

83 ACRES
1299 LANE AVE
NATRONA HEIGHTS, PA

OFFERING MEMORANDUM
For Sale | Brackenridge
Heights Golf Course

1299 LANE AVENUE
Natrona Heights, PA 15065

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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.

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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.



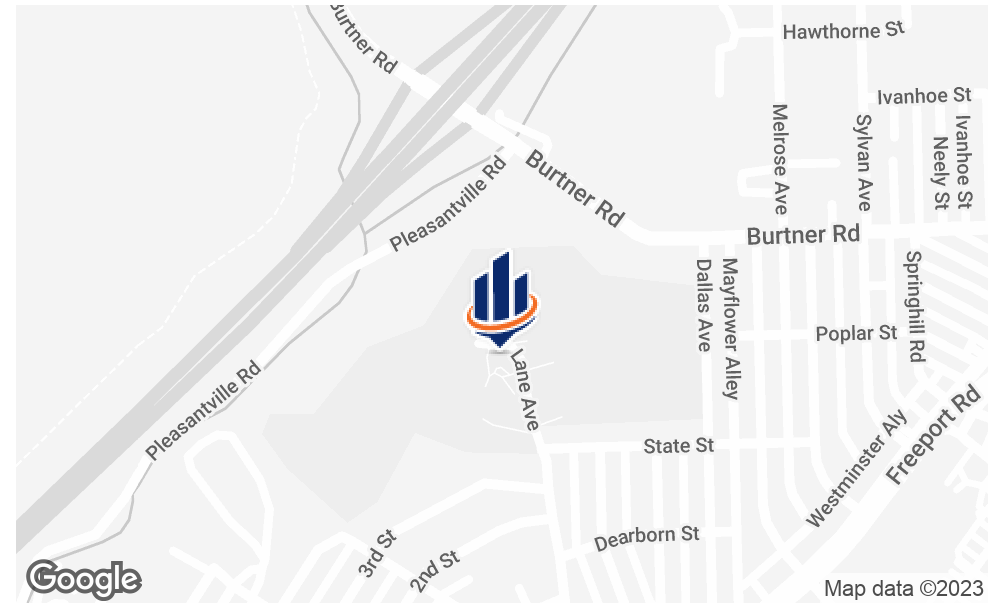
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SECTION 1
**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	83 Acres
ZONING:	C-1 Conservation
MARKET:	Pittsburgh
SUBMARKET:	Northeast Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a prime redevelopment site known as Brackenridge Heights Golf Course for sale. The Harrison Twp site is 83 acres with a 9-hole golf course, restaurant/event center/clubhouse, and outbuildings. The course and restaurant are currently closed. This site offers an excellent opportunity for repurposing as a 55+ community, senior care facility, or any congregate living model that would benefit from a central gathering place (clubhouse) and a beautiful natural setting.

PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity
- 83 acres, 9-hole golf course, and related facilities
- 75 surface parking spaces
- Seller financing possible
- OMG rights do not convey

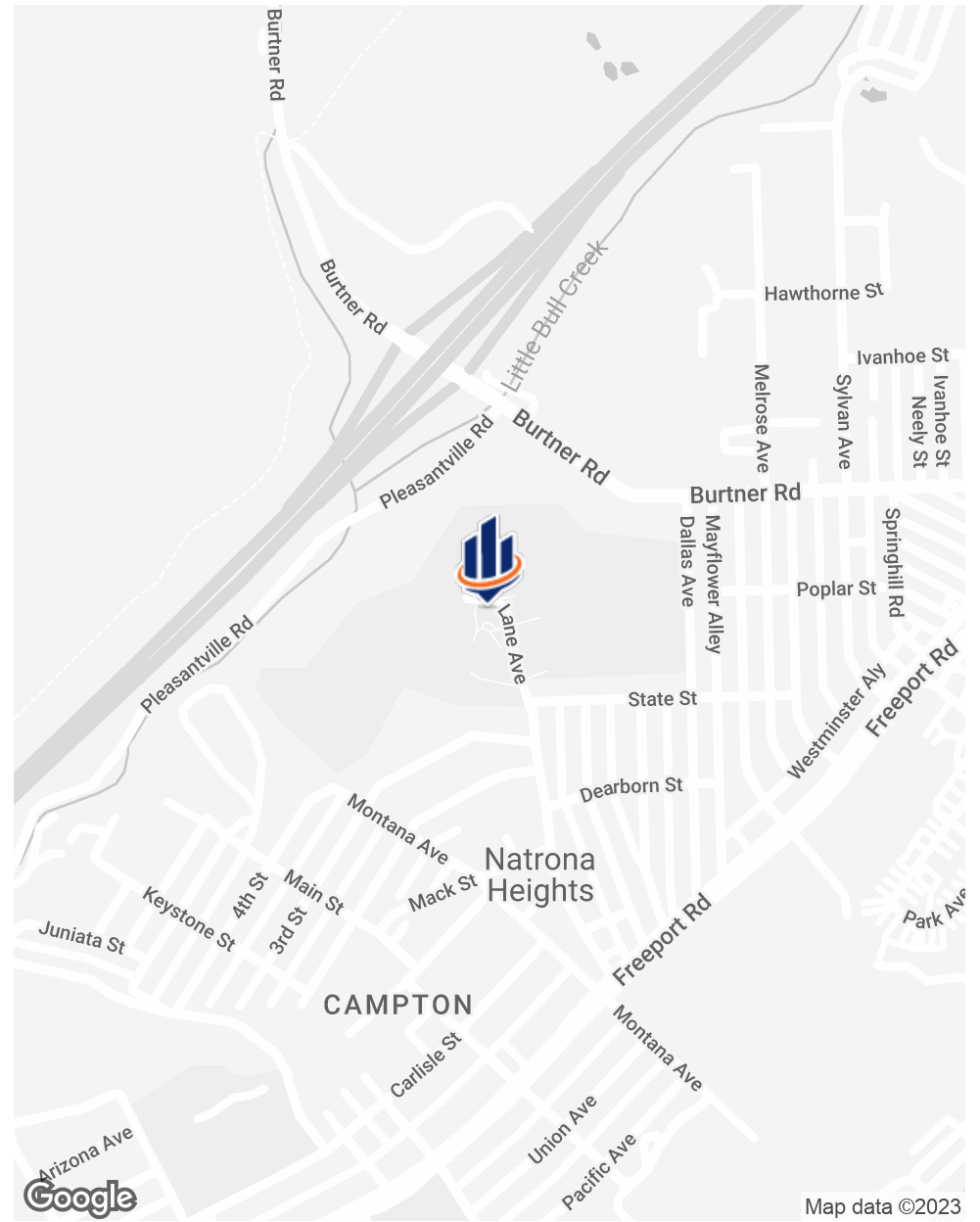
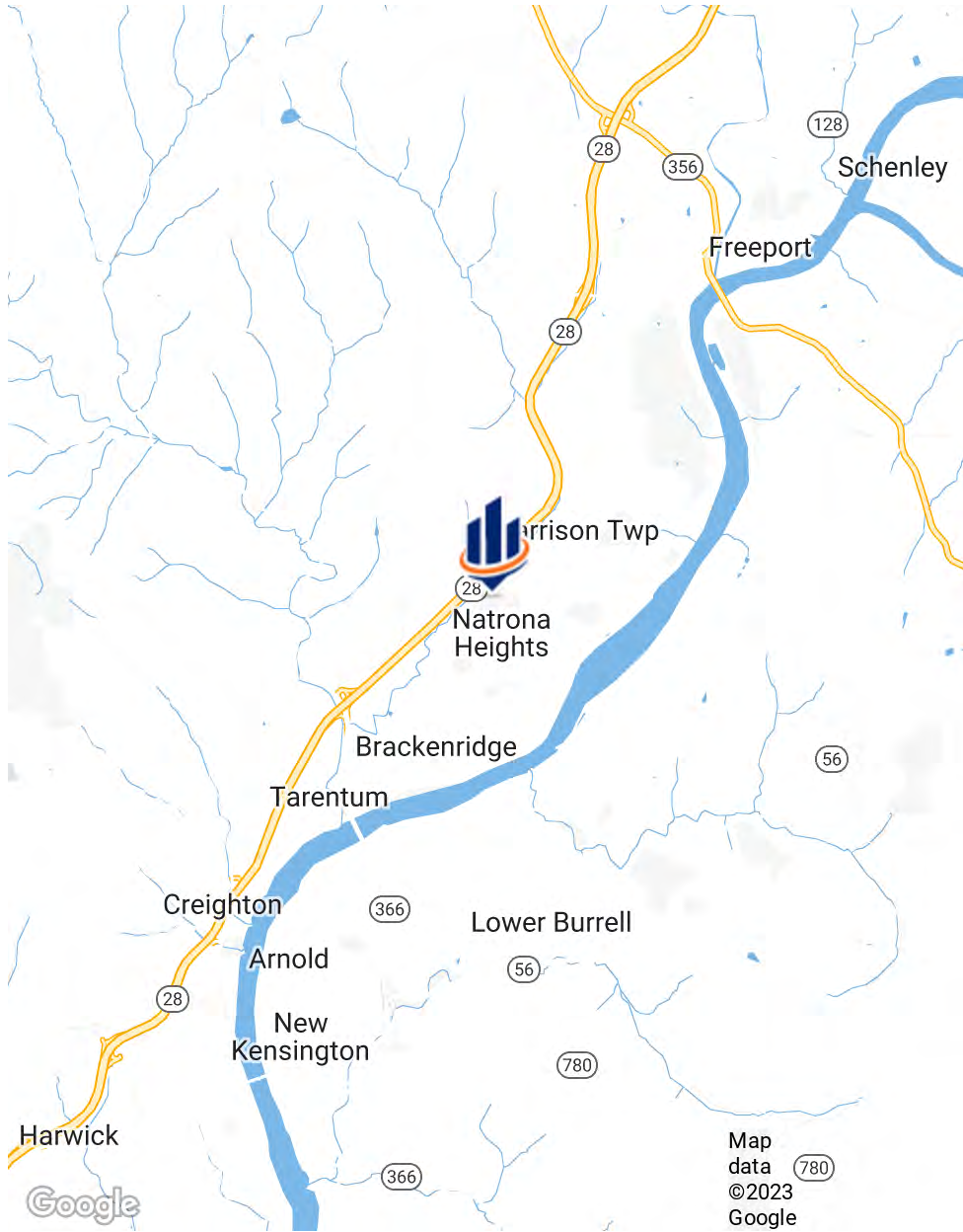
ADDITIONAL PHOTOS



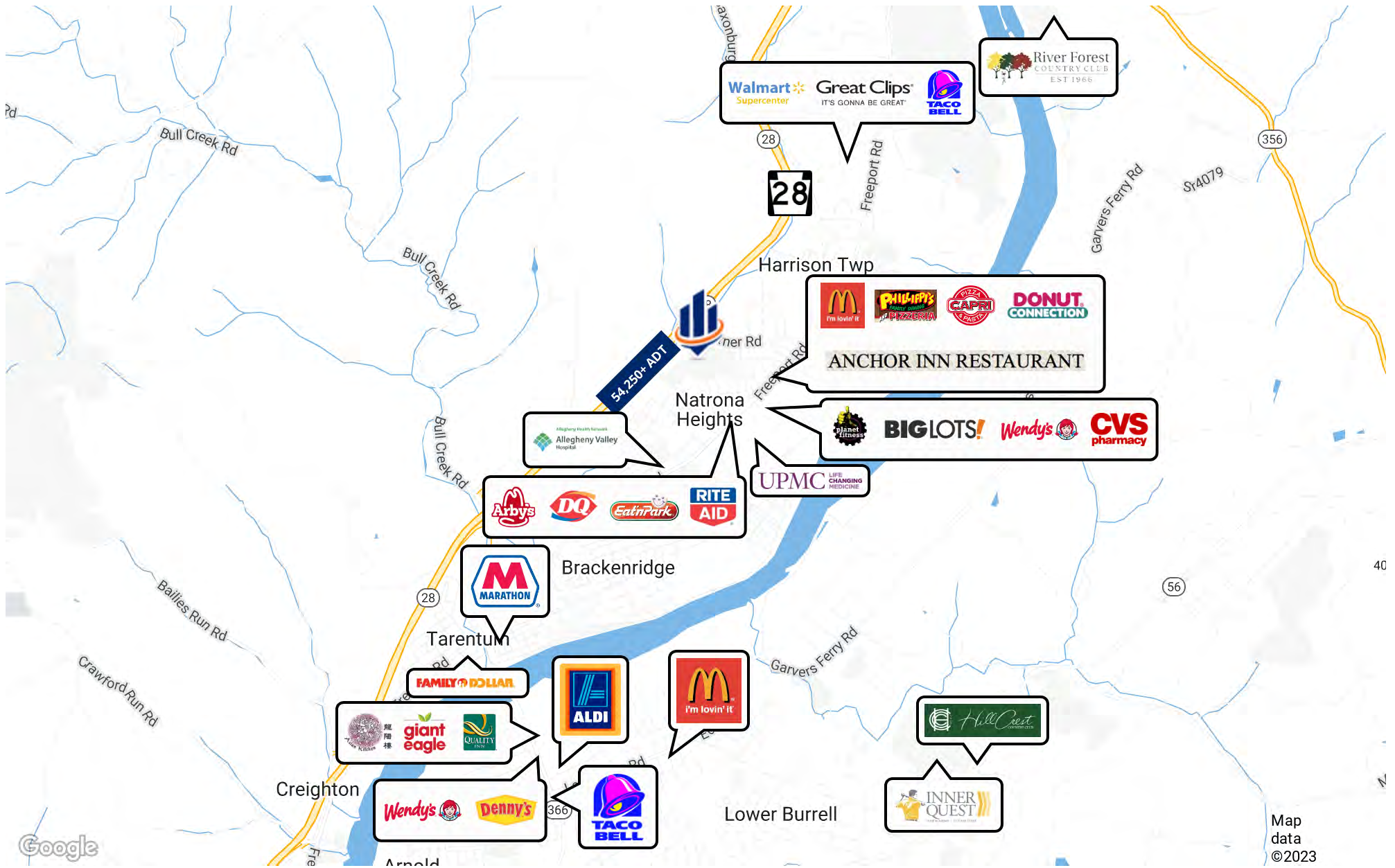


SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,157	57,049	154,734
AVERAGE AGE	44.4	46.7	47.0
AVERAGE AGE (MALE)	43.3	44.6	45.4
AVERAGE AGE (FEMALE)	46.2	47.9	48.6

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,924	29,344	75,612
# OF PERSONS PER HH	2.1	1.9	2.0
AVERAGE HH INCOME	\$62,850	\$58,295	\$72,403
AVERAGE HOUSE VALUE	\$114,984	\$118,490	\$155,559

* Demographic data derived from 2020 ACS - US Census



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a prominent county located in the southwestern part of the U.S. state of Pennsylvania. It encompasses the vibrant city of Pittsburgh, which serves as its county seat and is the economic and cultural hub of the region. The county is known for its diverse communities, rich history, and a wide range of amenities. Allegheny County offers a mix of urban and suburban environments, with numerous neighborhoods, parks, cultural institutions, and educational facilities. It is home to various industries, including healthcare, technology, education, and manufacturing. The county is also renowned for its sports culture, with the Pittsburgh Steelers, Pirates, and Penguins calling it home. Overall, Allegheny County is a dynamic and thriving region with a strong sense of community and a wealth of opportunities.

HARRISON TOWNSHIP

Harrison Township, situated in Allegheny County, Pennsylvania, offers a delightful blend of suburban and rural living. Nestled along the serene Allegheny River, the township is characterized by its scenic landscapes, creating an attractive haven for outdoor enthusiasts. Residents can explore the natural beauty of the region through activities like hiking and fishing. The housing options in the township include single-family homes, townhouses, and apartments, catering to diverse lifestyles. With its local school district, Harrison Township ensures educational opportunities for its residents, fostering a strong sense of community pride. Conveniently located near major transportation routes, this community provides easy access to neighboring areas and the amenities of nearby Pittsburgh. It's a place where residents can enjoy the tranquility of suburban life while staying close to cultural attractions, shopping centers, and employment opportunities in Allegheny County, creating a harmonious blend of natural beauty and urban convenience.





SECTION 3
Advisor Bios

ADVISOR BIO 1



JOHN WESTERMANN

Financial Analyst | Advisor

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PROFESSIONAL BACKGROUND

John Westermann serves as an Advisor for SVN | Three Rivers Commercial Advisors, specializing in office properties. As a commercial real estate professional, he has developed an extensive network of owners and investors of commercial property in the Pittsburgh and southwestern Pennsylvania markets. With his clients, John strives to create working relationships built on competence and trust.

John's professional background includes commercial banking and management consulting. This experience gives him the ability to understand his clients' commercial property goals and requirements, and to quickly identify solutions to meet those needs.

John is a long-time resident of the Pittsburgh area. He and his wife make their home in Penn Hills. John is a licensed real estate agent in Pennsylvania.

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ADVISOR BIO 2



JASON CAMPAGNA

Managing Director

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 3



IAN DUPRE

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PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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