

# AVAILABLE

## 430 ACRES FOR SALE

Offering Memorandum



130 CLUB HOUSE DRIVE  
FREEPORT, PA

 **BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931



02

## PROPERTY OUTLINE

130 Club House Drive, Freeport, PA

# DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.



This Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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**05**

# PROPERTY INFORMATION

130 Club House Drive, Freeport, PA

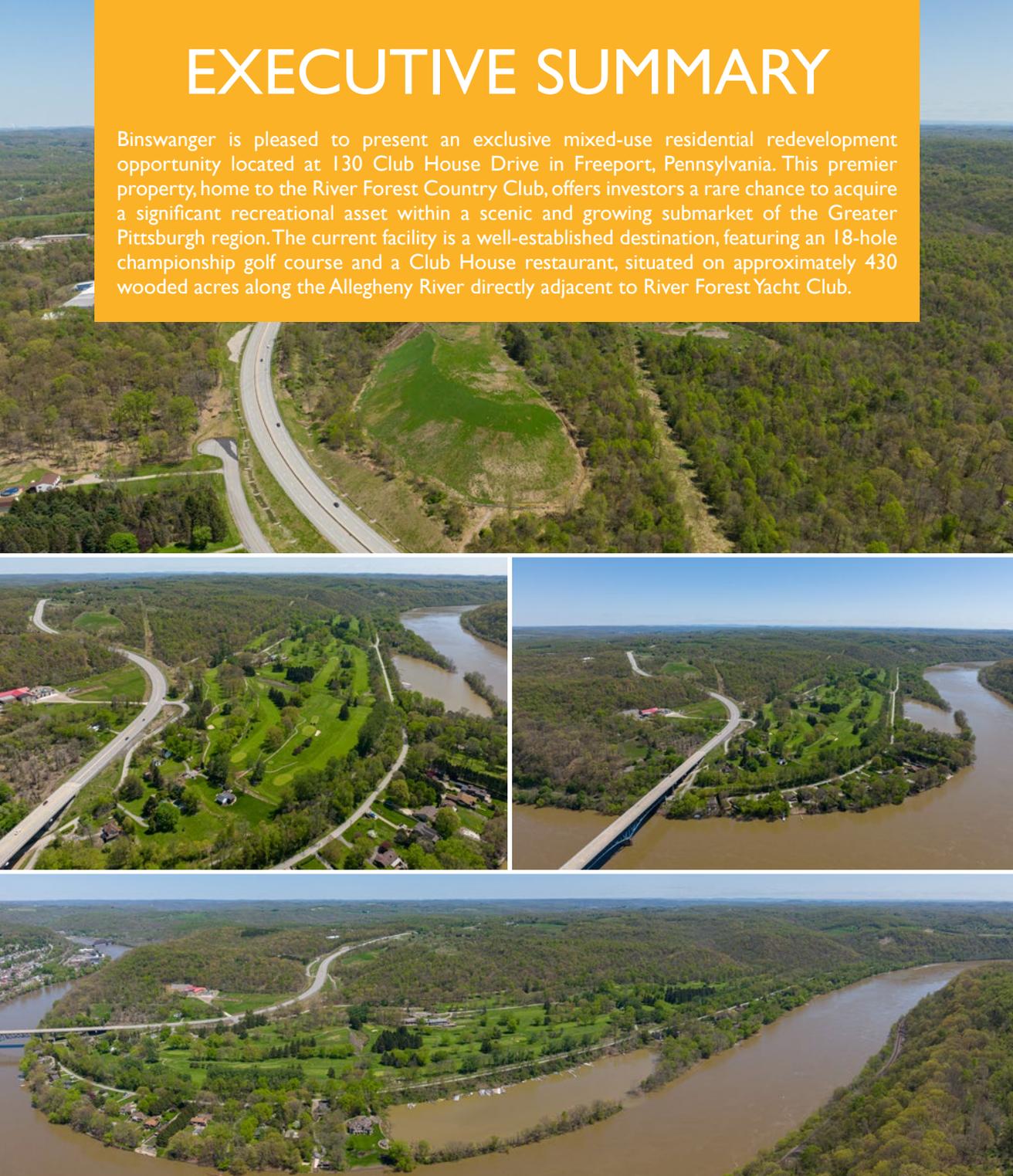
# EXECUTIVE SUMMARY

Binswanger is pleased to present an exclusive mixed-use residential redevelopment opportunity located at 130 Club House Drive in Freeport, Pennsylvania. This premier property, home to the River Forest Country Club, offers investors a rare chance to acquire a significant recreational asset within a scenic and growing submarket of the Greater Pittsburgh region. The current facility is a well-established destination, featuring an 18-hole championship golf course and a Club House restaurant, situated on approximately 430 wooded acres along the Allegheny River directly adjacent to River Forest Yacht Club.

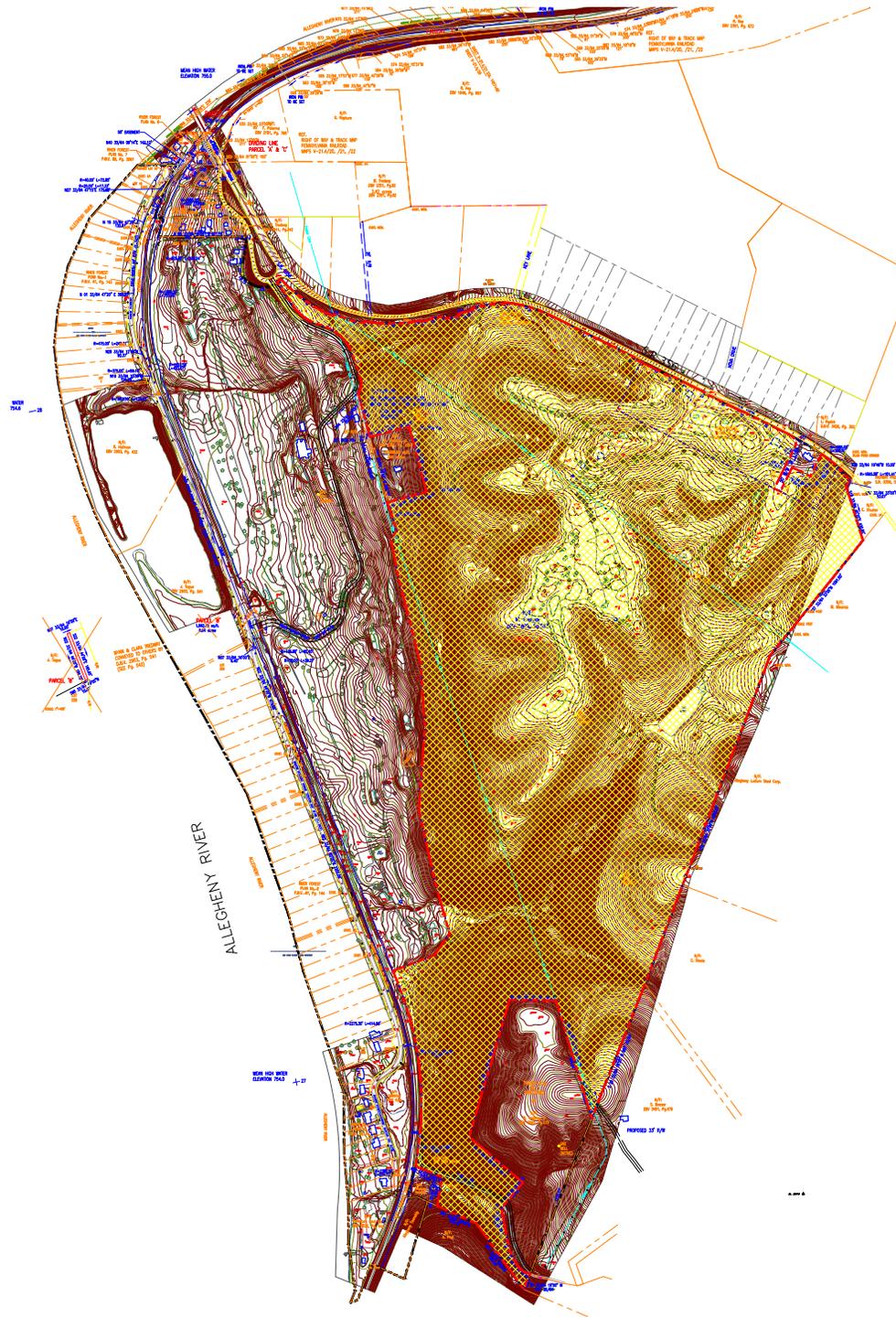
The offering consists of a sprawling recreational estate that provides a diversified asset base with strong physical fundamentals and embedded value. The property has benefited from its location within the Kiski Area School District. The River Forest Drive area specifically is a more affluent section of the community, characterized by significantly higher property values compared to the Freeport borough average. For instance, while the median home value in Freeport is around \$100,200, estimated home values along River Forest Drive frequently range from \$400,000 to over \$1.5 million. The club is a major player in the local leisure and event market, offering a unique combination of natural beauty and functional event space.

River Forest Country Club is strategically positioned with convenient access to regional transportation corridors, specifically Route 28, which provides a direct link to downtown Pittsburgh. The property is located approximately 27 to 28 miles from major Pittsburgh landmarks, including PNC Park, Acrisure Stadium, and PPG Paints Arena, all reachable within a 30- to 35-minute drive. Additionally, the site is situated roughly 45 miles from Pittsburgh International Airport, ensuring accessibility for regional and national visitors.

The surrounding area continues to attract residents and visitors seeking high-quality recreational amenities at a cost advantage relative to more densely populated urban centers. With proximity to major healthcare providers like Allegheny Valley Hospital (5 miles) and regional shopping hubs like The Galleria at Pittsburgh Mills (12 miles), the River Forest submarket remains highly desirable but also opens the window to create shopping that is closer to the residential country club community. River Forest Country Club is well positioned to benefit from these dynamics, offering developers vast land acreage, to create a residential mixed-use country club community with the potential to acquire and create a residential country club and yachting community in a supply-constrained environment.

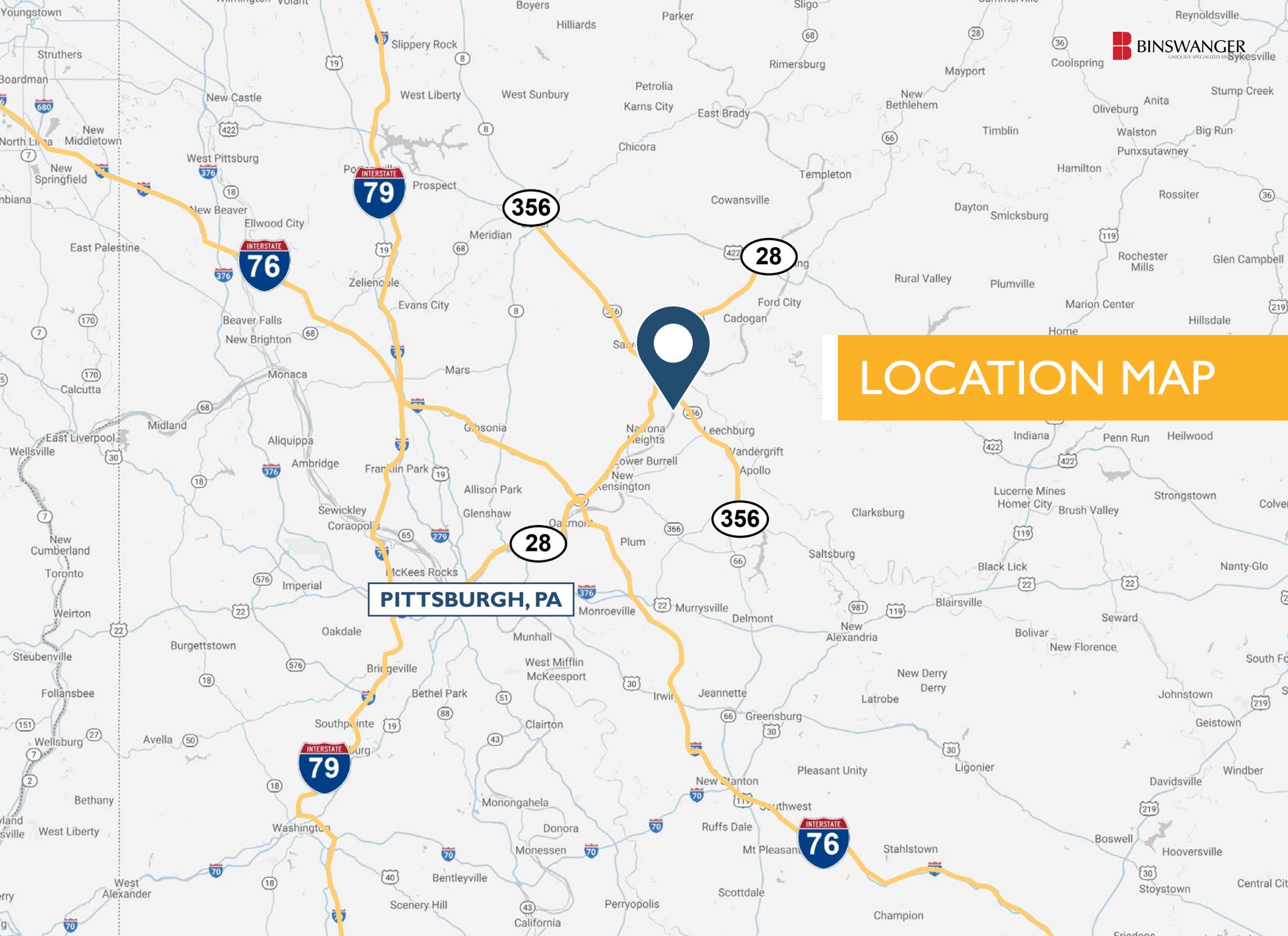


# SITE PLAN



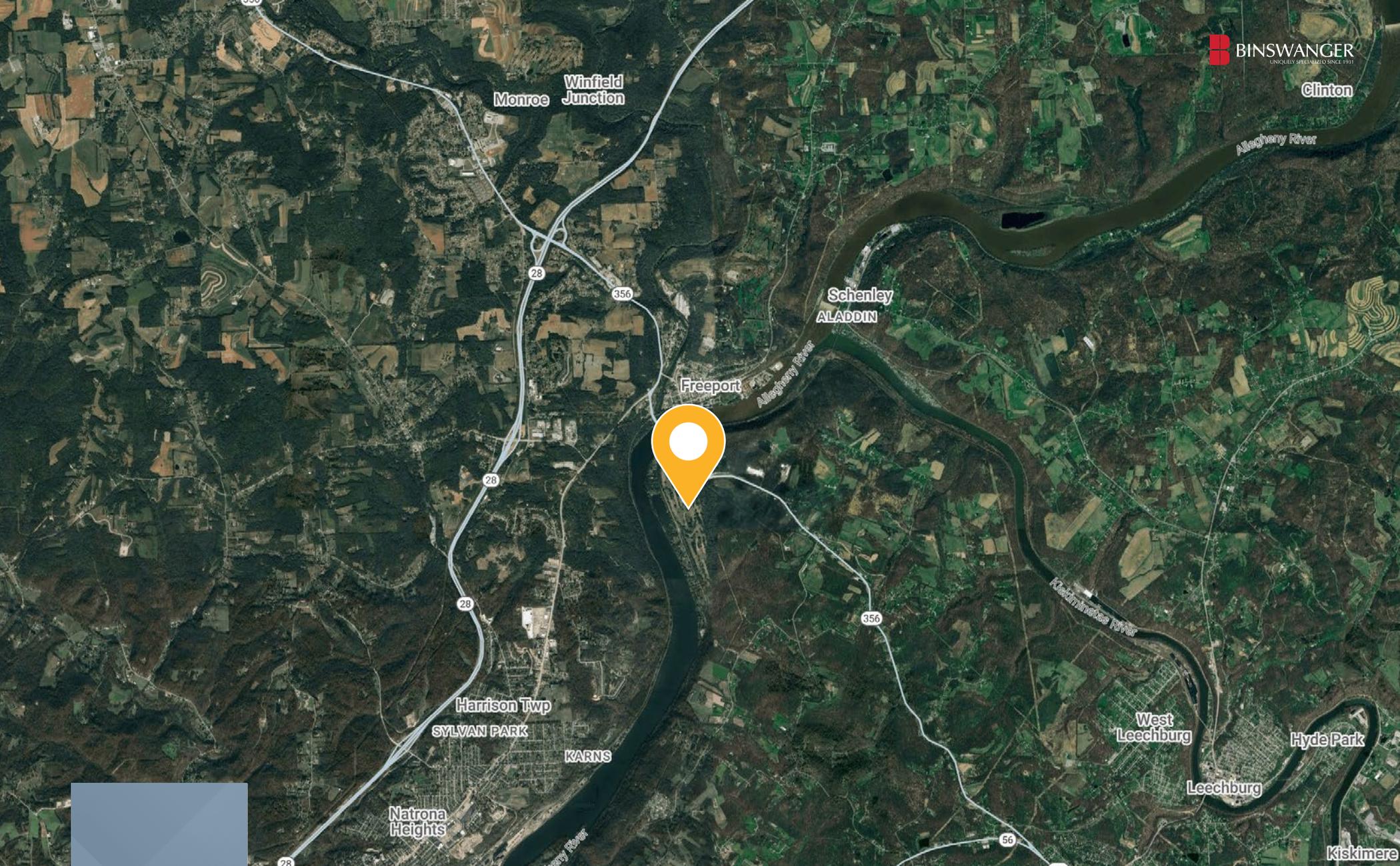
# SITE PLAN





# LOCATION MAP

**PITTSBURGH, PA**



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# COMMUNITY OVERVIEW

130 Club House Drive, Freeport, PA

# LOCATION & ACCESSIBILITY

The River Forest Drive area specifically is a more affluent section of the community, characterized by significantly higher property values compared to the Freeport borough average. For instance, while the median home value in Freeport is around \$100,200, estimated home values along River Forest Drive frequently range from \$400,000 to over \$1.5 million. Freeport has a population of approximately 1,740 people with a median age of 38.8. The population is approximately 93.4% White (Non-Hispanic).



## PROXIMITY TO EDUCATION

River Forest is located near Kiski School, a well-regarded private secondary boarding and day school, enhancing the area's appeal for families and education-oriented buyers.



## TRANSPORTATION

**Airport Access:** Arnold Palmer Regional Airport (Latrobe) offers convenience comparable to Pittsburgh International Airport for many destinations, providing efficient regional and national access.



## REGIONAL CROSSROADS

The property sits at the geographic convergence of four Pennsylvania counties—Westmoreland, Armstrong, Butler, and Allegheny—and has historically served as a natural meeting point for multi-county events and commerce.

# LOCAL INFORMATION



## ZONING

R-2 (Agricultural and Residential District). The property spans roughly 410 acres of wooded land primarily utilized for recreational and event purposes.



## UTILITIES

Local utility providers for the region typically include Penn Power (FirstEnergy) for electricity and People's Natural Gas or Columbia Gas of Pennsylvania for gas.



## SHOPPING & GROCERIES

Residents typically access shopping and grocery stores in the Freeport and Sarver areas, including major regional chains like GIANT Food Stores and local markets.



## PUBLIC TRANSIT

While driving is the primary method, there is a regional bus service (P10 Allegheny Valley Flyer) that runs from nearby Sarver/Freeport to downtown Pittsburgh in about 1 hour and 15 minutes.



## EDUCATION

Colleges and Universities: The region is served by numerous institutions in the Greater Pittsburgh area, including the University of Pittsburgh and Carnegie Mellon University.

## TRANSPORTATION & INFRASTRUCTURE



### **Recent Infrastructure Investment:**

The Lobaugh Bridge, which spans the Allegheny River adjacent to the property, underwent a major restoration completed within the past several years at a cost of approximately \$75 million. The adjacent highway corridor has also been recently renovated, significantly improving access and connectivity.

### **Rails-to-Trails Connectivity:**

A contiguous rails-to-trails bike path runs directly alongside the property, providing uninterrupted cycling and recreational access from the Tredway Trail northward to Butler—over 20 miles in each direction.

## AMENITIES & LIFESTYLE APPEAL



### **Natural Features:**

The property includes a fish-stocked pond, suitable for recreational fishing and passive enjoyment.

### **Parks & Recreation:**

Harrison Hills Park, one of the most notable parks in the Allegheny County park system, overlooks the property and is approximately a seven-minute drive.

### **Retail & Daily Services:**

The surrounding area offers convenient access to everyday shopping and services, including national retailers such as Walmart.

### **Higher Education Nearby:**

The Penn State New Kensington campus is located nearby, contributing to the area's educational and cultural footprint.

## CULTURAL & REGIONAL ATTRACTIONS

For prospective buyers considering River Forest as a long-term residence, retreat, or destination property, the surrounding region provides access to a broad range of established cultural, educational, and recreational attractions, particularly within the greater Pittsburgh area. **These include:**

- Carnegie Science Center, a nationally recognized interactive science and technology museum
- The Andy Warhol Museum, one of the most visited single-artist museums in the United States
- Carnegie Museum of Natural History, known for its dinosaur exhibits and extensive research collections
- Senator John Heinz History Center, the Smithsonian-affiliated regional history museum
- Randyland, a distinctive outdoor public art environment and cultural landmark
- Mattress Factory, an internationally regarded contemporary art museum focused on installation art

Together, these institutions reflect the region’s blend of arts, history, innovation, and community-driven culture, enhancing the appeal of River Forest for buyers who value proximity to major cultural amenities while maintaining a more private, natural setting.

## HISTORICAL SIGNIFICANCE

**The River Forest property is further distinguished by a deep and well-documented historical legacy dating to the 18th century:**

- The site includes historical markers associated with the Massey–Harbison massacre of the 1780s.
- The surrounding area played a role in the Whiskey Rebellion, with prominent distilling operations, including Schenley-associated distilleries, located nearby.
- The property lies near routes associated with the Underground Railroad, the Pennsylvania Canal, and the Pennsylvania Railroad, underscoring its importance in early transportation and abolitionist history.
- It served as a gathering site for reunions of Pennsylvania Civil War regiments.
- Andrew Carnegie opened the property to early summer engineering programs affiliated with the Carnegie Institute, the predecessor to Carnegie Mellon University, including programs designed for women.
- The site was later owned by oil baron Kairn and developed into a high-end retreat destination in the late 19th century—often compared to a regional “Nemacolin” of its era. The original mansion burned in the 1930s, but the property’s legacy as a destination location remains a notable part of its history.



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# BID INSTRUCTIONS

130 Club House Drive, Freeport, PA

# SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the property located at:  
**130 Club House Drive, Freeport, PA.**

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

## TERMS AND CONDITIONS

A successful offer from a prospect or broker will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size. Ownership reserves the sole and absolute right to accept or reject any and all offers.

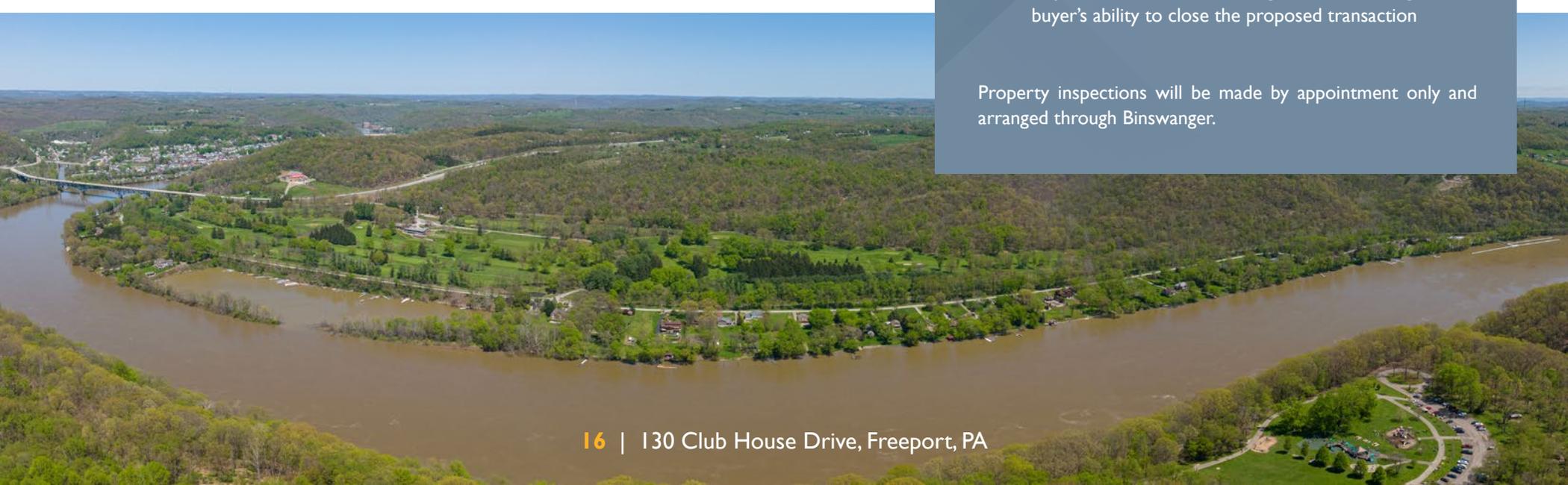
## OFFERING PROCEDURE

**All submissions must be in electronic form  
submitted to [tpennington@binswanger.com](mailto:tpennington@binswanger.com)**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.



# PRIMARY CONTACTS

[www.binswanger.com](http://www.binswanger.com)



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