

OFFERING MEMORANDUM

34 SFR Lot Development

Pittsburgh, PA

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.

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.

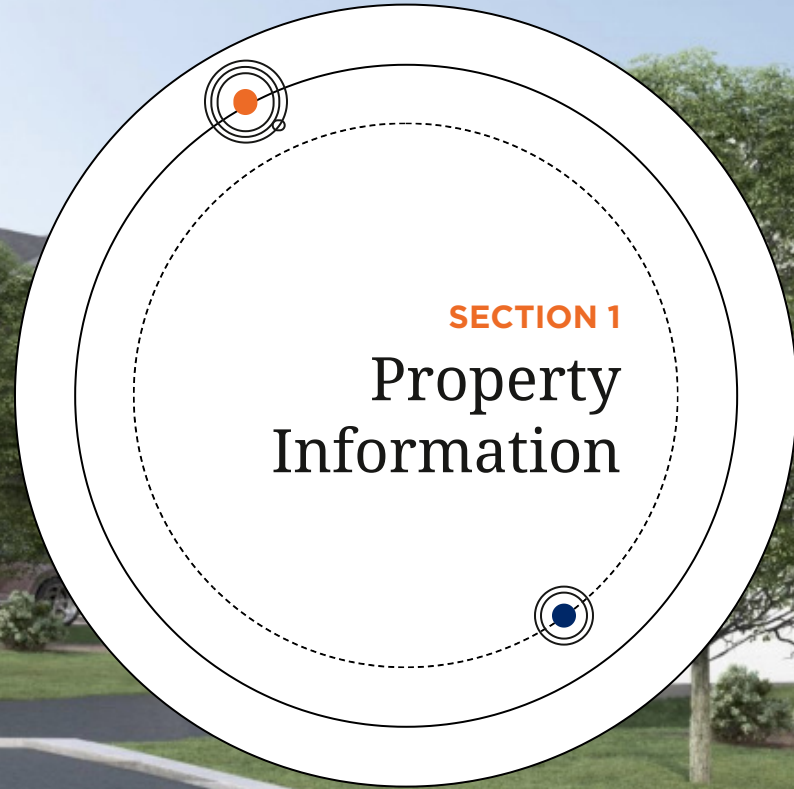
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.



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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------------|-------------|
| SALE PRICE: | \$1,890,000 |
| LOT SIZE: | 15 Acres |
| NUMBER OF LOTS: | 34 |
| PRICE / ACRE: | \$126,000 |

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this 34 single family home lot shovel ready development opportunity. Property is located in the Brighton Heights neighborhood which is close proximity to the new Esplanade Mixed-Use Development, the North Shore and downtown Pittsburgh. Development is fully approved, this ±15-acre, 34-lot residential development site has all plans, permits, geo technical reports and cost estimates for construction. All public utilities are available on the road. Ideal opportunity for residential developers seeking to start construction immediately. Additional details available upon request.

PROPERTY HIGHLIGHTS

- Fully approved 34 Lot Single Family Home development opportunity
- Approvals / plans / geotechnical / bidding completed
- Ready for immediate construction of infrastructure
- Close proximity to Downtown Pittsburgh, the North Shore & Major Employment Centers

ADDITIONAL PHOTOS



Site Plan



New Address List

100 series

| Plan's Lot Label | Approved Address | Parcel | Description |
|------------------|------------------------|-----------|------------------------|
| Lot 1 | 107 Termon Gardens Cir | 114-N-302 | Single-family dwelling |
| Lot 12 | 108 Termon Gardens Cir | 114-N-324 | Single-family dwelling |
| Lot 2 | 113 Termon Gardens Cir | 114-N-304 | Single-family dwelling |
| Lot 13 | 114 Termon Gardens Cir | 114-N-326 | Single-family dwelling |
| Lot 3 | 119 Termon Gardens Cir | 114-N-306 | Single-family dwelling |
| Lot 14 | 120 Termon Gardens Cir | 114-N-328 | Single-family dwelling |
| Lot 4 | 125 Termon Gardens Cir | 114-N-308 | Single-family dwelling |
| Lot 15 | 126 Termon Gardens Cir | 114-N-330 | Single-family dwelling |
| Lot 5 | 131 Termon Gardens Cir | 114-N-310 | Single-family dwelling |
| Lot 16 | 132 Termon Gardens Cir | 114-N-332 | Single-family dwelling |
| Lot 6 | 135 Termon Gardens Cir | 114-N-312 | Single-family dwelling |
| Lot 17 | 138 Termon Gardens Cir | 114-N-334 | Single-family dwelling |
| Lot 7 | 141 Termon Gardens Cir | 114-N-314 | Single-family dwelling |
| Lot 18 | 144 Termon Gardens Cir | 114-N-336 | Single-family dwelling |
| Lot 8 | 147 Termon Gardens Cir | 114-N-316 | Single-family dwelling |
| Lot 19 | 150 Termon Gardens Cir | 114-N-338 | Single-family dwelling |
| Lot 9 | 153 Termon Gardens Cir | 114-N-318 | Single-family dwelling |
| Lot 10 | 157 Termon Gardens Cir | 114-N-320 | Single-family dwelling |
| Lot 11 | 161 Termon Gardens Cir | 114-N-322 | Single-family dwelling |
| Lot 34 | 197 Termon Gardens Cir | 114-N-368 | Single-family dwelling |

200 series

| Plan's Lot Label | Approved Address | Parcel | Description |
|------------------|------------------------|-----------|------------------------|
| Lot 26 | 200 Termon Gardens Cir | 114-N-352 | Single-family dwelling |
| Lot 33 | 201 Termon Gardens Cir | 114-N-366 | Single-family dwelling |
| Lot 32 | 207 Termon Gardens Cir | 114-N-364 | Single-family dwelling |
| Lot 25 | 208 Termon Gardens Cir | 114-N-350 | Single-family dwelling |
| Lot 31 | 213 Termon Gardens Cir | 114-N-362 | Single-family dwelling |
| Lot 24 | 214 Termon Gardens Cir | 114-N-348 | Single-family dwelling |
| Lot 30 | 219 Termon Gardens Cir | 114-N-360 | Single-family dwelling |
| Lot 23 | 220 Termon Gardens Cir | 114-N-346 | Single-family dwelling |
| Lot 29 | 225 Termon Gardens Cir | 114-N-358 | Single-family dwelling |
| Lot 22 | 226 Termon Gardens Cir | 114-N-344 | Single-family dwelling |
| Lot 28 | 231 Termon Gardens Cir | 114-N-356 | Single-family dwelling |
| Lot 21 | 232 Termon Gardens Cir | 114-N-342 | Single-family dwelling |
| Lot 27 | 237 Termon Gardens Cir | 114-N-354 | Single-family dwelling |
| Lot 20 | 238 Termon Gardens Cir | 114-N-340 | Single-family dwelling |

It is noted that the subject property consists of 36 total parcels. The 34 lots outlined above, as well as a parcels designated as Termon Gardens Circle and one (1) parcel designated as green space. Within this analysis, both of these parcels (0.56-acre) are considered surplus land.

Site Plan Rendering

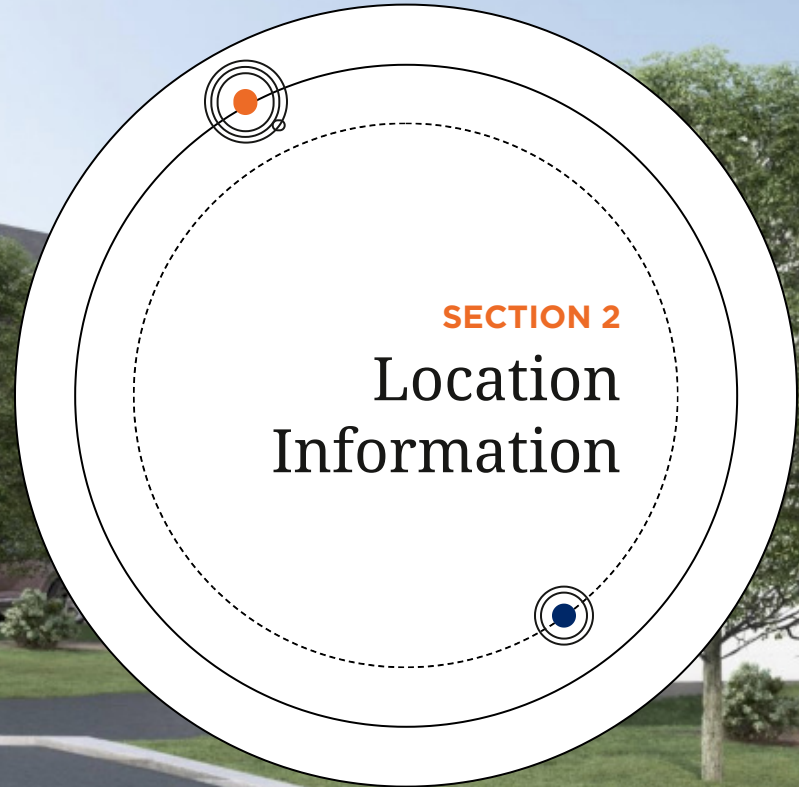


SITE PLAN RENDERING



Site Plan Rendering





SECTION 2
Location
Information



REGIONAL MAP



RETAILER MAP



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

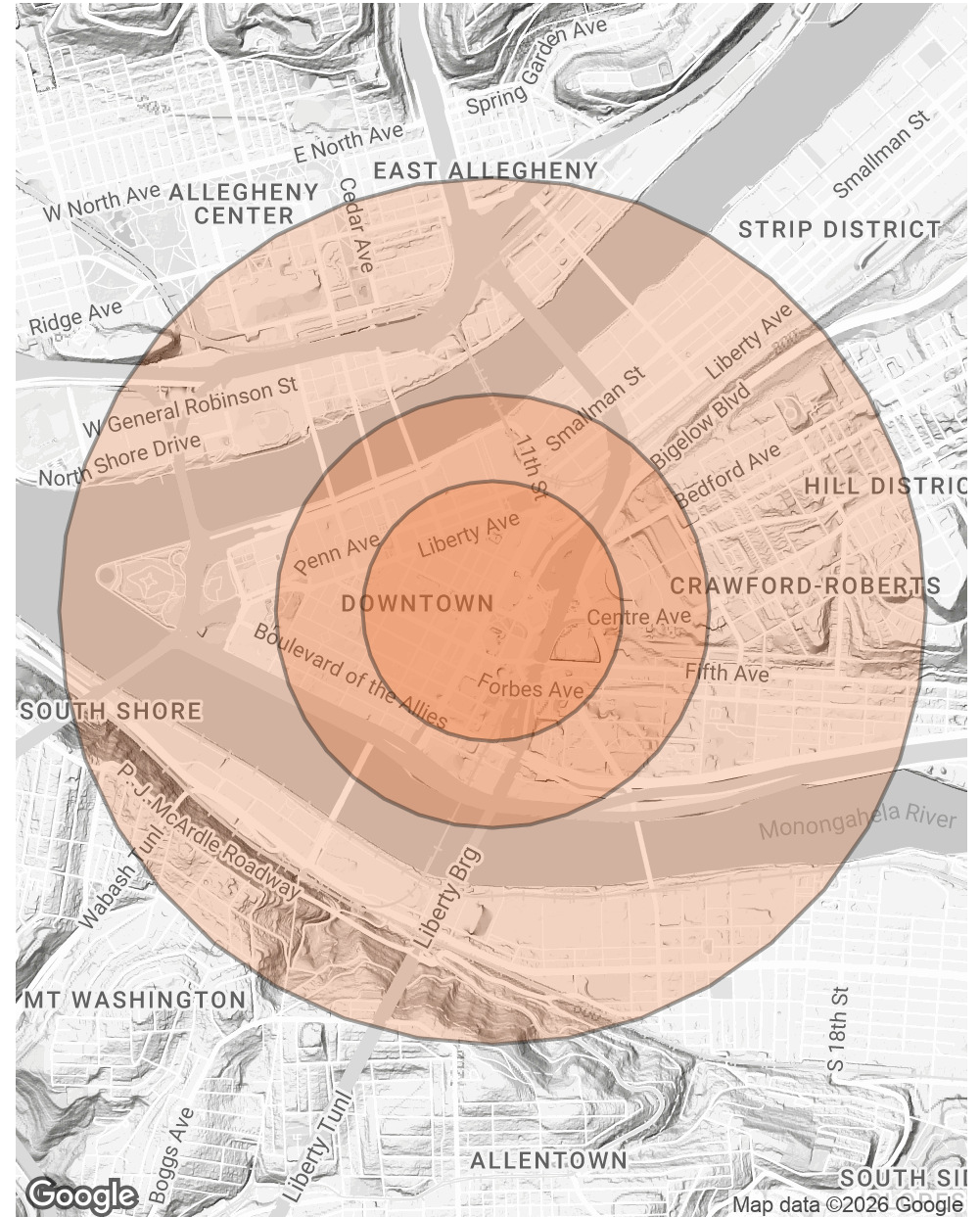
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 623 | 3,523 | 13,749 |
| AVERAGE AGE | 40 | 41 | 41 |
| AVERAGE AGE (MALE) | 39 | 39 | 40 |
| AVERAGE AGE (FEMALE) | 41 | 42 | 43 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 262 | 1,601 | 6,702 |
| # OF PERSONS PER HH | 2.4 | 2.2 | 2.1 |
| AVERAGE HH INCOME | \$110,970 | \$90,602 | \$83,150 |
| AVERAGE HOUSE VALUE | \$190,704 | \$187,681 | \$204,984 |

2020 American Community Survey (ACS)



LOCATION DESCRIPTION

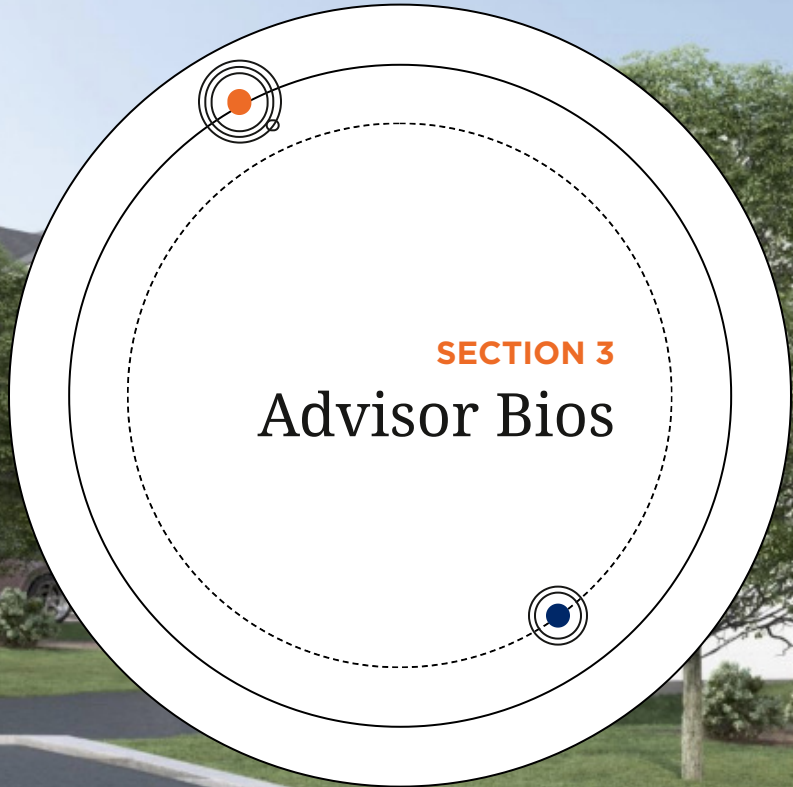


PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 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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ADVISOR BIO 2



GRANT UNDERWOOD

Associate Advisor

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PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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