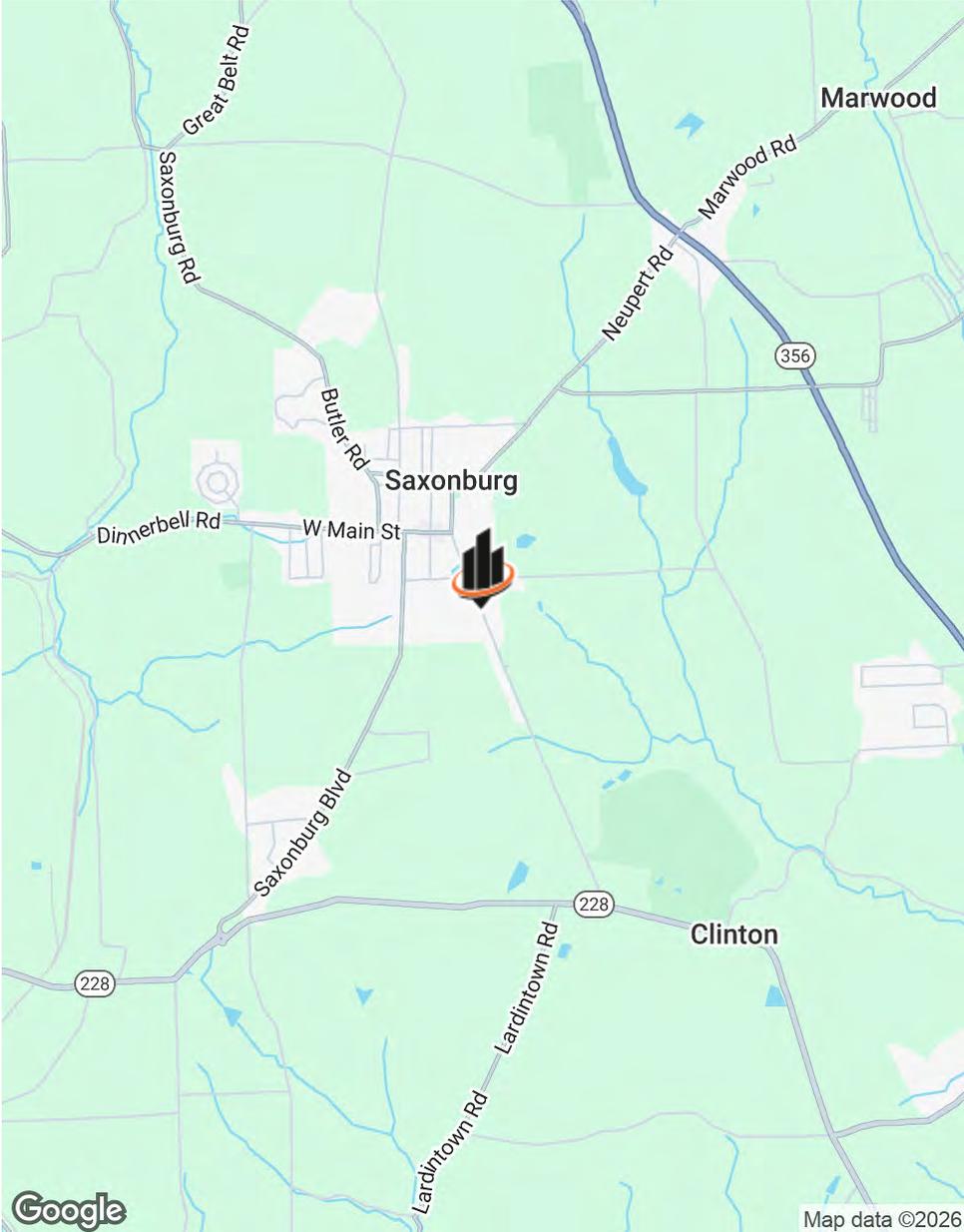


SECTION 2
Location
Information

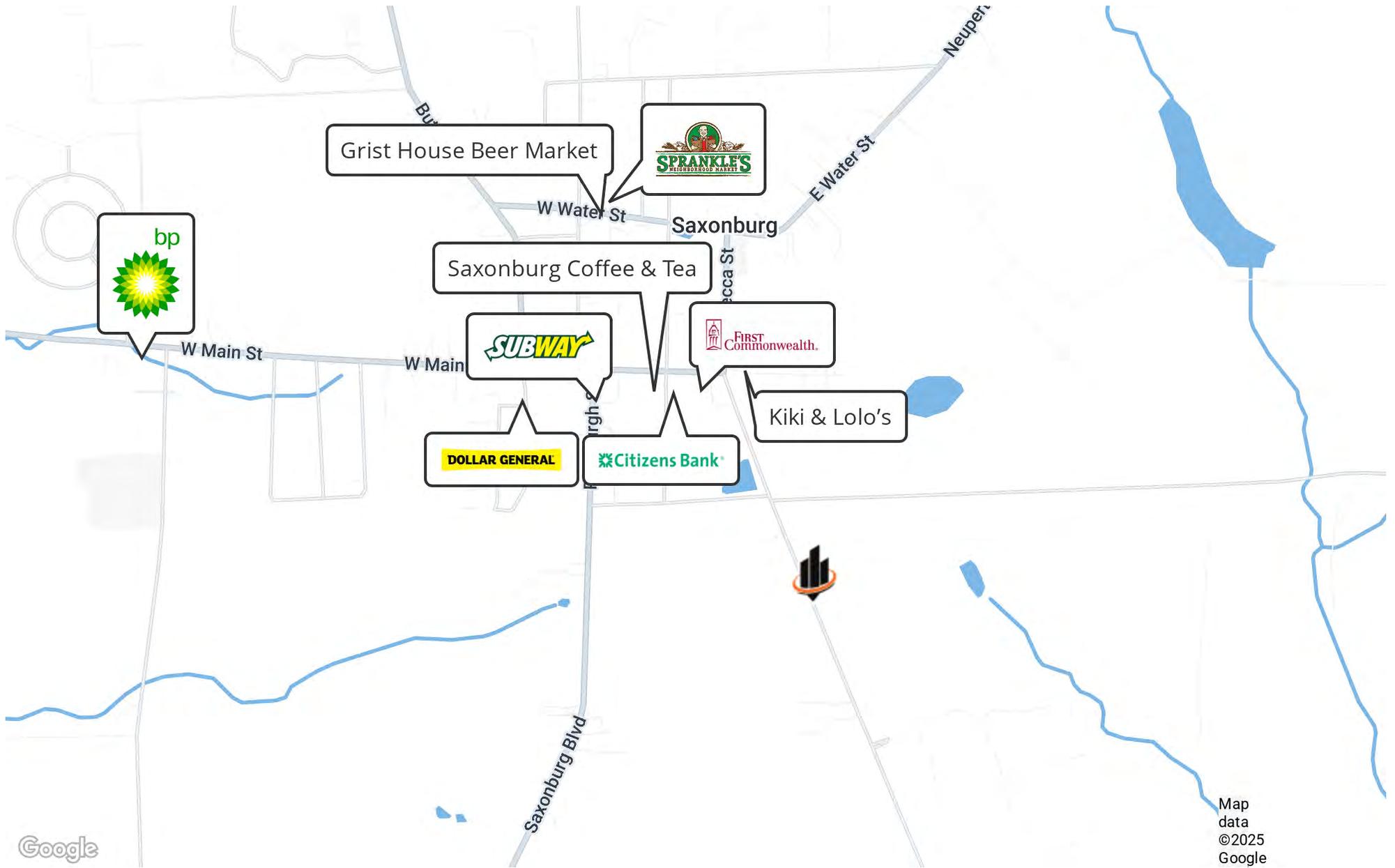
REGIONAL MAP



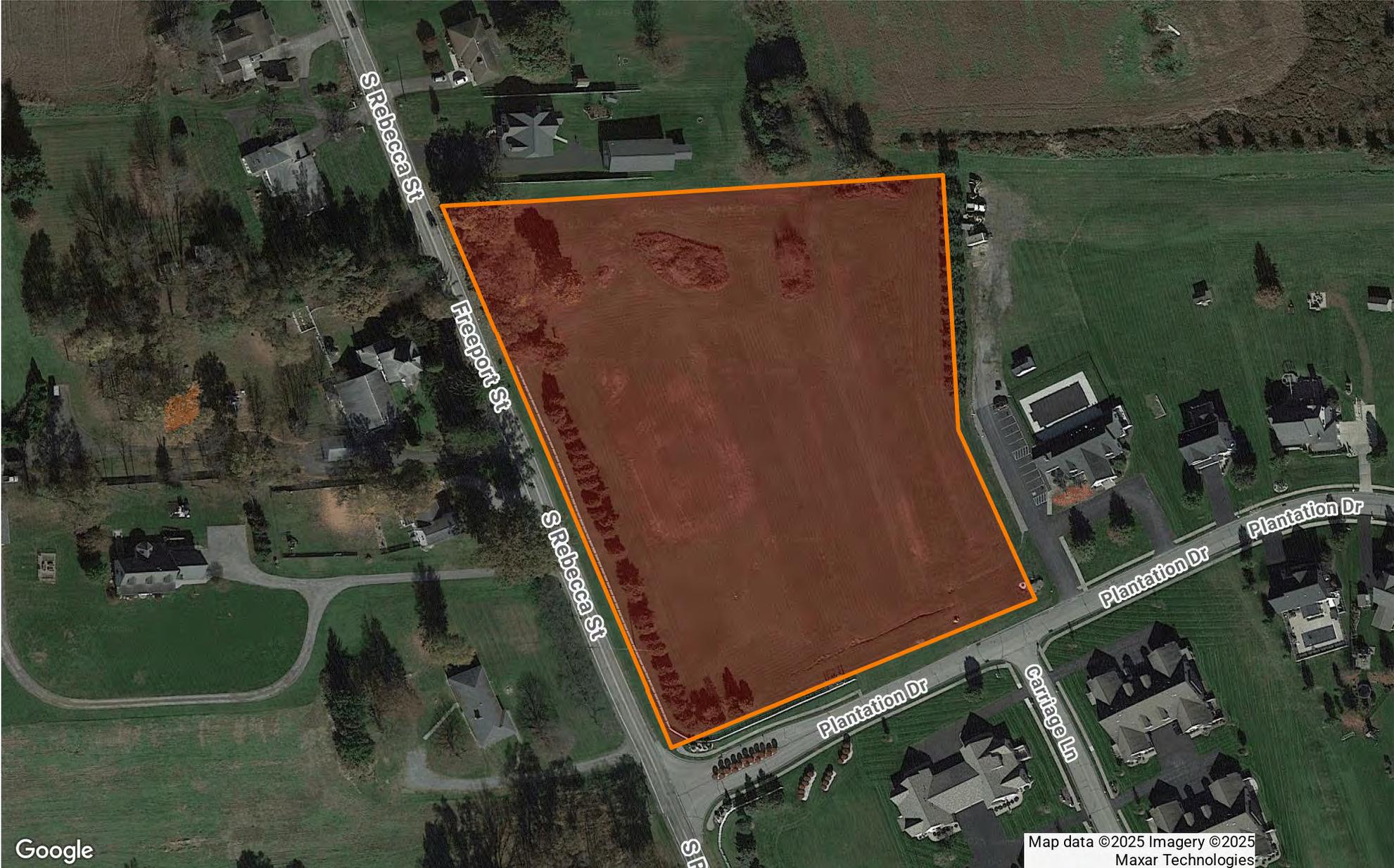
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

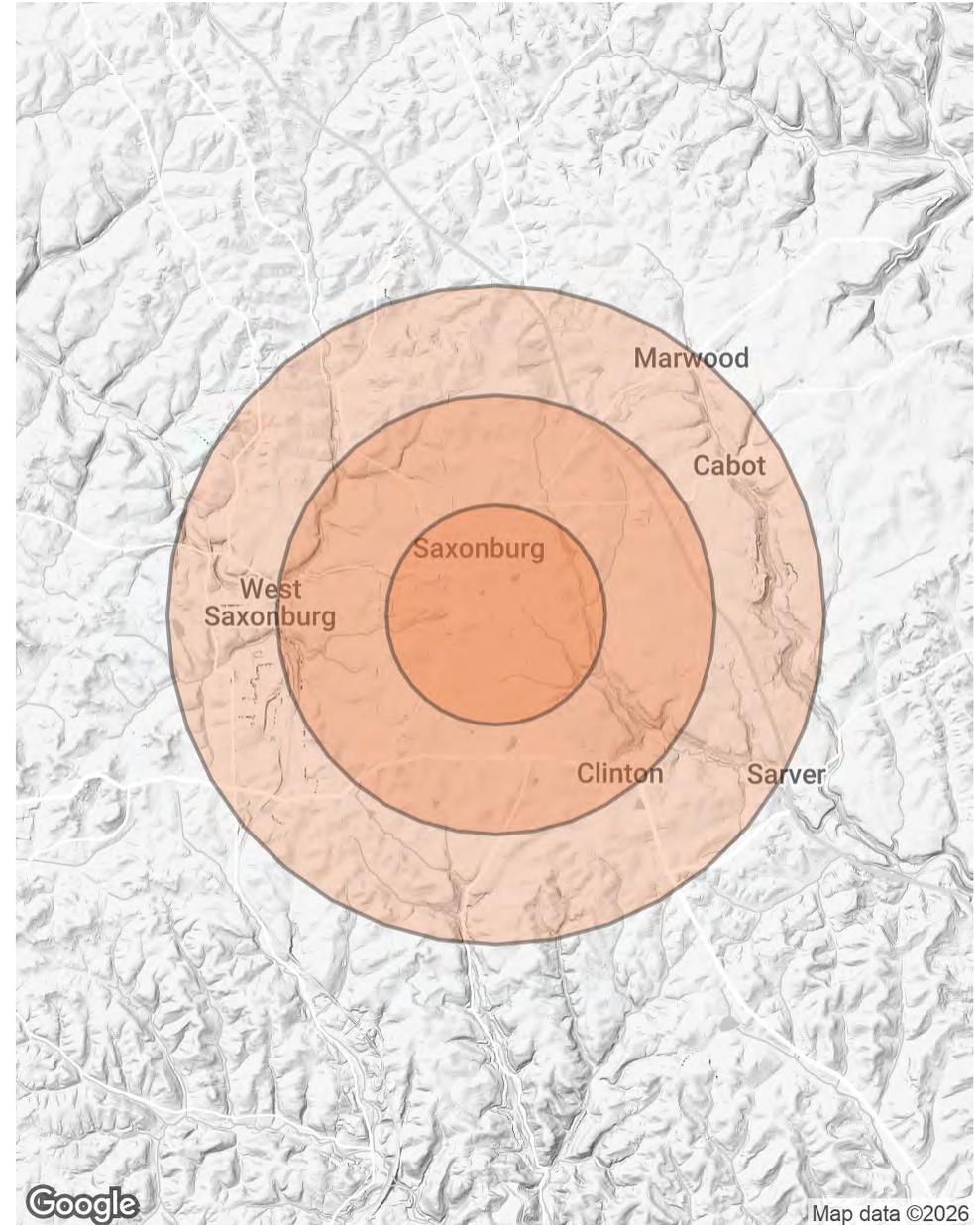
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,679	4,545	8,453
AVERAGE AGE	50	47	47
AVERAGE AGE (MALE)	48	46	45
AVERAGE AGE (FEMALE)	52	48	48

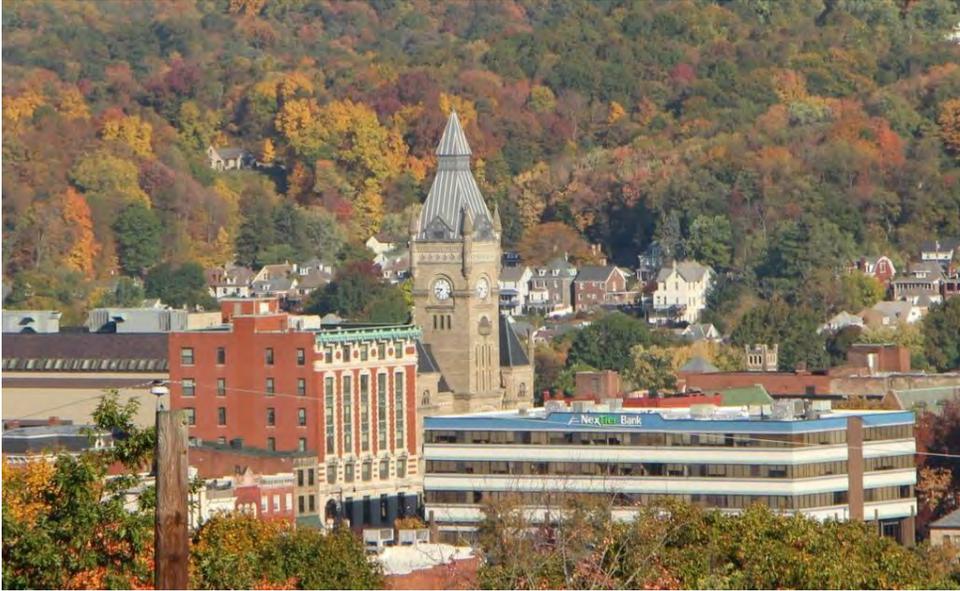
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	773	1,946	3,547
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$80,362	\$93,419	\$97,754
AVERAGE HOUSE VALUE	\$259,579	\$273,946	\$273,148

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



CLINTON TOWNSHIP

Clinton Township is a rural community in southern Butler County, Pennsylvania, offering a blend of countryside charm and accessibility. Located just north of Allegheny County and within the Knoch School District, the township provides a peaceful setting with rolling farmland, wooded landscapes, and convenient access to Pittsburgh via nearby highways. With a population of around 2,900 and a strong owner-occupied housing base, Clinton Township attracts residents and investors seeking space, tranquility, and long-term value in a growing regional corridor.

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