

LAND INVESTMENT OPPORTUNITY | WESTMORELAND COUNTY, PA | CONFIDENTIAL OFFERING

108 Greensburg Road — Development Land

Route 366 (Greensburg Road) | Lower Burrell, PA 15068 | Westmoreland County

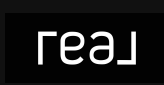
Approx. 8 Flat Acres | Shovel-Ready | C-1/C-2/C-3 Business District | National Brand Corridor | Former B&J Supermarket

\$800,000 ASKING PRICE	Approx. 8 Acres SITE SIZE	\$100K/Acre PRICE PER ACRE	C-1/C-2/C-3 ZONING DISTRICT
RT. 366 Direct Frontage	McDONALD'S Adjacent	DOLLAR TREE Adjacent	CVS Adjacent
			SHEETZ Adjacent

Address: 108 Greensburg Road (Route 366), Lower Burrell, PA 15068
Site: Approx. 8 Flat Acres | Fully Cleared | Shovel-Ready
Parcels: 17-06158-00000 | 17-06159-00000
Adjacent: Dollar Tree, CVS, Sheetz, McDonald's — National Brand Corridor

County: Westmoreland County
Former Use: B&J Supermarket Site
Traffic: Est. 10,000 VPD (PennDOT AADT)
Zoning: C-1/C-2/C-3 Business District

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.



EXECUTIVE SUMMARY

108 Greensburg Road in Lower Burrell, Westmoreland County presents a rare opportunity to acquire approximately 8 flat, fully cleared acres on Route 366 — one of the region's most proven national-brand commercial corridors. The site is the former B&J Supermarket location, flanked directly by Dollar Tree, CVS, Sheetz, and McDonald's — national tenants whose presence validates the trade area and guarantees daily traffic. With C-1/C-2/C-3 Business District zoning and extensive by-right permitted uses, direct Route 366 frontage, approximately 10,000 vehicles per day, and a completely flat and cleared site, this is a shovel-ready development opportunity in a market where comparable land is virtually unavailable. At \$800,000 — or approximately \$100,000 per acre — this represents exceptional value for a site of this quality, visibility, and development flexibility.

PROPERTY OVERVIEW

Address	108 Greensburg Road (Route 366), Lower Burrell, PA 15068
County	Westmoreland County
Site Area	Approx. 8 Flat Acres — Fully Cleared, Graded, Shovel-Ready
Former Use	B&J Supermarket Site
Parcel UPI #1	17-06158-00000
Parcel UPI #2	17-06159-00000
Tax Map #1	17-07-08-0-020
Tax Map #2	17-07-08-0-021
Road Frontage	Route 366 (Greensburg Road) — Direct Arterial Access
Traffic Count	Est. 10,000 VPD (PennDOT AADT Estimate)
Adjacent Tenants	Dollar Tree, CVS, Sheetz — National Brand Corridor
Zoning / District	C-1/C-2/C-3 Business District Planning Commission: 3rd Wed ZHB: 3rd Monrd Mon Monthly
Potential Uses	Retail, Medical Office, Mixed-Use, Self-Storage, Industrial Flex, Multifamily
Asking Price	\$800,000
Price Per Acre	Approx. \$100,000/Acre
Broker Co-Op	Yes

WHY THIS IS A GREAT PROPERTY TO BUY

- **Dollar Tree, CVS, and Sheetz have already proven this market** — three national brands don't locate adjacent to a site without rigorous traffic and demographic validation. The demand is established.
- **Flat, cleared, shovel-ready — no site work required** — the former supermarket pad is graded and fully cleared, dramatically reducing redevelopment cost and timeline compared to raw or wooded parcels.
- **C-1/C-2/C-3 Business District — extensive permitted uses by right** — Lower Burrell's zoning code permits retail, restaurants, medical/dental offices, financial institutions, hotels, auto sales, clinics, commercial recreation, amusement enterprises, and many more uses — no variance or special exception required.
- **Est. 10,000 VPD on Route 366** — arterial traffic sufficient to support retail, medical, restaurant, drive-through, or service uses without supplemental marketing spend.
- **Approximately 8 acres gives a buyer genuine scale flexibility** — large enough for a multi-tenant pad development, a medical campus, a self-storage facility, or a phased mixed-use project.
- **\$100,000/acre is exceptional value** for a cleared, flat, fronting-arterial commercial site with national brand adjacency in Westmoreland County — comparable improved sites trade at multiples of this.
- **Self-storage expansion optionality:** the Adamsburg storage facility (available separately) has Flexospan expansion quotes in-hand — this 8-acre parcel provides the ideal satellite location for additional units.
- **Regional connectivity:** Route 366 connects directly to Route 28, Route 56, and the New Kensington/Arnold commercial corridor — access serving a broad regional trade area.

SITE & PARCEL DETAIL

The 108 Greensburg Road site consists of two adjacent parcels totaling approximately 8 flat acres in Lower Burrell, Westmoreland County. The site is fully cleared and graded — the former B&J; Supermarket footprint has been removed, leaving a level pad ready for immediate development. Route 366 (Greensburg Road) provides direct frontage with full curb-cut access potential. The C-1/C-2/C-3 Business District zoning provides extensive permitted uses by right, giving a developer complete flexibility to pursue the highest and best use without regulatory constraints.

SITE DETAIL

Address	108 Greensburg Road (Route 366), Lower Burrell, PA 15068
Total Site Area	Approx. 8 Flat Acres (Two Adjacent Parcels)
Parcel 1 UPI	17-06158-00000 Tax Map: 17-07-08-0-020
Parcel 2 UPI	17-06159-00000 Tax Map: 17-07-08-0-021
Site Condition	Fully Cleared, Flat, Graded — Former Supermarket Site
Road Frontage	Route 366 (Greensburg Road) — Full Arterial Frontage
Traffic Count	Est. 10,000 VPD (PennDOT AADT Estimate)
Adjacent Tenants	Dollar Tree, CVS, Sheetz, McDonald's
Traffic Count	Est. 10,000 VPD (PennDOT AADT)
National Brands	Dollar Tree, CVS, Sheetz, McDonald's — All Within Walking Distance
Zoning / District	C-1/C-2/C-3 Business District Permitted Uses By Right
Environmental	Buyer to conduct Phase I/II due diligence — no known issues
Utilities	Public utilities available in corridor — buyer to verify connections
Topography	Flat — No Significant Grade Change Across Site

DEVELOPMENT SCENARIOS

USE TYPE	SITE SUITABILITY	EST. BUILDABLE SF	NOTES
Retail / Strip Center	Excellent	40,000–80,000 SF	National brand-anchored corridor; proven retail demand
Medical Office	Excellent	20,000–60,000 SF	Growing healthcare corridor; UPMC/AHN regional demand
Self-Storage Facility	Excellent	50,000–100,000+ SF	Undersupplied submarket; complements Adamsburg facility
Drive-Through / QSR	Excellent	2,000–5,000 SF/pad	High-traffic arterial; national brands already present
Mixed-Use (Retail + Res.)	Good	60,000–120,000 SF	Route 366 supports mixed-use zoning by-right potential
Industrial / Flex	Good	40,000–80,000 SF	Westmoreland County industrial demand; flat pad ideal
Multifamily Residential	Good	80–150+ Units	Regional housing demand; proximity to employment centers

Development scenarios are illustrative only. Actual buildable square footage depends on setbacks, parking requirements, utility configurations, and buyer's intended use. C-1/C-2/C-3 Business District applies — extensive permitted uses by right. All figures are estimates.

These parcels are designated C-1/C-2/C-3 Business District under Lower Burrell zoning. If approval is sought, Lower Burrell's Planning Commission meets the 3rd Wednesday of each month and the Board of Zoning Adjustments meets the 3rd Monday of each month (appeals due 30 days prior | \$350 advertising fee). The C-1/C-2/C-3 Business District site.

MARKET & LOCATION OVERVIEW

108 Greensburg Road sits on Route 366 in Lower Burrell — a primary commercial arterial in Westmoreland County connecting the communities of Lower Burrell, New Kensington, Arnold, and the broader Allegheny River Valley corridor. The Route 366 / Greensburg Road corridor has emerged as the dominant retail and services hub for the northern Westmoreland County market, anchored by established national tenants including Dollar Tree, CVS, Sheetz, and other service-oriented businesses. The UPMC health system and regional industrial employers anchor the broader trade area economy, sustaining consistent consumer traffic and household income levels.

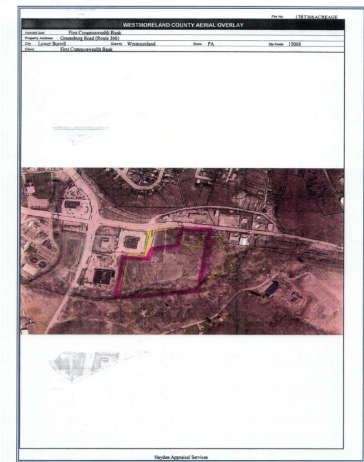
LOCATION & ACCESS

Primary Frontage	Route 366 (Greensburg Road) — Primary Westmoreland County Arterial
Traffic Count	Est. 10,000 VPD (PennDOT AADT Estimate)
Adjacent National Tenants	Dollar Tree, CVS Pharmacy, Sheetz — Proven Demand Validators
Nearby Communities	Lower Burrell, New Kensington, Arnold, Tarentum, Plum
Highway Access	Route 28 (3 mi), Route 56, PA Turnpike via Route 28
Pittsburgh Distance	Approx. 20 miles / 30 minutes to Downtown Pittsburgh
Regional Employers	UPMC, AHN, Westmoreland County Industrial Base
Former Use	B&J Supermarket — National Grocery Traffic Driver

DEMOGRAPHICS — 1 / 3 / 5-MILE RADIUS

METRIC	1-MILE	3-MILE	5-MILE
Population	Est. 4,200	Est. 35,000	Est. 85,000
Households	Est. 1,800	Est. 14,500	Est. 36,000
Avg. HH Income	Est. \$55,000	Est. \$63,000	Est. \$70,000
Daytime Population	Est. 3,500	Est. 27,000	Est. 62,000
Median Age	Est. 40	Est. 41	Est. 41
Route 366 Traffic			

SITE PHOTOS & AERIAL OVERVIEW



INVESTMENT SUMMARY

\$800,000	Approx. 8 Acres	Approx. \$100K/Acre	Est. 10,000 VPD
C-1/C-2/C-3	Flat & Cleared	3 Nationals	Multiple Uses

LAND VALUE COMPARISON — WHY \$800,000 IS COMPETITIVE

COMPARISON FACTOR	108 GREENSBURG RD	TYPICAL COMPARABLE
Site Size	Approx. 8 Acres	1–5 Acres
Condition	Flat, Cleared, Graded	Often wooded or unimproved
Road Frontage	Route 366 Direct	Secondary road or no frontage
Traffic Count	Est. 10,000 VPD	Est. 2,000–5,000 VPD
Adjacent Tenants	Dollar Tree, CVS, Sheetz	No national brand presence
Zoning	None — Full Flexibility	Often restricted; requires variance
Price Per Acre	Approx. \$100,000	\$150,000–\$300,000+
Development Ready	Immediate — No Clearing Required	6–24 months site prep typically

108 Greensburg Road is fully cleared, flat, and graded. There is no demolition, no tree clearing, and no site prep required before construction can begin. Combined with extensive C-1/C-2/C-3 permitted uses by right, this site is ready for groundbreaking faster than virtually any comparable site in Westmoreland County.

UIRED

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.

DISCLAIMER: This Confidential Investment Offering Memorandum has been prepared by Jim Schons | Real of Pennsylvania for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any real property interest. All development scenarios, traffic counts, demographic data, and market estimates are forward-looking and based on information believed to be reliable but not guaranteed. Actual results may differ materially. Prospective purchasers should conduct independent due diligence including environmental review, title search, utility verification, and consultation with qualified legal, financial, and development advisors prior to making any investment decision. This memorandum is strictly confidential. Redistribution without prior written consent of the listing broker is prohibited.

JIM SCHONS

Associate Broker | Real of Pennsylvania

412-790-1811 | jschons@hbmphg.com | www.realre.net

PA License AB069407 | Broker of Record: Bill Ryan RB069824