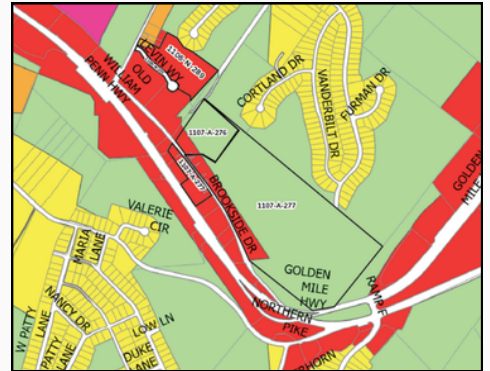
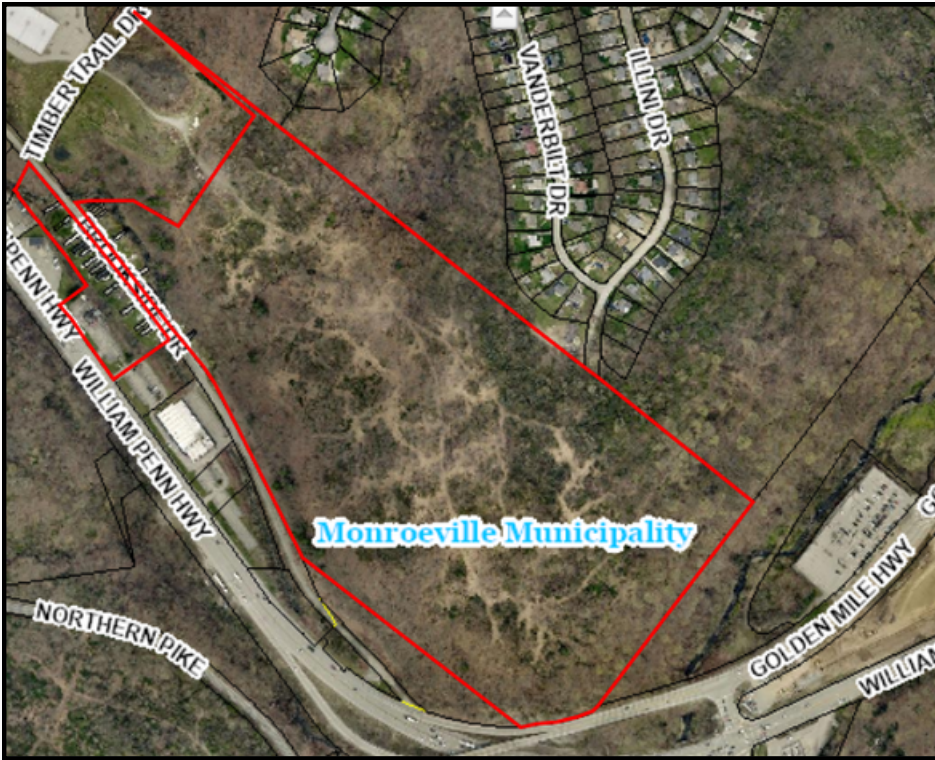




\$900,000.00

4745 William Penn Highway, Monroeville, PA 15146

PRIME LAND FOR SALE IN MONROEVILLE



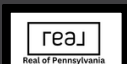
REDEVELOPMENT OPPORTUNITY

Address	4745 William Penn Highway, Monroeville, PA 15146
Municipality	Monroeville
Total Size	60 (+/- 49.267 Buildable)
Parcel IDs	1106-N-270 1106-N-289 1107-A-276 1107-A-277
Permitted Use	C-2 Business, S Conservancy

Property Highlights:

- Utilities On-Site
- Convenient access to major highways and transportation routes
- Positioned near residential and commercial development
- Significant visibility potential along Route 22/William Penn Hwy

*frontage & trailer park parcel not included - will be subdivided at sale



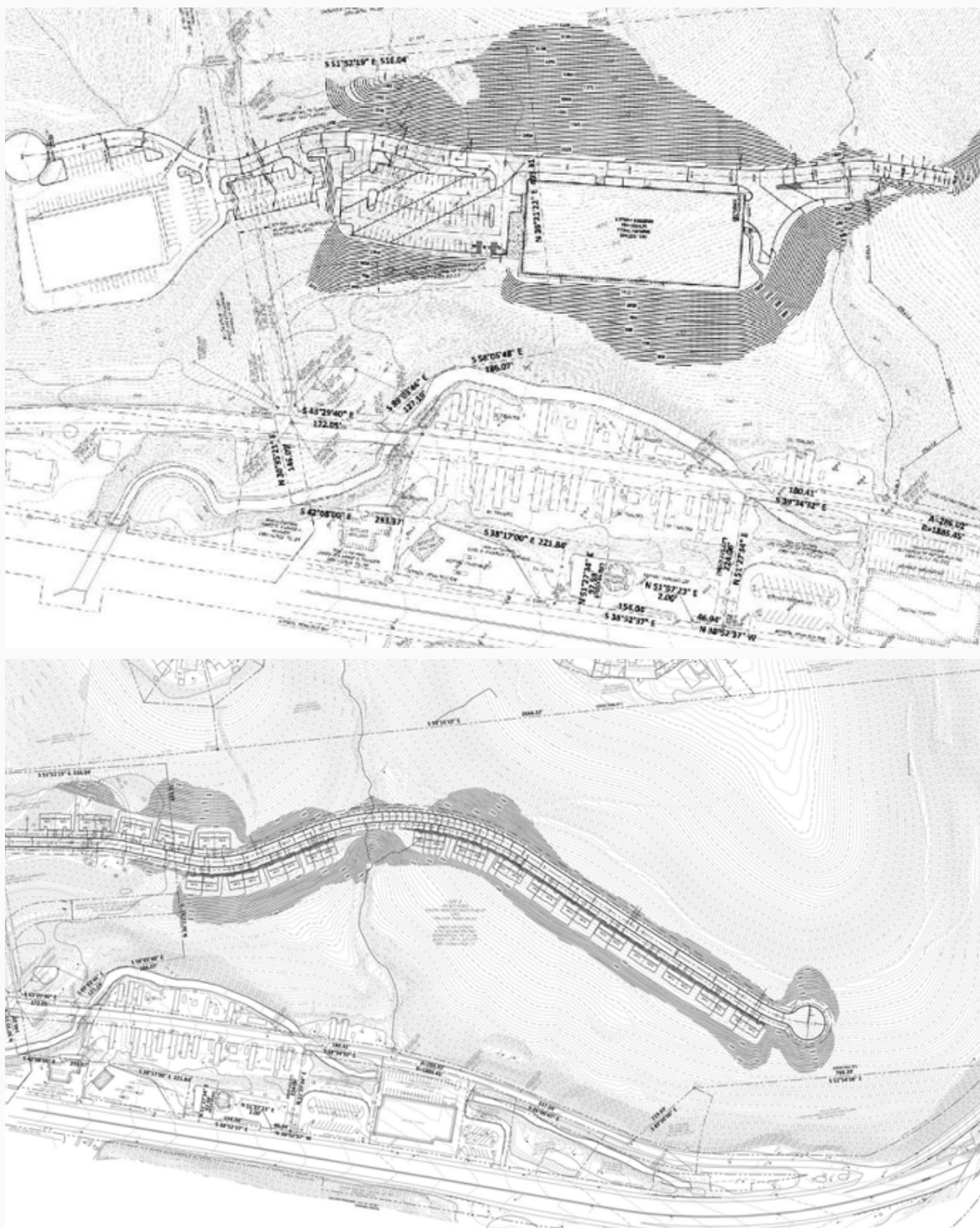
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SITE PLAN

\$900,000.00

PRIME LAND FOR SALE IN MONROEVILLE



*frontage & trailer park parcel not included - will be subdivided at sale



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Property	Prime Monroeville Development Land
Address	William Penn Highway (US-22), Monroeville, PA 15146
Municipality	Monroeville, Allegheny County, PA
Asset Type	Vacant Land — Commercial / Residential Mixed Zoning
Total Acreage	60.0 Acres (15 Parcel Units Combined)
Net Developable	±49.26 Acres
Asking Price	\$900,000 — Motivated Seller
Price Per Acre	\$30,000/acre (vs. \$55,000+ market avg)
Zoning	Commercial (C) — Res. & Commercial Uses Permitted
Highway Frontage	William Penn Hwy (US-22), Northern Pike, Golden Mile Hwy
Utilities	On-Site / Infrastructure Nearby
APN	1107-A-277 (primary) + related parcels
Investment Type	Redevelopment / Ground-Up Development
Sale Condition	For Sale — Motivated Seller

Investment Overview

This ±49.26-acre development site along William Penn Highway (US-22) in Monroeville, Pennsylvania is one of the most significant large-scale land opportunities to come to market in Allegheny County in recent years. Positioned at the convergence of William Penn Highway, Northern Pike, and Golden Mile Highway — three of eastern Pittsburgh's highest-traffic commercial corridors — this parcel offers exceptional visibility, highway access, and commercial zoning flexibility that supports a wide range of development scenarios.

With on-site utilities, nearby infrastructure, and commercial zoning permitting both residential and commercial uses, this site is substantially de-risked versus raw land offerings. At \$900,000 — just \$30,000 per acre from a motivated seller — pricing sits roughly 45–55% below the Monroeville-area land market average of \$55,000+ per acre, creating an immediate value basis upon acquisition.

Site Description

The subject property consists of approximately 60.0 gross acres (±49.26 net developable) in Monroeville Municipality, Allegheny County, Pennsylvania. The site carries prominent frontage along William Penn Highway (US-22) — one of eastern Pittsburgh's primary commercial corridors — with additional connectivity to Northern Pike and Golden Mile Highway. The parcel is bound by established residential subdivisions to the north and east (Vanderbilt Drive, Illini Drive, Timber Trail Drive corridors), commercial uses to the west along William Penn Highway, and the Golden Mile Highway interchange to the southeast. The site's topography includes natural woodland cover with developable grades suitable for grading and site preparation. On-site utilities and nearby infrastructure reduce development risk and accelerate permitting timelines.

Development Highlights

- Three-highway frontage — US-22, Northern Pike, Golden Mile Highway — maximizes site visibility and ingress/egress design options
- Adjacent residential communities demonstrate proven absorption demand in this submarket
- Commercial zoning supports retail, hospitality, medical, self-storage, senior living, multifamily, or mixed-use
- ±49.26 net developable acres provides scale for phased development and institutional-grade land planning
- On-site utilities in place — no costly utility extension required prior to construction
- 15 parcel units offer potential lot-by-lot sale flexibility or single-parcel bulk acquisition



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Metric	Value	Notes
Asking Price	\$900,000	Motivated Seller
Price/Acre (Gross)	\$15,000/acre	Based on 60.0 gross acres
Price/Acre (Net Dev.)	~\$18,282/acre	Based on ±49.26 net developable acres
Market Avg — Monroeville	\$55,000–\$65,000/acre	Comparable land listings
Discount to Mkt (Net)	~67% below market avg	Exceptional acquisition basis
Potential Lot Yield (est.)	120–200 units	Subject to zoning/entitlements; buyer to verify
Est. Retail Land Value	\$2.7M–\$3.9M	At \$55–65K/acre market basis
Due Diligence	Buyer to verify all data	Standard CRE practice

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Est. Population	~4,200	~42,000	~115,000
Median HH Income	~\$62,000	~\$68,000	~\$71,000
Daytime Population	~6,500	~55,000	~140,000
Pop. Growth '20–'25	+1.1%	+1.4%	+1.3%
Owner-Occupied HH	~58%	~62%	~65%
Median Home Value	~\$185,000	~\$210,000	~\$225,000

Estimates based on Allegheny County GIS and U.S. Census data. Buyer to verify.

Key Demand Drivers

- Monroeville Mall — 1.2M+ SF anchor with Macy's, JC Penney and 150+ retailers; 10M+ annual visits
- UPMC Forbes Regional Hospital — major healthcare employer generating sustained service-sector demand
- William Penn Highway (US-22) — 30,000+ VPD corridor connecting Pittsburgh, Monroeville, and beyond
- PA Turnpike interchange nearby — regional logistics and distribution demand driver
- Adjacent established residential communities — built-in demand base for retail, services, medical
- Pittsburgh International Airport 25 minutes via I-376 — hospitality and corporate housing demand



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