

OFFERING MEMORANDUM

39 Acres with US 22 Frontage | Ebensburg, PA

706 S WEST ST

Ebensburg, PA 15931

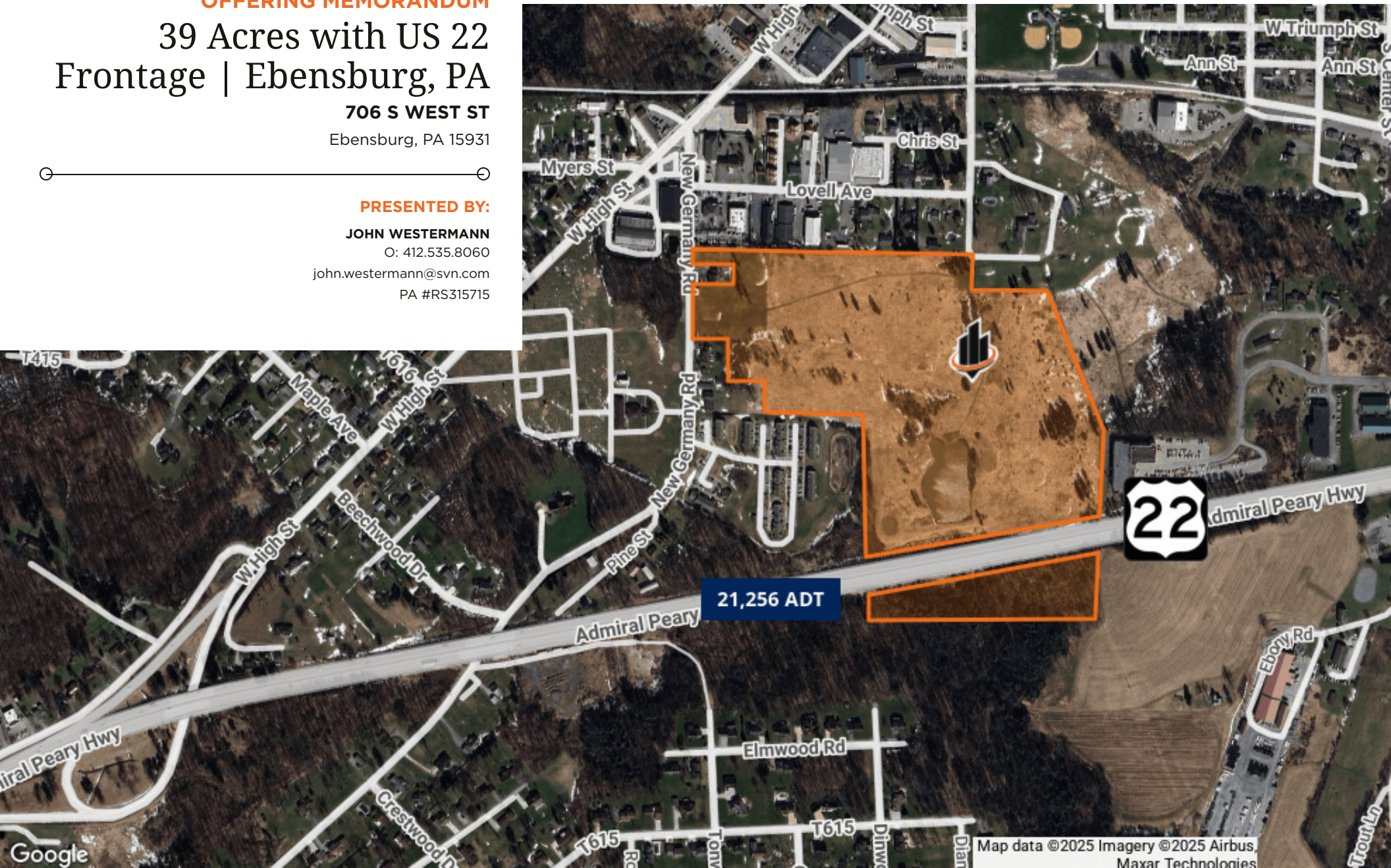
PRESENTED BY:

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PA #RS315715



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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.

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,595,000
PRICE PER ACRE:	\$40,793/AC
LOT SIZE:	39.1 Acres
PARCEL NO.:	26-020. -104.000
ZONING:	R-MH Multi Housing Residential

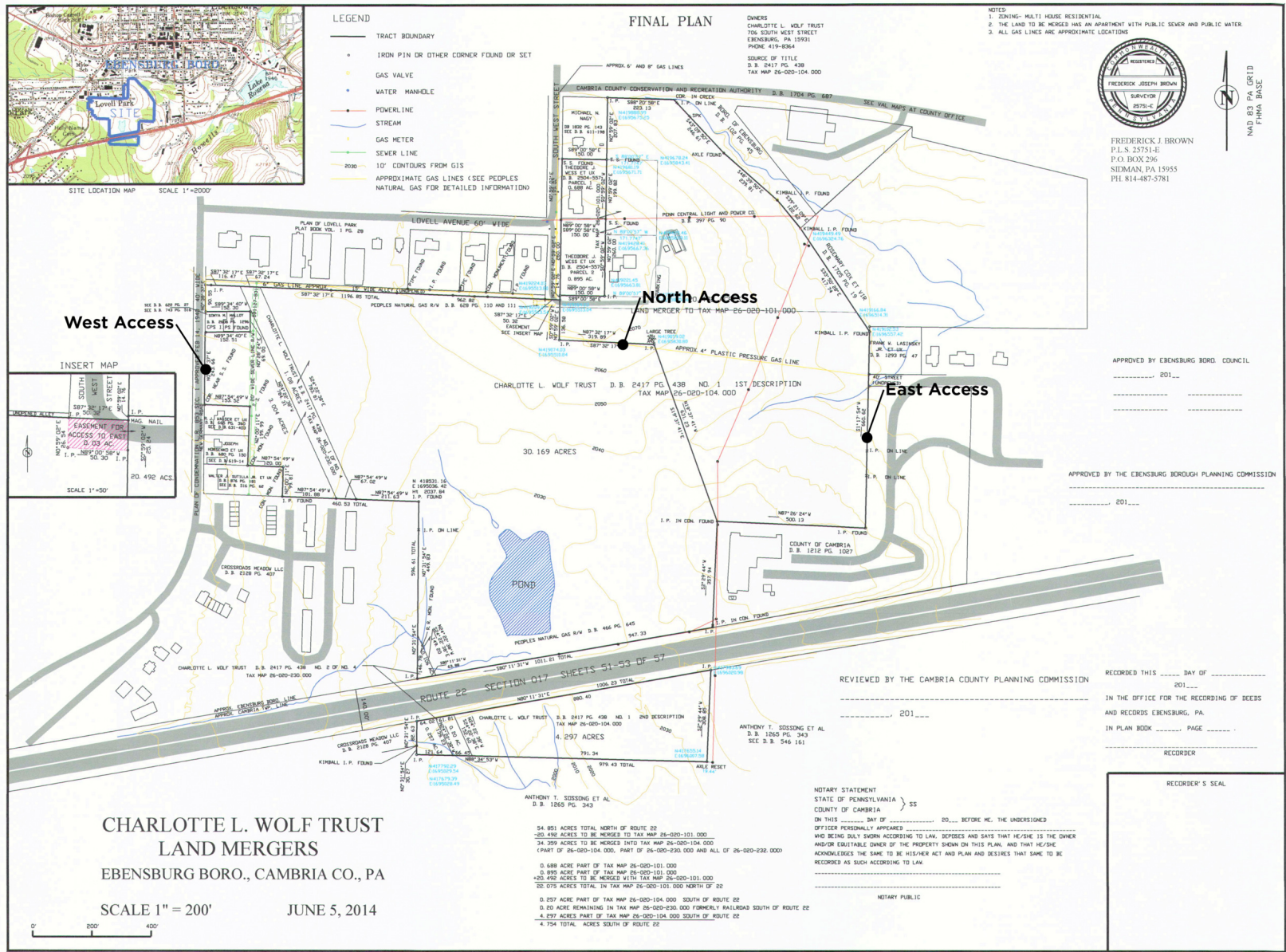
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 39 acres in Ebensburg, PA. The property was formerly a 9-hole golf course, and is ideal for development as hospitality, multifamily or senior living. This is also an excellent opportunity for any use that would benefit from highway exposure.

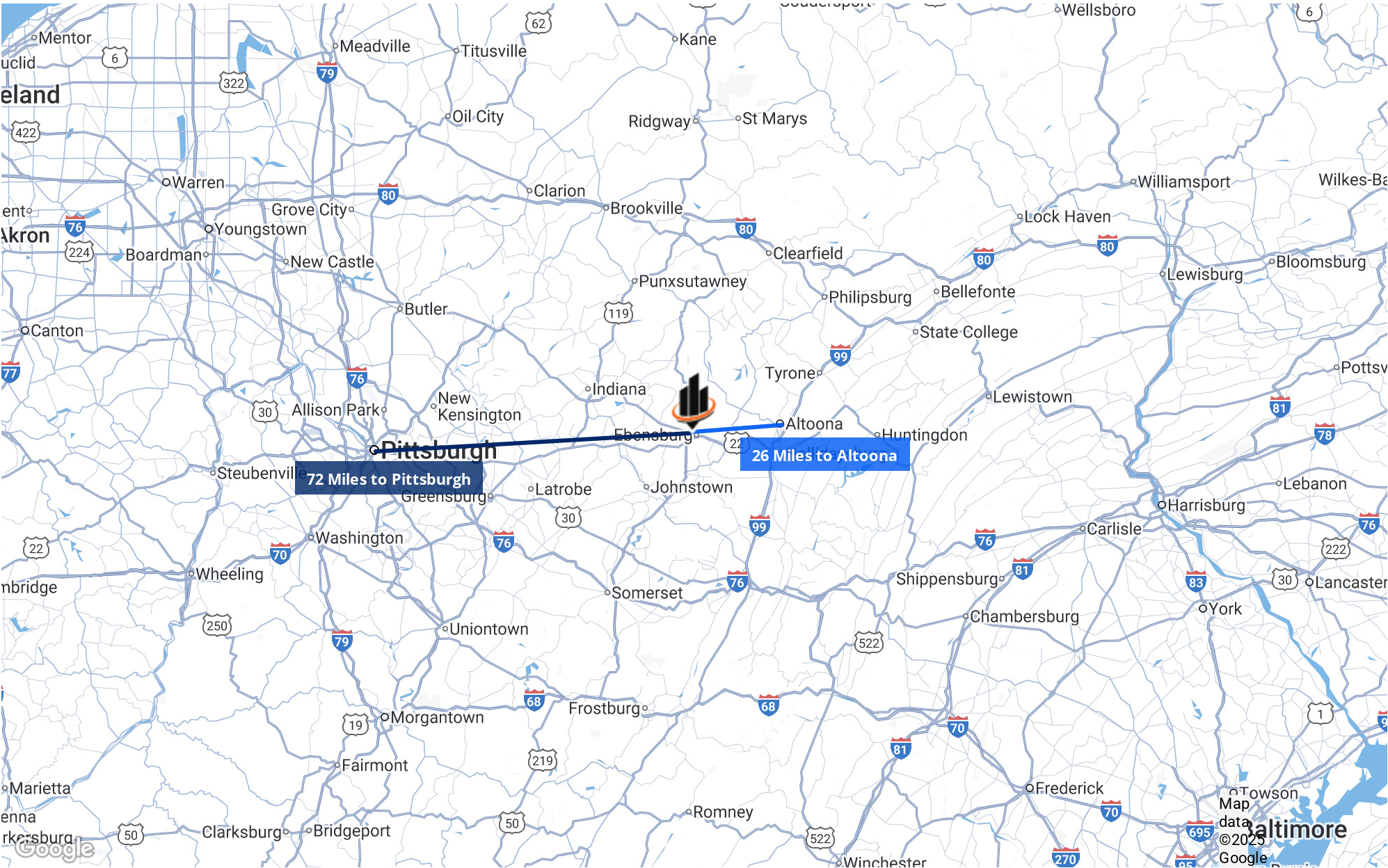
The property is surrounded by a strong retail presence, including a Walmart Supercenter and numerous national credit tenants.

PROPERTY HIGHLIGHTS

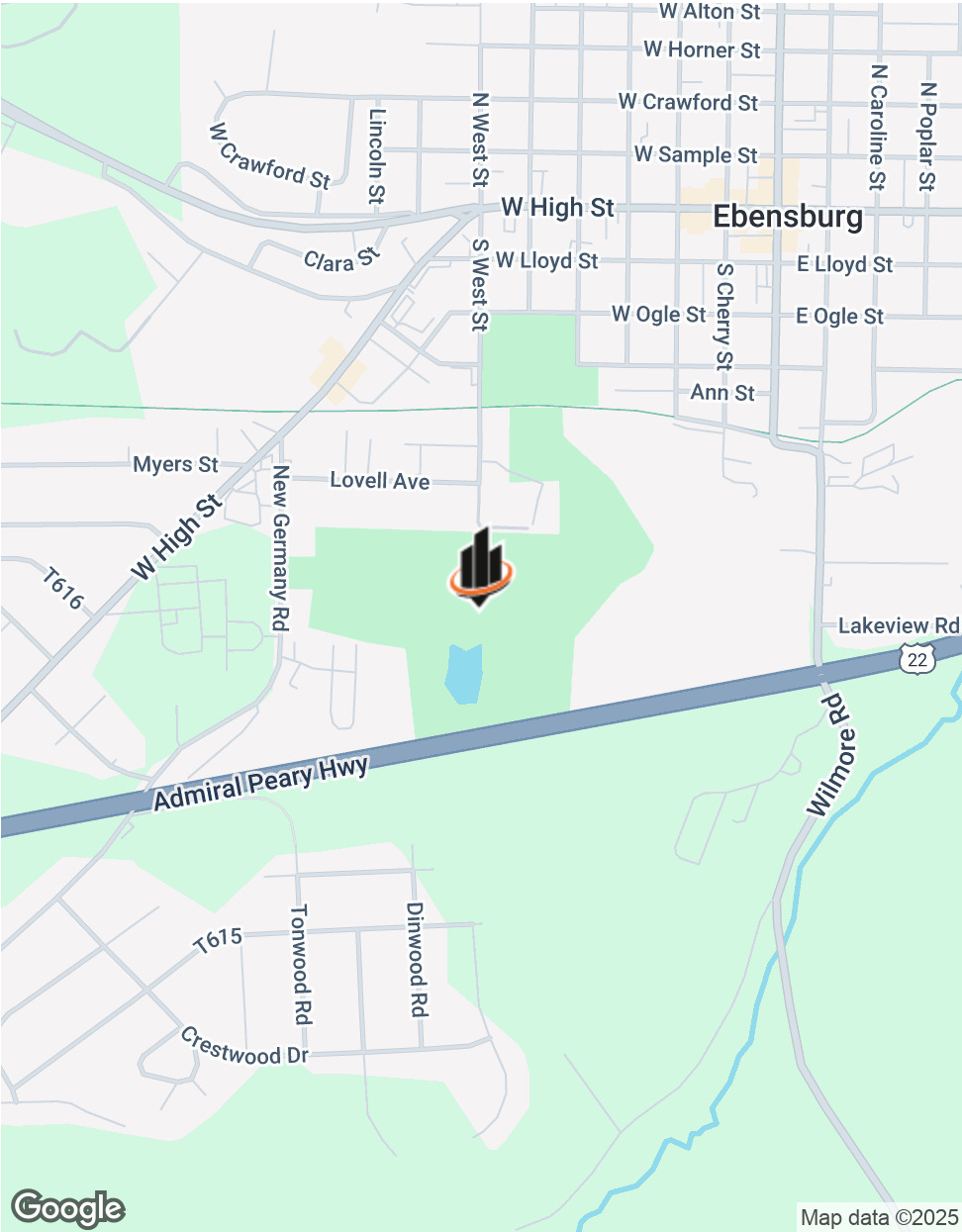
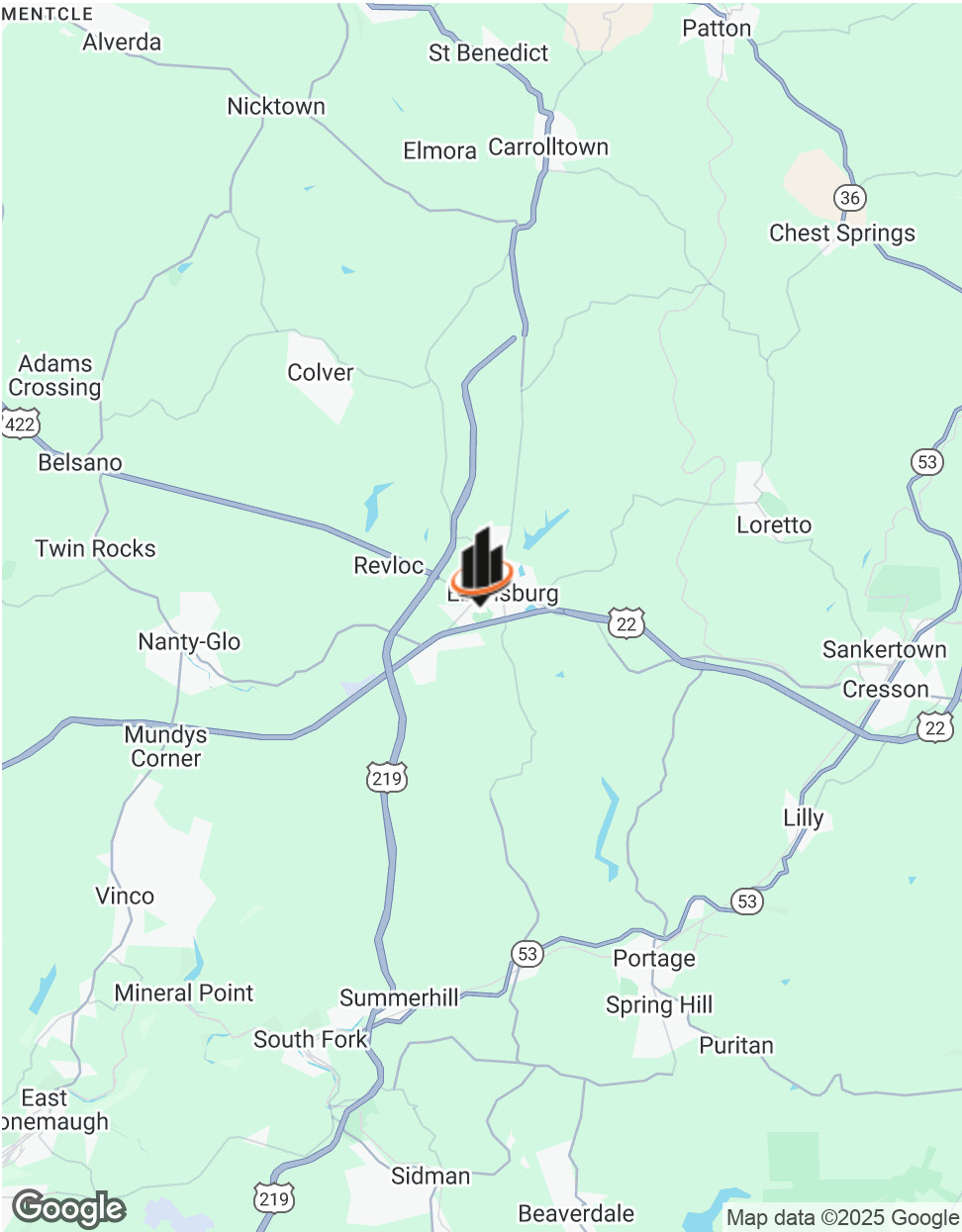
- 1,011 ft. of frontage on US 22 with 21,250+ ADT
- Situated between two signalized US 22 intersections
- Multiple access points to parcel are available
- Gentle rolling terrain conducive to development



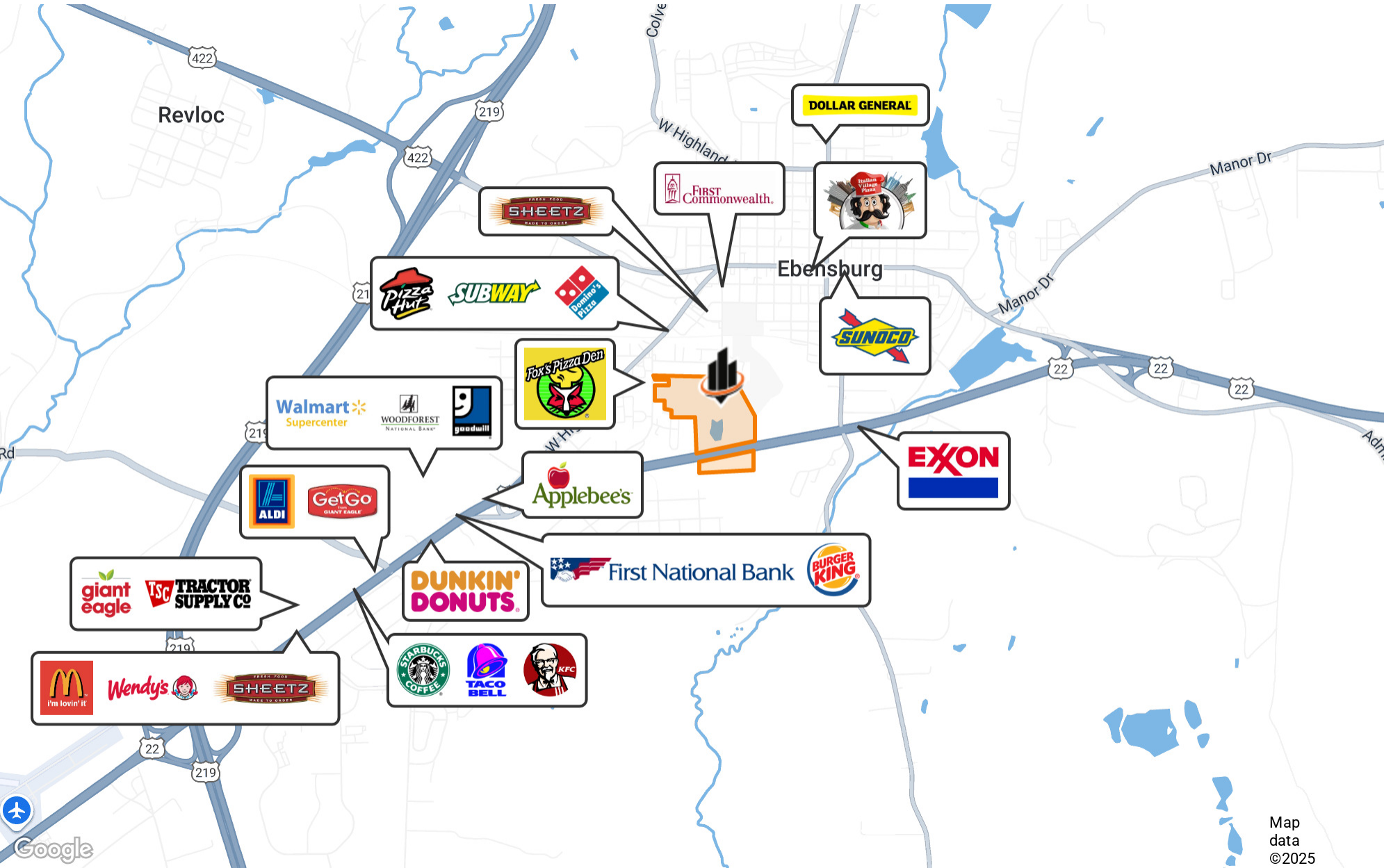
REGIONAL MAP



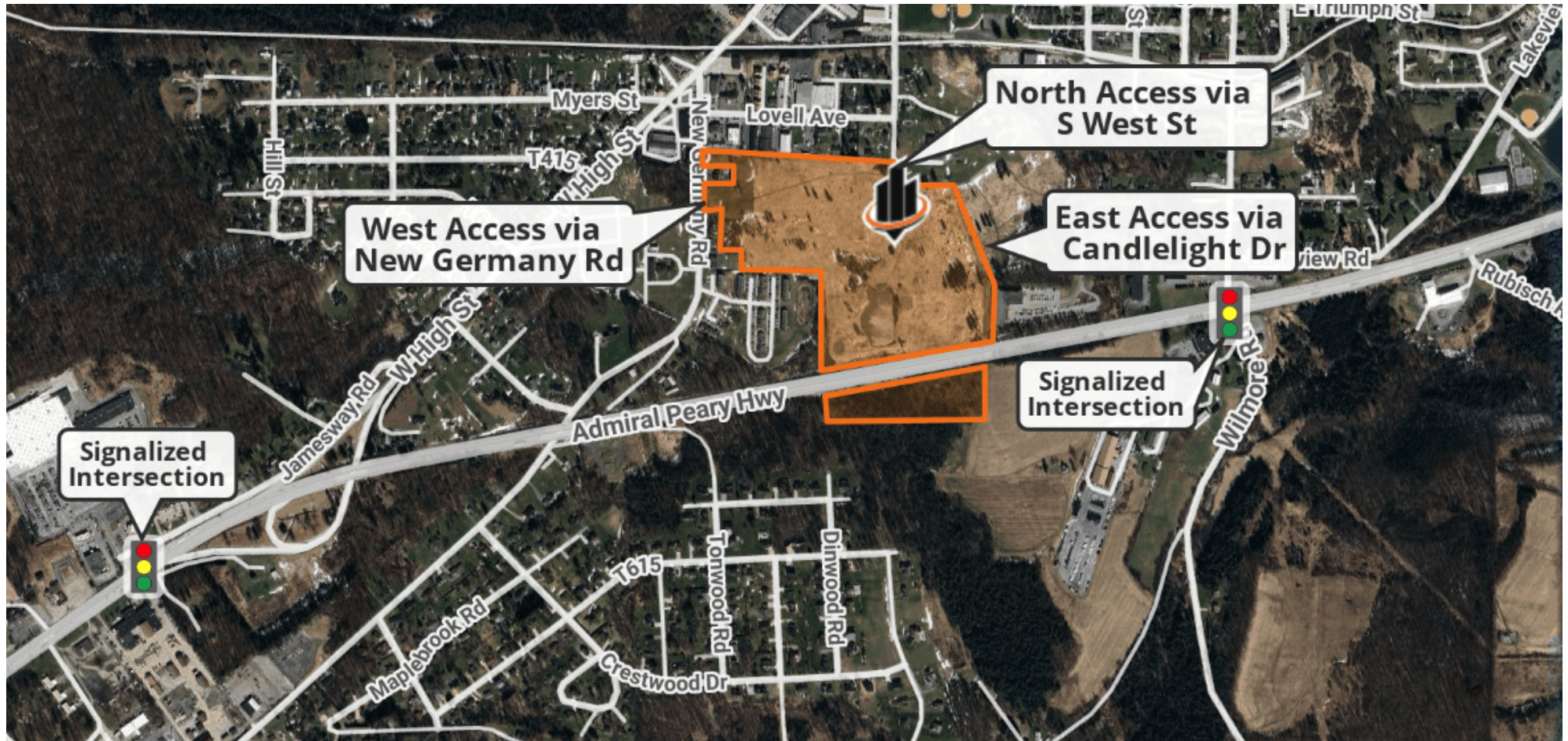
LOCATION MAPS



RETAILER MAP



ACCESS POINTS



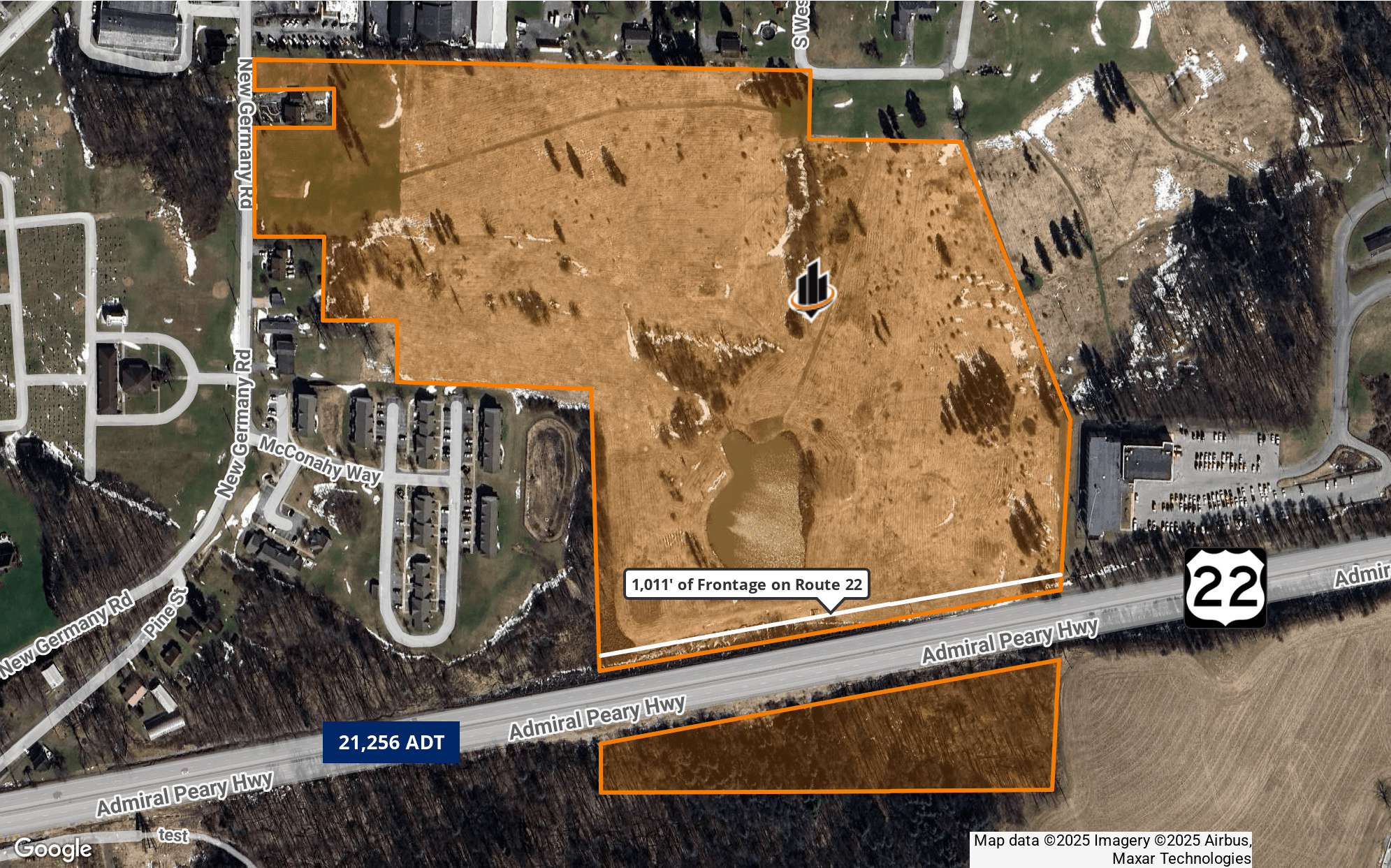
Subject property is situated between two signalized intersections on US 22 (Admiral Peary Hwy).

- The west intersection offers access to eastbound traffic via the W High St exit, and to westbound traffic via a right turn onto Jamesway Rd.
- The east intersection offers access to traffic in both directions by turning onto S Center St.

Three potential access points to the parcel are located at:

- New Germany Rd (west access point)
- S West St (north access point)
- Candlelight Dr (east access point)

PARCEL MAP

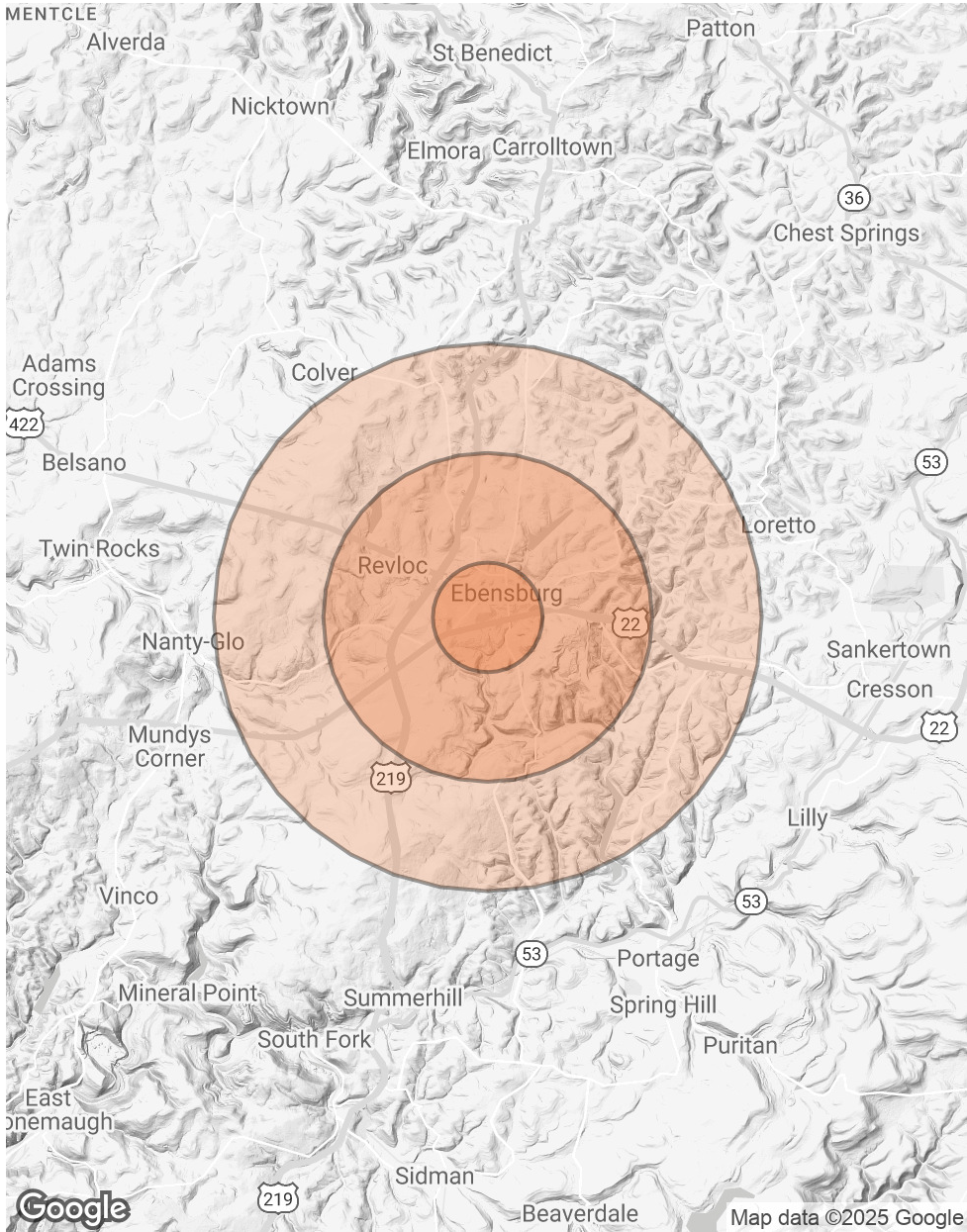


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,008	7,101	9,969
AVERAGE AGE	45	46	45
AVERAGE AGE (MALE)	43	44	44
AVERAGE AGE (FEMALE)	47	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,828	2,899	3,896
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$78,424	\$87,761	\$89,034
AVERAGE HOUSE VALUE	\$214,512	\$244,888	\$241,454

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



CAMBRIA COUNTY

Founded in 1804, Cambria County is a region rich in history and diversity, stretching across the western-central part of Pennsylvania. Its origins and development were shaped by waves of settlers, farming communities, and later industry — all woven into a patchwork of small towns, rural landscapes, and historic boroughs like Ebensburg. The county also places value on preserving its past: the Cambria County Historical Society, based in Ebensburg, maintains a museum, archives, and genealogical resources that chronicle the lives of the county's inhabitants over the centuries. Today, Cambria County balances its heritage and community roots with a sense of rural-mountain identity — a place where history is tangible in landscape, architecture, and community memory.



EBENSBURG

Nestled high on the Allegheny Mountains, Ebensburg, Pennsylvania is a small, historic borough that dates back to 1796 when a group of Welsh settlers, led by a minister, established the town on land chosen for its scenic appeal. Designated early on as the county seat of Cambria County, Pennsylvania — a status solidified when land was offered in exchange for the seat — Ebensburg became an important crossroads for west-bound travelers during America's Gold Rush era. Over time, despite its mountainous terrain limiting large-scale industrialization, the borough maintained its historic charm, with well-preserved 19th century homes and a downtown that reflects its past significance as a regional hub.

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