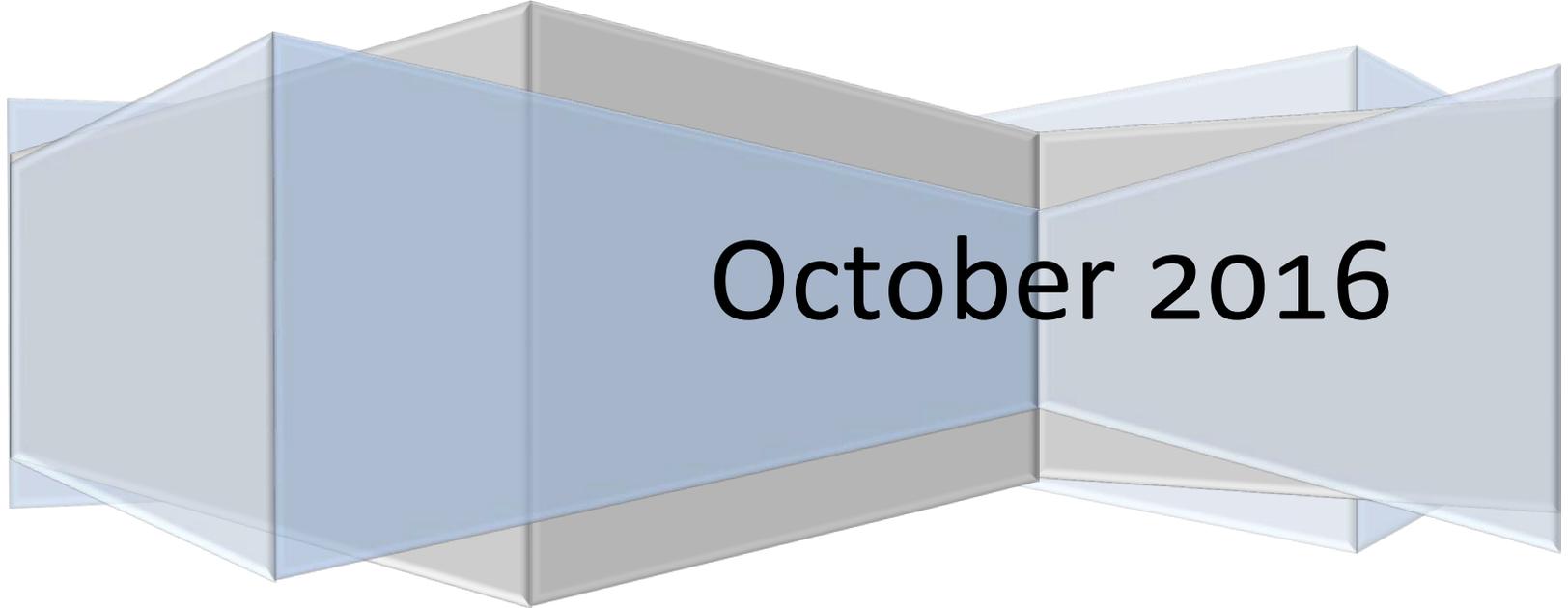


Potential Development Sites in North Fayette Township



October 2016

Potential Development Sites in North Fayette Township

Potential Sites for Development / Redevelopment in North Fayette Township

In addition to acreage zoned primarily for residential purposes, there are several vacant parcels of land throughout the Township that are zoned for commercial and industrial uses that is available to be developed as mixed use, commercial, industrial, office, etc.

Vacant Parcel on Bateman Road

Bateman Road (also known as State Route 978) is a heavily traveled roadway and a main connector from the southern section of the Township to Route 22 and Steubenville Pike. There is a vacant lot for sale on Bateman Road in between the Oakridge Heights Mobile Home Community and the Imperial Business Park and Imperial Industrial Park. The lot is approximately 5.7 acres and is currently zoned I-1 or Light Industrial. Permitted uses in the I-1 District include business services, convenience stores, essential services, landscaping service centers, light manufacturing, and business and professional offices, to name a few. An aerial image of the property, which is depicted by a green star and box, is shown below.



Vacant 5.7-acre parcel on Bateman Road

Vacant Parcel in Tonidale on Steubenville Pike

The Tonidale area of North Fayette Township is located just off of Interstate 376 and Route 22. There is a mix of commercial uses in this area, including a gasoline station, a Quality Inn, offices, and

Potential Development Sites in North Fayette Township

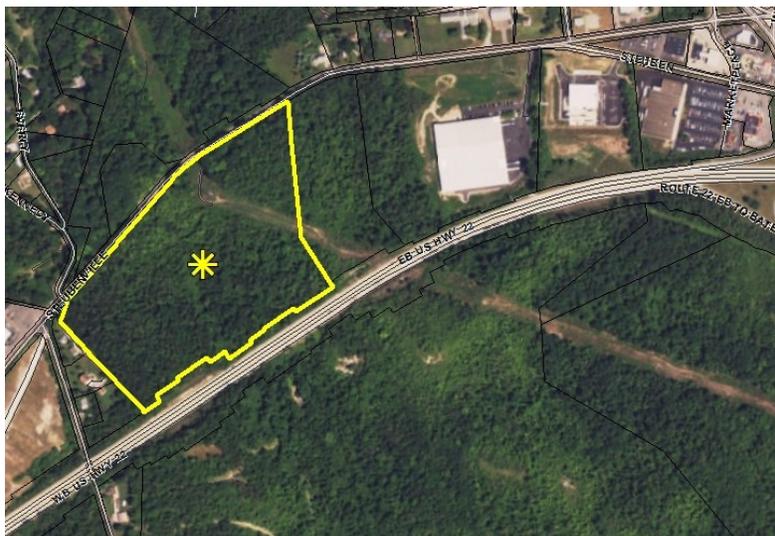
restaurants. The vacant parcel is located right next to the Tonidale Marathon Gas Station and totals almost 5.7 acres. This area is zoned B-2 General Commercial. A photo of the property is below.



Vacant parcel next to the Tonidale Marathon

Vacant Parcel on Steubenville Pike next to Nappie's Food Service

There is a 29-acre parcel located in the 8000 Block of Steubenville Pike next to Nappie's Food Service. This property is zoned B-2 General Commercial with a Planned Non-Residential Development (PNRD) Overlay District. The purpose of the PNRD Overlay is to provide landowners and developers with an alternative development approval process that promotes flexibility in the mixture of land uses, lot design, and building arrangement not often allowed by conventional lot development. Furthermore, the PNRD Overlay permits a more varied, innovative, and efficient development pattern. An aerial image of the 29-acre parcel is located below.



Vacant parcel in 8000 Block of Steubenville Pike

Potential Development Sites in North Fayette Township

Imperial Business Park / Crown Court Industrial Park

Imperial Business Park and the Crown Court Industrial Park are owned by Ashford Partners LLC and are located off of Bateman Road, just off of the Imperial Exit of Route 22. Imperial Business Park has several buildings, most of which average about 20,000 square feet. Most of the spaces in these buildings were built to suit. While the majority of spaces in the Imperial Business Park are leased, there are some offices within these buildings that are available for lease.

The Crown Court Industrial Park is part of the overall Imperial Business Park. Per the approved master plans, the second to last building is currently under construction. The buildings typically include a 30' clear ceiling height, 50' x 50' column spacing, pre-cast concrete construction, up to 3 Dock Doors per 10,000 square feet, and high intensity halide lighting. Additional plans are in the works for more flex buildings, which the owner will build to suit. This area is zoned I-1, Light Industrial, with a PNRD Overlay. Pictures of the Imperial Business Park and Crown Court are located below.



Imperial Business Park & Crown Court

Pittsburgh Pennsylvania Motor Speedway (PPMS) on Kelso Road

The Pittsburgh Pennsylvania Motor Speedway is located at 180 Kelso Road in an I-1 Light Industrial Zoning District. The property contains approximately 220 acres. Of the 220 acres, approximately 110 acres are flat. The 110 flat acres include the current race track and adjoining parking lot. This area is conveniently located off of the McDonald exit of Route 22 and is just six (6) minutes from the

Potential Development Sites in North Fayette Township

Pittsburgh International Airport via the Findlay Connector. Once the Southern Beltway is completed, this property will be about 15-20 minutes from Southpointe. An aerial image of the property is below.



Aerial image of the PPMS property at 180 Kelso Road

Large Amount of Vacant Acreage on Bateman Road

Approximately 220 acres sit vacant on Bateman Road, just off of the Imperial Exit of Route 22. This acreage consists of two lots, both owned by North Fayette Park II, Inc. The lots span from Bateman Road to Donaldson Road and also have frontage on Patridge Lane. This area is zoned B-2 General Commercial with a PNRD Overlay. The owners are willing to explore the option of subdividing this land for potential developers and investors. An aerial image of the two vacant lots is shown on the following page.

Potential Development Sites in North Fayette Township



Aerial image of vacant acreage located off of the Imperial Exit of Route 22

For more information, please contact:

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