

# **Addendum #1**

## **RFP 04-146-3010**

### **Route 30**

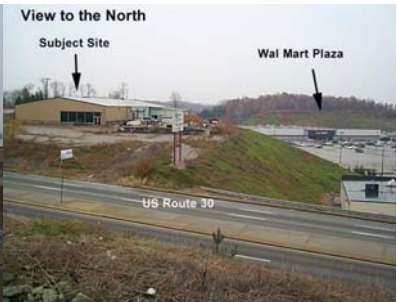
Hempfield Township, Westmoreland County, PA

#### **NOTICE**

**Please see attached maps and aerial views of the site.**

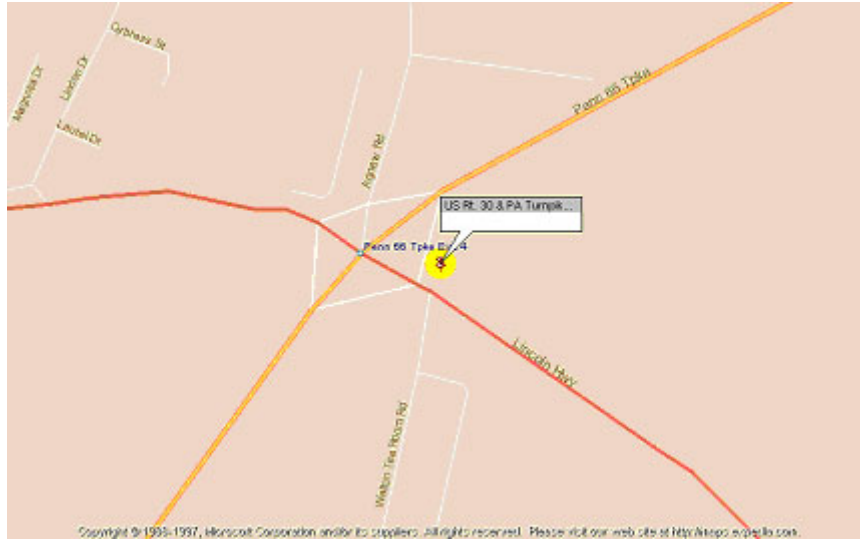
All interested parties **must** attend a mandatory public meeting to be held on January 7, 2005 in order to qualify. **Proposals will not be accepted from any party not attending this meeting.**

**ALL PROPOSALS MUST BE RECEIVED PER THE REQUEST FOR PROPOSALS NO LATER THAN 12:00 Noon on February 25, 2005, TIME BEING OF THE ESSENCE.**



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Map



### Location

The property is located at the northeast quadrant of PA Turnpike Route 66 & US Route 30 in Hempfield Township, Westmoreland County, PA.

### Aerial View



Click Image To Enlarge

### Description

The property is rectangular and mostly level with two (2) existing structures on site (a one-story 16,880 square foot metal building, and a 2,400 square foot garage building, respectively). Visibility is excellent from both PA Turnpike Route 66 and US Route 30. All normal utilities are available to the site. This prime development site is adjacent to a Wal-Mart shopping center, and enjoys traffic generated by additional shopping centers directly opposite both major highways. Additionally, Greengate Mall is located approximately 1/2 mile to the east. Development and use are subject to all applicable ordinances and approvals.

### Zoning

B-3 Highway Business district, which also permits uses in B-2 General Business District, B-1 Neighborhood Business District, and R-3 Multiple-Family Townhouse District.

### Size

Approximately 5 acres bounded by the Turnpike entrance ramp to the west, US Route 30 to the south, and a shopping center to the east and the north. Site size is subject to final survey.

### **Utilities**

Public water, sanitary sewer, electricity, natural gas, and telephone are available at the site.

### **Access**

Access is directly off US Rt. 30 westbound. Additional access, if available, has not been determined.

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This information does not constitute an offer to sell or lease real estate or any interest therein. All information (including but not limited to: zoning, maps, drawings, diagrams, descriptions, measurements, etc. has been provided by others, and we undertake no responsibility for ascertaining the accuracy of any statements. Interested parties are urged to perform their own due diligence.