

OFFERING MEMORANDUM
65 Acres of Land

TEMPLE ROAD
Monaca, PA 15601

PRESENTED BY:

JASON CAMPAGNA
Managing Director
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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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.



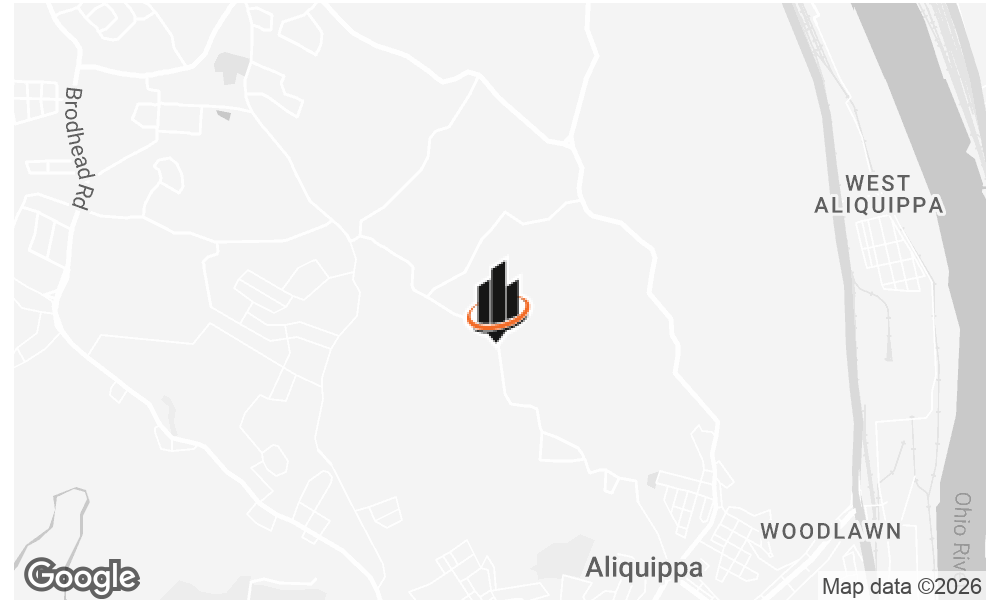
Table of Contents

4	PROPERTY INFORMATION	8	LOCATION INFORMATION	
	Executive Summary	5	Regional Map	9
	Additional Photos	6	Location Maps	10
	Land Use	7	Retailer Map	11
			Parcel Map	12
			Demographics Map & Report	13
			Location Description	14
		15	ADVISOR BIOS	
			Advisor Bio 1	16

An aerial photograph of a rural landscape featuring a mix of green fields, brownish-grey hills, and scattered residential buildings. A large, irregularly shaped property is highlighted with a thick orange border. The property is primarily composed of brownish and tan-colored areas, possibly indicating different land uses or vegetation types. A circular graphic overlay is positioned on the left side of the image, containing text and decorative elements.

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	65 Acres
PRICE / ACRE:	\$16,923
ZONING:	R-1
PARCEL NUMBER:	56-183-0273

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this ±64.86-acre residential development opportunity located on Temple Road in Monaca, PA. Zoned R-1, the property offers an ideal setting for a single-family home community with convenient access to local amenities, major roadways, and regional employment centers. The site's scale and zoning provide strong potential for a thoughtfully planned subdivision, with nearby access to public utilities and favorable development characteristics in a growing Beaver County market.

PROPERTY HIGHLIGHTS

- 64.86± Acre Single-Family Residential Development Opportunity
- Zoned R-1 – Ideal for Subdivision Development
- Strong Location with Access to Major Roadways & Regional Employment Centers
- Ample Acreage with Nearby Public Utilities & Favorable Development Potential
- School district: Center Area School District

ADDITIONAL PHOTOS



R-1 LOW DENSITY RESIDENTIAL DISTRICT

PERMITTED USES

Communications Antenna Mounted on an Approved Communications Tower	Communications Antenna Mounted on an Existing Building or Public Utility Storage or Transmission Facility	Other Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
Forestry	Single Family Dwelling	Fences
Home Gardening	Keeping of Domestic Pets	No Impact Home-Based Business
Off-Street Parking and Loading	Private Garage or Accessory Storage Buildings	Private Residential Swimming Pools or Sports Courts
Signs	Temporary Construction Trailer, Model Home or Sales Office	Essential Services

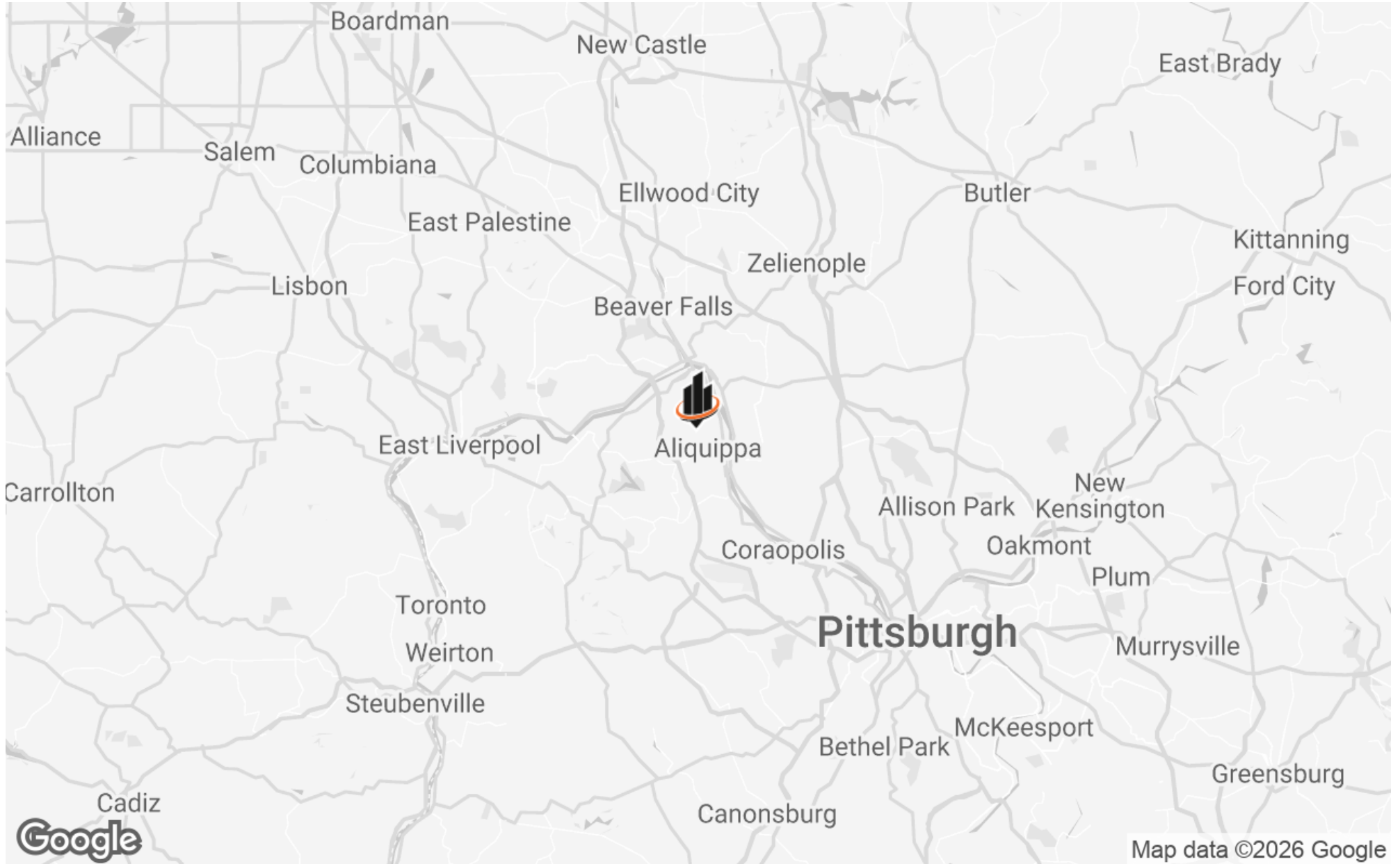
CONDITIONAL USES

Communications Tower	Fire and Emergency Medical Services	Golf Course, Golf or Country Club
Noncommercial Recreation	Planned Residential Development	Public Buildings
Public Recreation	Public Utility Building or Structure	Schools, Public or Private

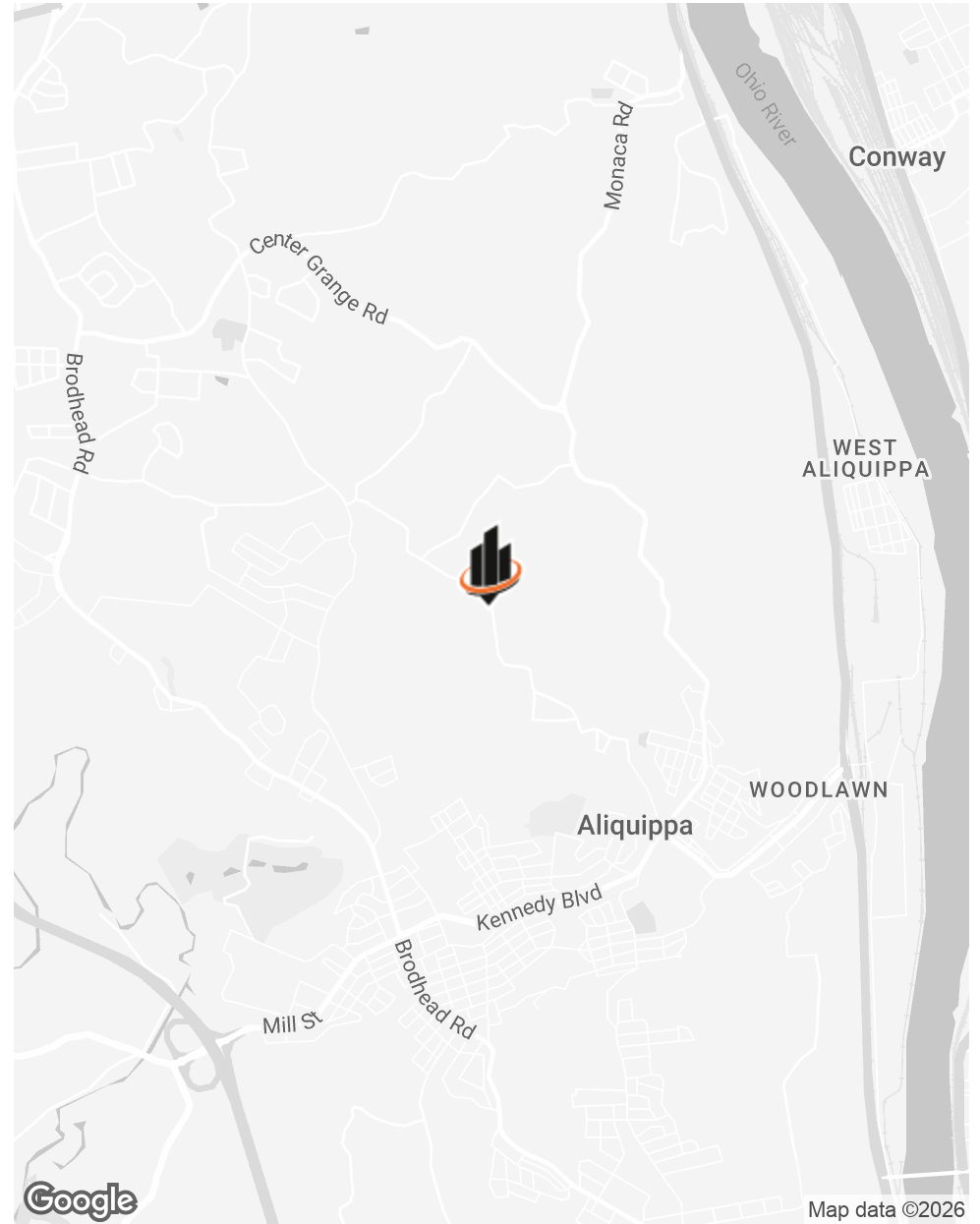
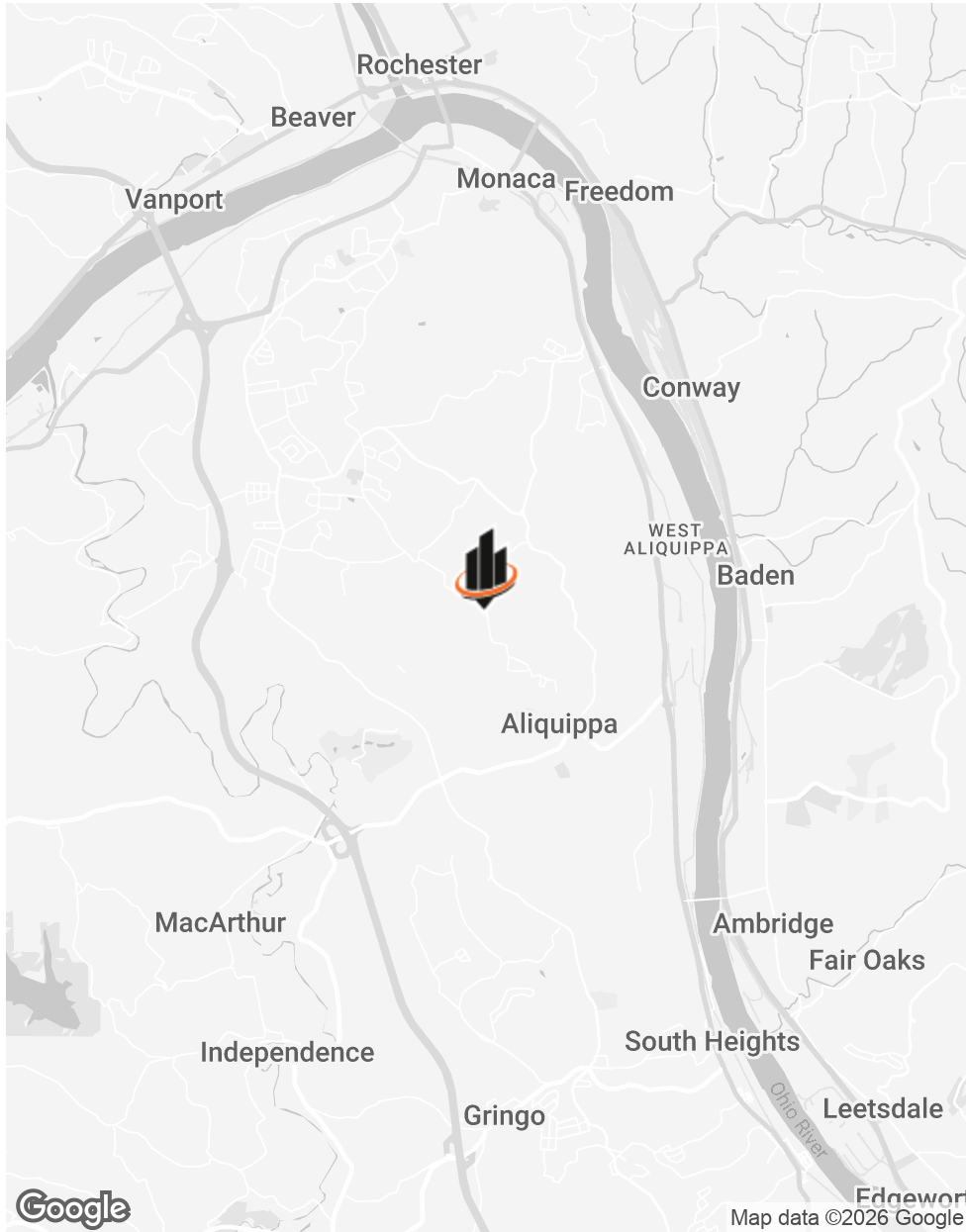
An aerial photograph of a rural landscape featuring a mix of green fields, brownish-grey hills, and scattered residential buildings. A large, irregularly shaped parcel of land is highlighted with a thick orange border. The parcel is primarily brownish-yellow, suggesting a different land use or vegetation type compared to the surrounding green fields. A circular graphic overlay is positioned on the left side of the image, containing text and decorative elements.

SECTION 2
Location
Information

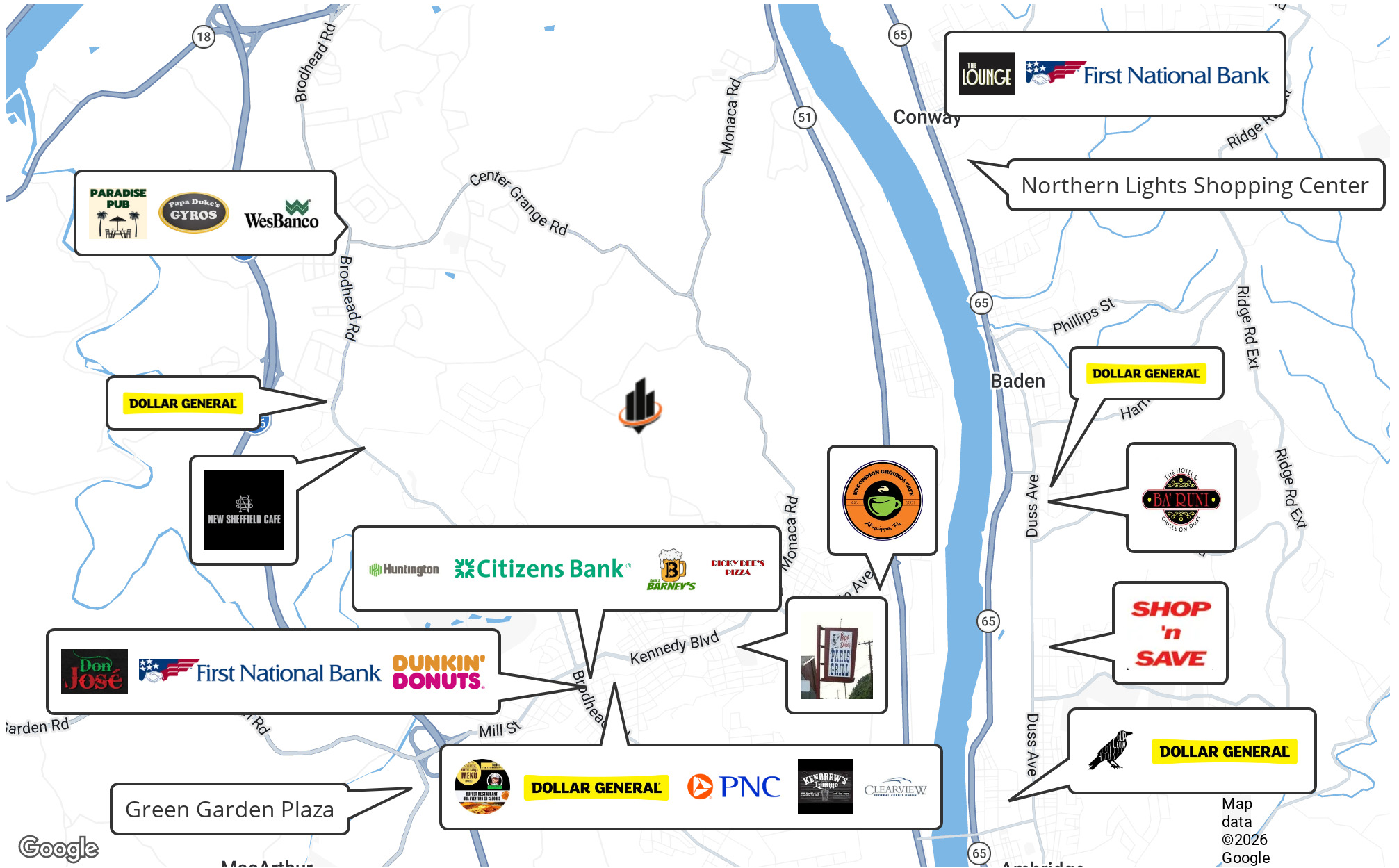
REGIONAL MAP



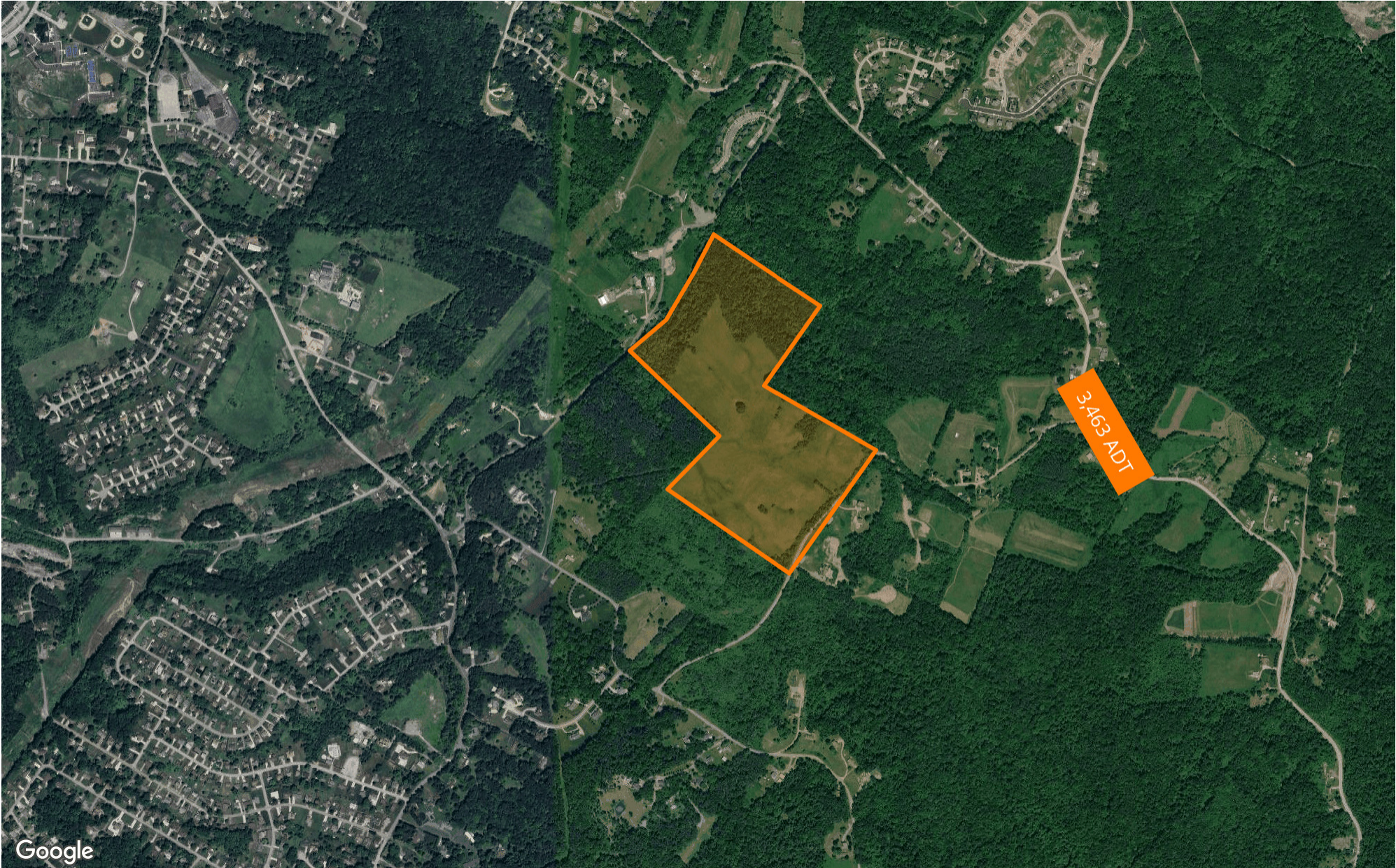
LOCATION MAPS



RETAILER MAP



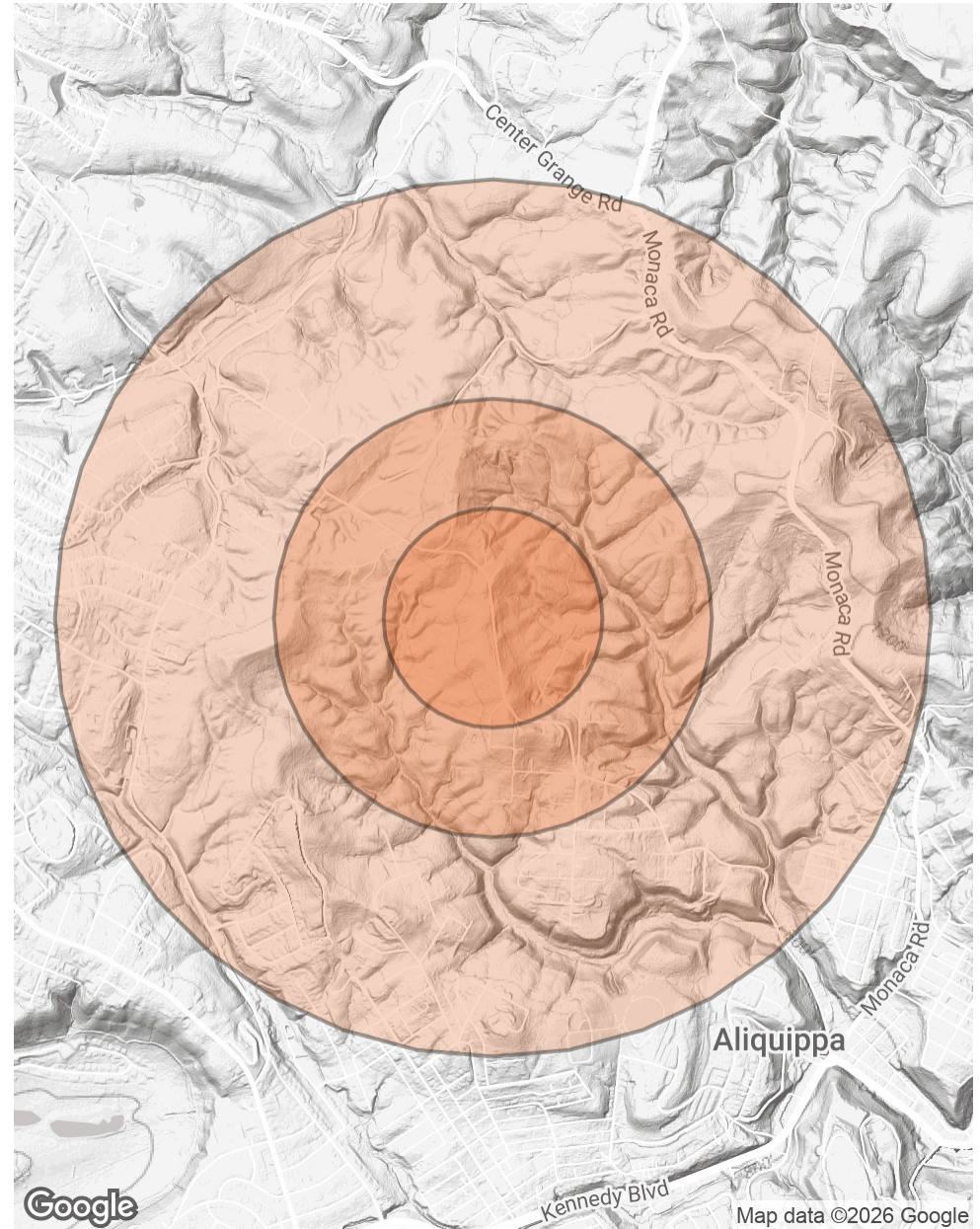
PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	97	507	2,900
AVERAGE AGE	35.0	39.0	45.1
AVERAGE AGE (MALE)	31.5	38.0	44.7
AVERAGE AGE (FEMALE)	39.9	41.8	46.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	25	160	1,193
# OF PERSONS PER HH	3.9	3.2	2.4
AVERAGE HH INCOME	\$161,655	\$132,607	\$101,011
AVERAGE HOUSE VALUE	\$349,736	\$300,149	\$269,951

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



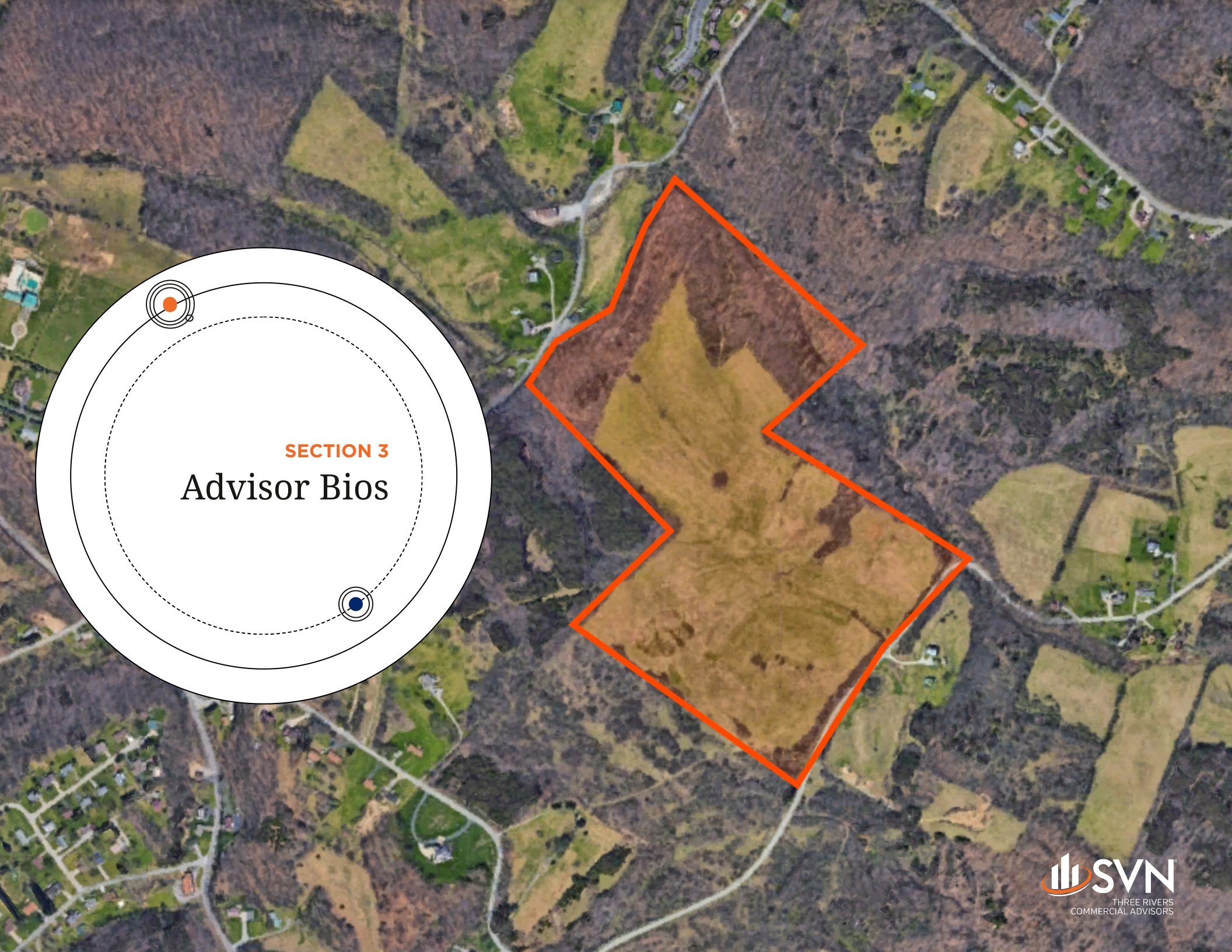
CENTER TOWNSHIP

Center Township is a township located in Beaver County, Pennsylvania, known for its suburban-rural character. It offers a blend of residential communities, small businesses, and scenic green spaces, making it an appealing place for families and individuals seeking a quieter lifestyle while still having access to nearby urban amenities. The township is part of the Pittsburgh metropolitan area, allowing residents to enjoy both the tranquility of rural living and the convenience of city life. Center Township has several parks and recreational facilities, providing opportunities for outdoor activities such as hiking, picnicking, and sports. It is also home to the Beaver Valley Mall, a regional shopping destination that serves as a hub for commerce in the area. The township is served by the Central Valley School District, which offers educational opportunities for students in the region. Its proximity to major highways, such as Interstate 376, makes it easy for residents to commute to nearby cities like Pittsburgh for work or entertainment. Overall, Center Township is a growing community with a strong sense of local pride, offering a comfortable and family-friendly environment.

BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.





SECTION 3
Advisor Bios

ADVISOR BIO 1



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. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

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

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

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