

FOR SALE ~ \$735,000

1151 Oak Lake Road, New Kensington, PA 15068 Upper Burrell Township, Westmoreland County



1151 Oak Lake Road, New Kensington, PA 15068

Lot # 1– Parcel #2

Tax Parcel # :62-06-00-0-007

Acres: 58± including all buildings

Frontage: 2,787 ±

Zoning District: Agricultural Residential

Lot # 1– Parcel #2

Tax Parcel # :62-06-00-0-007

Acres: 58± including all buildings

Frontage: 2,787 ±

County: Westmoreland

Municipality: Upper Burrell

Zoning District: Agricultural Residential

Sanford Alderfer Real Estate is proud to offer 113± acres in Upper Burrell Township, Westmoreland County, PA. The property is made up of three tax parcels and is divided into two separate lots with frontage on both sides of Oak Lake Road. The property is currently being operated as a 19 hole Golf Course but is in a prime location for future development.

There are two zoning districts that make up the property—Agricultural Residential and Industrial. Some allowable uses are, but not limited to; vineyards, farm market, single family homes, recreational acres and much more. Check the zoning classifications for additional opportunities. Public water and natural gas is available in Oak Lake Road. Some of the neighboring Township are presently served by public sewer and may be available at this site in the not so distant future. **The Oil, Gas and Mineral Rights are not included in this sale of the property.**

*Personal property—FFE and all intellectual assets may be purchased as an entirety for \$150,000. Inventory list will be provided by Broker to interested parties.



Sanford L Alderfer – Broker

215-723-1171

sandy@alderferrealestate.com

2780 Shelly Road, Harleysville, PA 19438

215-723-1171

www.AlderferRealEstate.com

The original course built in 1958 is on the north east side of Oak Lake Road which consists of 58+ acres and include all the original buildings.

The Club House was originally built in 1957 and has a two story masonry structure, 30'x 70'. The top floor also contains the kitchen area, the bar and dining area. The pro shop is attached to the top floor and measures 14'x 28'. The ground floor also has an additional dining area plus the wash rooms. The ground floor also includes 10'x16' walk-in cooler. The Club House is served with 200 AMP electrical service and has natural gas supplied to it for heating and cooking. IT is served by public water and has a standard septic system in place. A new roof was installed in April 2018.

The Maintenance Garage was also built in 1957 as a two level building, a 3rd floor office was added in the 1990's. The building measures 30'x 70' with the bottom two floors having drive in entrances. The Shop is services by 3 phase-440 AMP service. Adjacent to the Maintenance Garage is a 30'x70 Pole Building.

The property consists of 3 spring fed ponds which can normally handle the irrigation of the entire property. There is a separate pump house for both sides of Oak Lake Road. They both operate with electric pump motor.

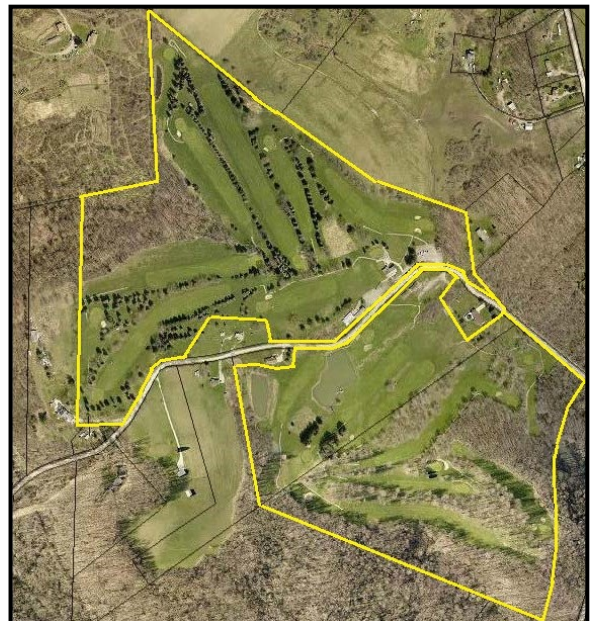
The fact that Oak Lake Road (a state road) divides this property in half gives the purchasers of the entirety many other uses. Upper Burrell Township is a rural residential township so check the other allowable uses that are allowed in the Agricultural Residential Zoning District. The property is not enrolled in Act 319 so it could be subdivided into smaller parcels. Upper Burrell Township does not have its own Sewer Authority but there are areas in the Townships that are served by neighboring Townships Authorities but these requests and arrangements need to be created between the Township Authorities. The utilities which serve Upper Burrell Township are included in the Township information section.

The Oil, Gas and Mineral Rights are not included in this sale.

With downtown Pittsburgh being only 30 miles away, this location would be a great location for other activates that need plenty of population to create an instant market place. Vineyards, Community Supported Agricultural farms along with Farm to table dining could all make use of the existing facilities and in ground water lines for irrigation. With major employers and academic centers within a short drive the people needed to fill the new homes in a rural setting would find their employment close buy.

Miles from property to nearby locations include the following:

- Downtown Pittsburgh – 30 miles
- Greensburg – 23 miles
- Butler - 29 miles
- New Stanton - 39 miles
- Somerset – 66 miles
- Shansksville – 76 miles
- Penn State New Kensington Campus - 3 miles
- University of Pittsburgh – 28 miles
- Carnegie Mellon University – 28 miles
- Arnold Palmer Reginal Airport – 28 miles
- Pittsburgh International Airport – 65 miles



PHOTOGRAPHS



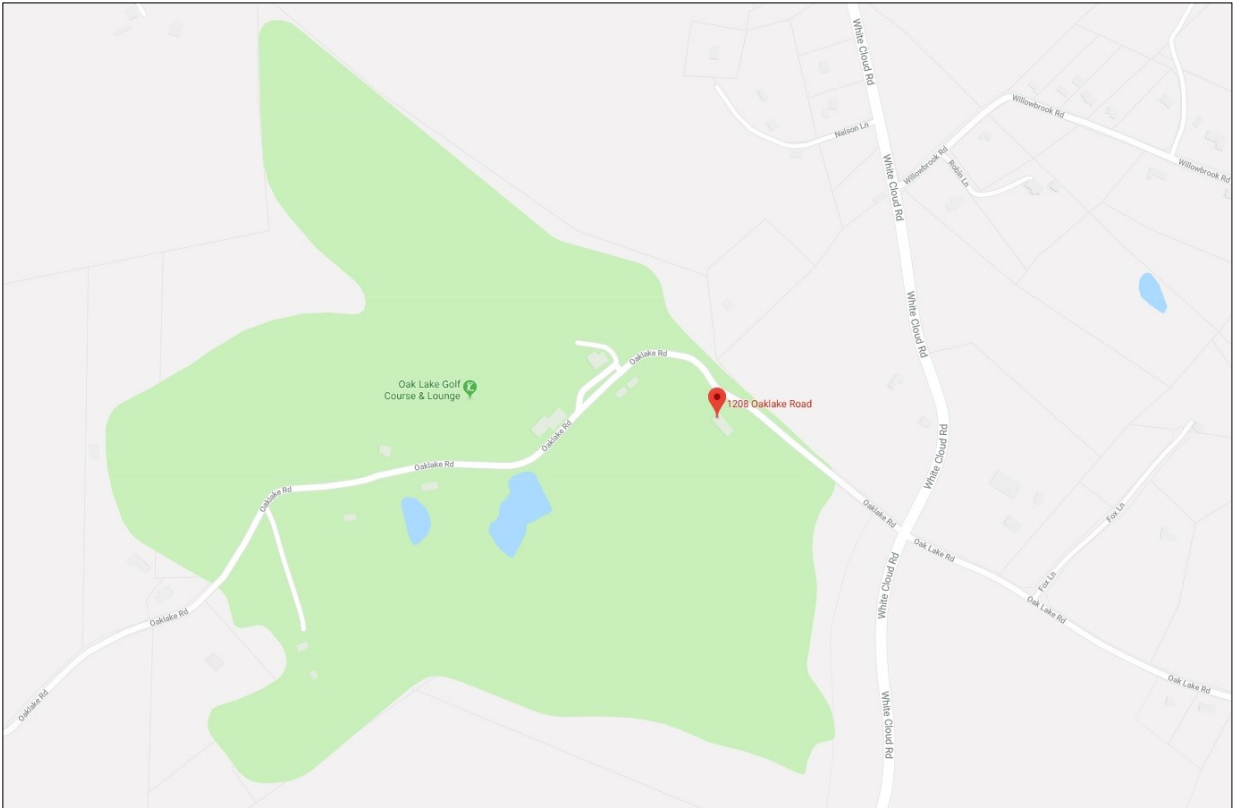
PHOTOGRAPHS



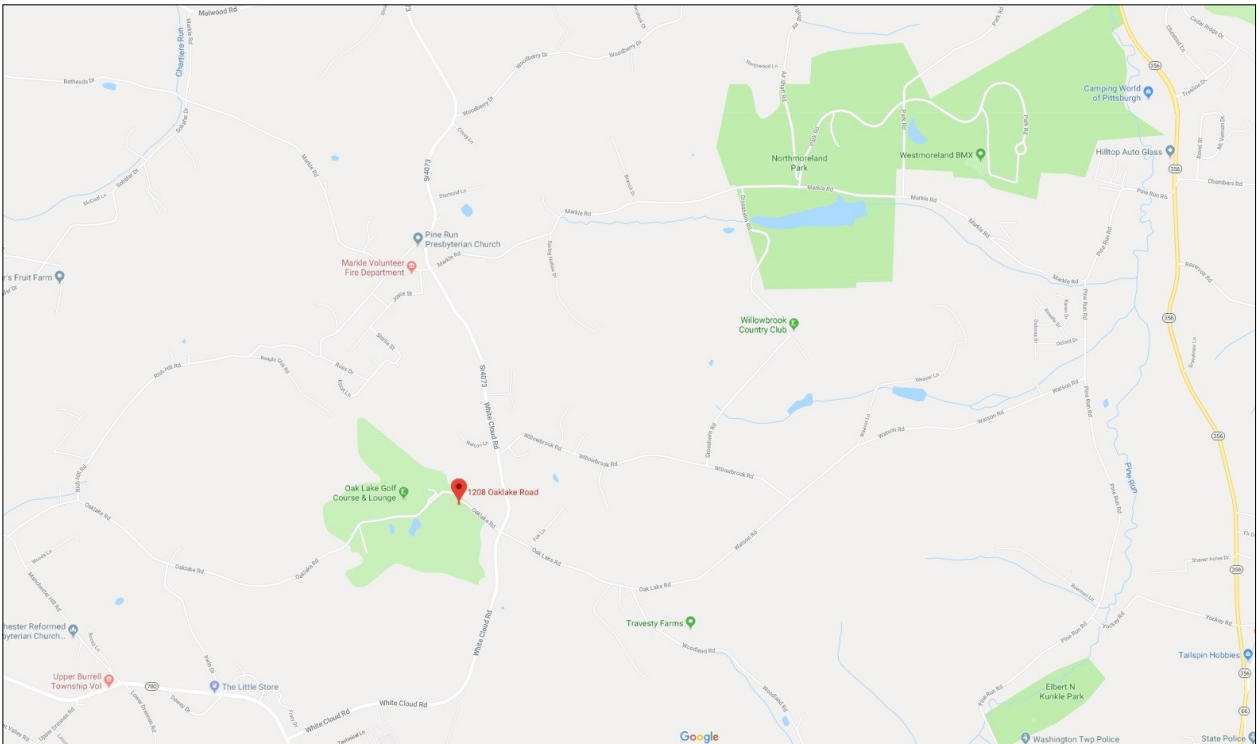
PHOTOGRAPHS



LOCATION MAPS



Local Area Map

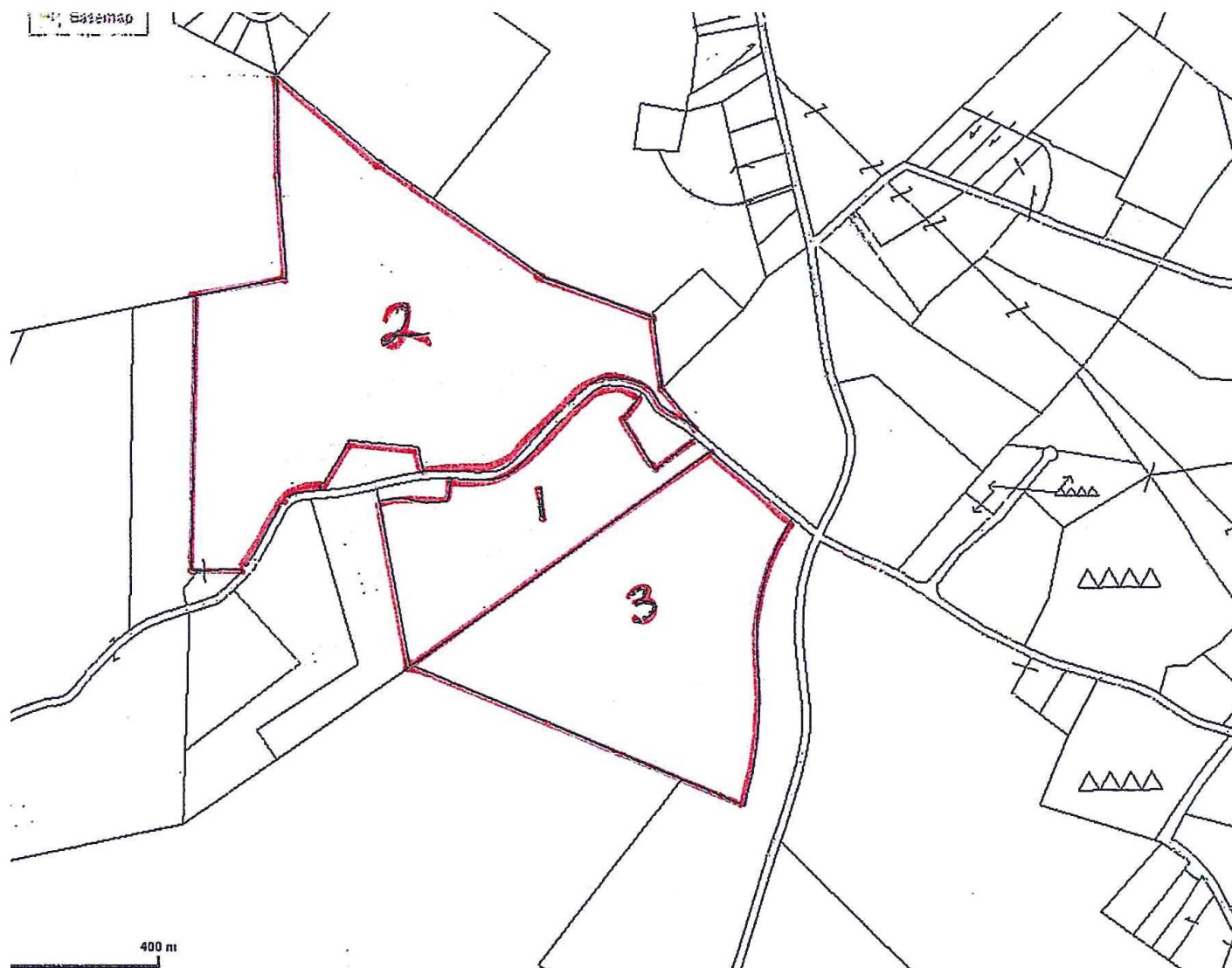


Regional Area Map

How to get there:

Take I-76 W to PA-380 W in Washington Township. Take the PA-380 W exit from PA-66 N. Continue on PA-380 W. Take PA-780 W to Oaklake Rd in Upper Burrell Township.

TAX MAP



Tax Parcels:

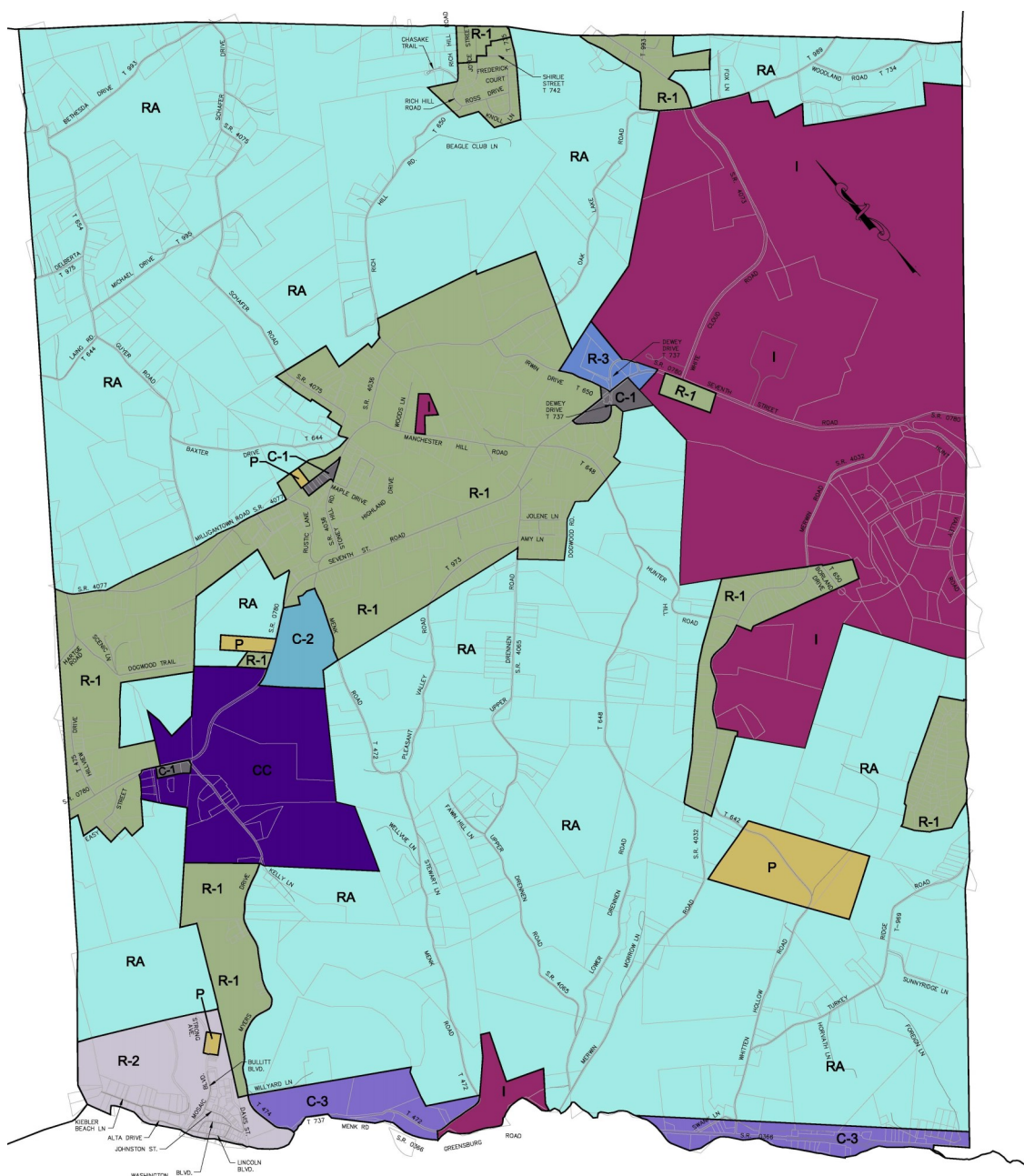
Parcel 1: Tax Parcel # 62-06-00-0-074

Parcel 2: Tax Parcel # 62-006-00-0-007

Parcel 3: Tax Parcel # 62-06-00-0-091

ZONING CODE

Per the municipality, this lot and structure are located in the **RA- Agricultural Residential District** and **the Industrial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.



LEGEND:

- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 SUBURBAN RESIDENTIAL
- R-3 MULTIFAMILY RESIDENTIAL
- RA AGRICULTURAL RESIDENTIAL
- C-1 NEIGHBORHOOD SERVICE
- C-2 COMMUNITY SHOPPING
- C-3 HIGHWAY COMMERCIAL
- I INDUSTRIAL
- P PUBLIC
- CC COMMUNITY CENTER MIXED USE

0 500 1000 2000 3000
SCALE IN FEET

This is to certify that this is the Official Zoning District Map referred to in Article III of Ordinance Number 1 of 2009, as amended, of Upper Burrell Township, Westmoreland County, Pennsylvania, adopted August 3, 2009.

Peter F. Dombroski, Jr., Vice Chairman

TOWNSHIP
SEAL

David W. Kerchner, P.E., Township Engineer Attest: Amy Rockwell, Township Manager



UPPER BURRELL TOWNSHIP
WESTMORELAND COUNTY PENNSYLVANIA
OFFICIAL ZONING DISTRICT MAP
ADOPTED AUGUST 3, 2009

ZONING CODE

Per the municipality, this lot and structure are located in the **RA– Agricultural Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

Article IV: R-A Agricultural Residential District

§ 350-12 Purpose.

The purpose of the R-A Agricultural Residential District is to provide for agricultural activities and low-density single-family residential development in the more remote rural areas of the Township where public sewers are not available and are not anticipated to become available in the immediate future and to provide for accessory uses and other compatible uses as conditional uses or uses by special exception.

§ 350-13 Authorized uses.

In the R-A Agricultural Residential District, only the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a)** Agriculture, subject to § 350-102.
- (b)** Boarding stable or riding academy, subject to § 350-102.
- (c)** Church.
- (d)** Communications antenna mounted on an existing building or existing public utility storage or transmission structure, subject to § 350-106.
- (e)** Essential services.
- (f)** Forestry, subject to § 350-104.
- (g)** Oil and gas well operations, subject to § 350-107.
- (h)** Passive recreation.
- (i)** Public buildings.
- (j)** Schools, public or private, excluding postsecondary.
- (k)** Single-family dwellings.

(2) Accessory uses.

- (a)** Agricultural sales, subject to § 350-102.
- (b)** Communications antenna mounted on an approved communications tower, subject to § 350-106.
- (c)** Community clubhouse in a subdivision or planned residential development.
- (d)** Fences, subject to § 350-97.
- (e)** Home gardening.
- (f)** Keeping of domestic pets.
- (g)** No-impact home-based business, subject to § 350-105.
- (h)** Off-street parking and loading, subject to Article XVII.
- (i)** Private garages and storage buildings, subject to § 350-97.

ZONING CODE

Per the municipality, this lot and structure are located in the **RA– Agricultural Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

- (j) Private residential swimming pools or sports courts, subject to § 350-97.
- (k) Private stable, subject to § 350-102.
- (l) Signs, subject to Article XVIII.
- (m) Temporary construction trailer, model home or sales office, subject to § 350-101.
- (n) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

(1) Principal uses.

- (a) Active recreation, high-impact, subject to § 350-93A(1).
- (b) Active recreation, low-impact, subject to § 350-93A(1).
- (c) Airports, airstrips, subject to § 350-93A(3).
- (d) Fire and emergency medical services, subject to § 350-93A(19).
- (e) Golf course; golf or country club, subject to § 350-93A(21).
- (f) Hobby farm, subject to § 350-93A(23).
- (g) Mineral removal, subject to § 350-93A(29).
- (h) Mobile home park, subject to § 350-93A(30).
- (i) Personal care boarding home, subject to § 350-93A(22).
- (j) Planned residential development, subject to Article XIV.
- (k) Oil and gas wells.
[Added 7-21-2011 by Ord. No. 5-2011]
- (l) Natural gas compressor stations.
[Added 7-21-2011 by Ord. No. 5-2011]

(2) Accessory uses.

- (a) Bed-and-breakfast, subject to § 350-93A(6).
- (b) Private use helipad, subject to § 350-93A(35).

C. Uses by special exception.

(1) Principal uses.

- (a) Cemetery, subject to § 350-93A(10).
- (b) Commercial greenhouse, subject to § 350-93A(11).
- (c) Communications tower, subject to § 350-93A(13).
- (d) Day-care center or preschool facility in a church or school, subject to § 350-93A(16).
- (e) Kennel, subject to § 350-93A(27).
- (f) Landfill, subject to § 350-93A(28).
- (g) Outdoor shooting range, subject to § 350-93A(31).
- (h) Public utility building or structure, subject to § 350-93A(36).

ZONING CODE

Per the municipality, this lot and structure are located in the **RA– Agricultural Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

- (i) Sportsmen's club, subject to § 350-93A(37).
- (j) Temporary use or structure, other than a temporary construction trailer, model home or sales office, subject to § 350-93A(39).
- (k) Veterinary clinics, subject to § 350-93A(42).
- (2) Accessory uses.
 - (a) Family day-care home, subject to § 350-93A(18).
 - (b) Home occupation, subject to § 350-93A(24).
 - (c) Pet grooming as a home occupation, subject to § 350-93A(24).

§ 350-14 Area and bulk regulations.

In the R-A Agricultural Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

- A. Minimum lot area.
 - (1) Agriculture: 10 acres.
 - (2) Airport or airstrip: 30 acres.
 - (3) Boarding stable or riding academy: 10 acres.
 - (4) Private stable: five acres.
 - (5) Kennel: five acres.
 - (6) Hobby farm: three acres.
 - (7) Single-family dwelling:
 - (a) Without public sewers: one acre.
 - (b) With public sewers: one acre.
 - (8) All other principal uses: one acre.
- B. Minimum lot width:
 - (1) Single-family dwelling:
 - (a) Without public sewers: 125 feet.
 - (b) With public sewers: 125 feet.
 - (2) All other principal uses: 125 feet.
- C. Maximum lot coverage: 20%.
- D. Minimum front yard:
 - (1) Principal and accessory structures: 50 feet.
- E. Minimum rear yard:
 - (1) Principal structures: 50 feet.
 - (2) Accessory structures: See § 350-97C.
- F. Minimum side yard:

ZONING CODE

Per the municipality, this lot and structure are located in the **RA– Agricultural Residential District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

(1) Principal structures:

(a) Dwellings: 25 feet.

(2) All other principal structures: 25 feet.

(3) Accessory structures: See § 350-97C.

G. Special yard requirements: See § 350-97.

H. Permitted projections into required yards: See § 350-98.

I. Maximum height:

(1) All principal structures: 2 1/2 stories, but no more than 35 feet. [NOTE: Height of single-family dwelling may be increased by up to 10 additional feet, provided side and rear setbacks are increased by the same number of feet.]

(2) Accessory farm structures: 50 feet.

(3) All other accessory structures: one story, but no more than 15 feet.

J. Height exceptions: See § 350-99.

§ 350-15 Off-street parking and loading.

See Article XVII.

§ 350-16 Signs.

See Article XVIII.

§ 350-17 Buffer areas and landscaping.

See § 350-96.

§ 350-18 Storage.

ZONING CODE

Per the municipality, this lot and structure are located in the **I– Industrial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

Chapter 350. Zoning

Article XI. I Industrial District

§ 350-61. Purpose.

The purpose of this district is to encourage development of light industrial uses in appropriate locations in the Township, consistent with sound planning and environmental controls.

§ 350-62. Authorized uses.

In the I Industrial District, only the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Automobile service station.
- (b) Business or professional offices.
- (c) Cleaning and dyeing plant.
- (d) Collection and recycling facility.
- (e) Commercial greenhouse.
- (f) Communications antenna mounted on an existing building or on an existing public utility storage or transmission structure, subject to § 350-106.
- (g) Contracting business.
- (h) Contractor's yard.
- (i) Day-care center.
- (j) Essential services.
- (k) Fabricating shop.
- (l) Financial institution.
- (m) Flex space.
- (n) Food and related products, packaging, storage and distribution.
- (o) Forestry, subject to § 350-104.
- (p) Landscaping contractor.
- (q) Light manufacturing, provided all storage and operations are within a completely enclosed building.

ZONING CODE

Per the municipality, this lot and structure are located in the **I– Industrial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

- (r) Machine shop.
- (s) Mini-warehouse or self-storage facilities.
- (t) Motel or hotel.
- (u) Oil and gas well operations, subject to § 350-107.
- (v) Packaging and delivery services.
- (w) Printing establishment.
- (x) Public utility building or structure.
- (y) Repair shop.
- (z) Research and development, including pilot manufacturing.
- (aa) Restaurant, carry-out.
- (bb) Restaurant, fast-food.
- (cc) Restaurant, sit-down.
- (dd) Supply yard.
- (ee) Tool and die shop.
- (ff) Vehicle repair garage.
- (gg) Warehousing and distribution.
- (hh) Wholesale business.
- (2) Accessory uses.
 - (a) Communications antenna mounted on an approved communications tower.
 - (b) Community clubhouse.
 - (c) Drive-through facility, subject to § 350-100.
 - (d) Fences, subject to § 350-97.
 - (e) Keeping of domestic pets.
 - (f) No-impact home-based business, subject to § 350-105.
 - (g) No-impact home-based business or home occupation in a dwelling that is a nonconforming use.
 - (h) Off-street parking and loading, subject to Article XVII.
 - (i) Private garages and storage buildings, subject to § 350-97.
 - (j) Private residential swimming pools or sports courts, subject to § 350-97.
 - (k) Retail sales of products produced on-site.
 - (l) Signs, subject to Article XVIII.
 - (m) Temporary construction trailer or sales office, subject to § 350-101.
 - (n) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

ZONING CODE

Per the municipality, this lot and structure are located in the **I– Industrial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

- (1) Principal uses.
 - (a) Active recreation, high-impact, subject to § 350-93A(1).
 - (b) Adult business, subject to § 350-93A(2).
 - (c) Billboards, subject to § 350-93A(7).
 - (d) Mineral removal, subject to § 350-93A(29).
 - (e) Planned industrial park, subject to § 350-93A(32).
 - (f) Planned office park, subject to § 350-93A(32).
 - (g) Planned research or technology park, subject to § 350-93A(32).
 - (h) Planned residential development, subject to Article XIV.
 - (i) Truck terminal, subject to § 350-93A(41).
 - (j) Oil and gas wells and development.
[Added 7-21-2011 by Ord. No. 5-2011]
 - (k) Natural gas processing plants.
[Added 7-21-2011 by Ord. No. 5-2011]
 - (l) Natural gas compressor stations.
[Added 7-21-2011 by Ord. No. 5-2011]
 - (m) Refineries for oil, gas or similar products, subject to § 350-107.
[Added 7-21-2011 by Ord. No. 5-2011]
- (2) Accessory uses.
 - (a) Private use helipad, subject to § 350-93A(35).

C. Uses by special exception.

- (1) Principal uses.
 - (a) Communications tower, subject to § 350-93A(13).
 - (b) Comparable uses not specifically listed, subject to § 350-93A(14).
 - (c) Equipment storage yard, subject to § 350-93A(17).
 - (d) Junkyard or salvage yard, subject to § 350-93A(26).
 - (e) Temporary use or structure, other than a temporary construction trailer, model home or sales office, subject to § 350-93A(39).
 - (f) Truck and heavy equipment rental, sales and service, subject to § 350-93A(40).
- (2) Accessory uses: none.

§ 350-63. Area and bulk regulations.

In the I Industrial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

A. Minimum lot area:

- (1) Planned industrial park: 20 acres.

ZONING CODE

Per the municipality, this lot and structure are located in the **I– Industrial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

- (2) Planned office park: 20 acres.
 - (3) Planned research and technology park: 20 acres.
 - (4) All other uses: one acre.
- B. Minimum lot width: 150 feet.
- C. Distance between buildings (where two or more buildings occupy the same lot): 40 feet.
- D. Minimum front yard: 75 feet.
- E. Minimum rear yard:
 - (1) Principal structures:
 - (a) Adjoining any R-A, R-1, R-2 or R-3 District: 100 feet.
 - (b) Adjoining all other districts: 30 feet.
 - (2) Accessory structures: 30 feet.
- F. Minimum side yard:
 - (1) Principal structures:
 - (a) Adjoining any R-A, R-1, R-2 or R-3 District: 100 feet.
 - (b) Adjoining all other districts: 20 feet.
 - (2) Accessory structures: 20 feet.
- G. Special yard requirements: See § 350-97.
- H. Permitted projections into required yards: See § 350-98.
- I. Maximum height:
 - (1) All principal structures: three stories, but no more than 45 feet.
 - (2) All accessory structures: one story, but no more than 20 feet.
- J. Height exceptions: See § 350-99.

§ 350-64. Off-street parking and loading.

See Article XVII.

§ 350-65. Signs.

See Article XVIII.

§ 350-66. Buffer areas and landscaping.

See § 350-96.

§ 350-67. Storage.

UPPER BURRELL TOWNSHIP INFORMATION



Welcome to Upper Burrell Township

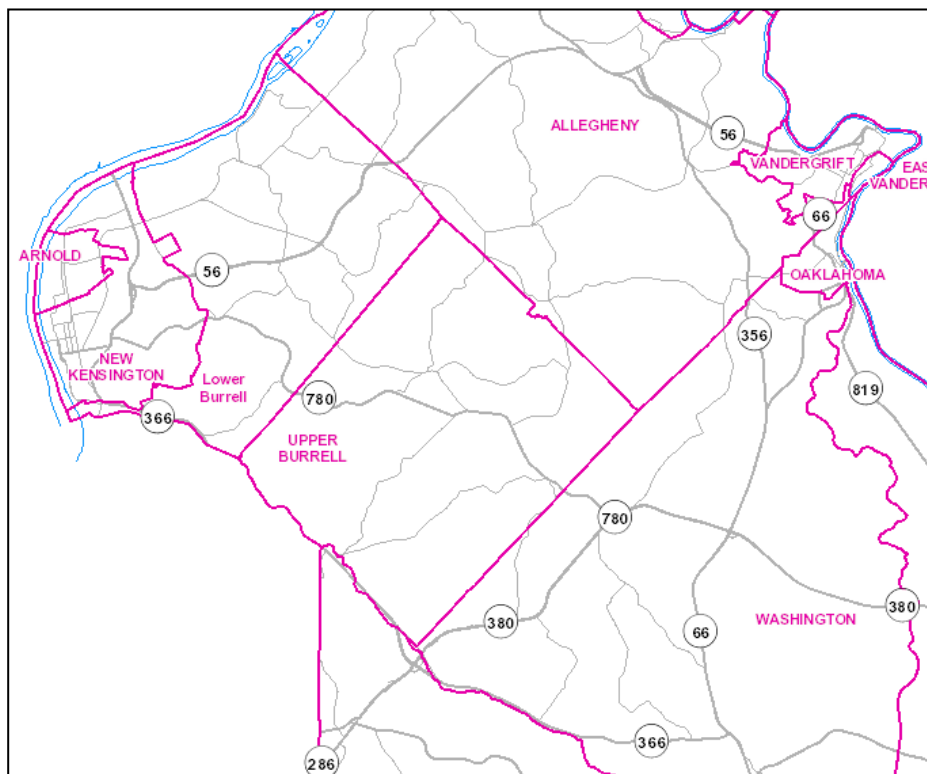
Established in 1879, Upper Burrell Township, Westmoreland County, PA, is a rural farming community of 15.6 square miles with approximately 2,326 residents. We are a growing community in both population and industry. We are proud to have located within our community Alcoa Technical Center, Penn State University and the Westmoreland Business and Research Park.

Our residents enjoy country living while minutes away from regional shopping areas. As with any township we are rich with history. From the thriving family businesses in the past to the educational and industrial center we have become today, makes Upper Burrell Township a distinctive community.

Upper Burrell Township is a Township of the Second Class, and it is governed by a board of supervisors. The board consists of three elected supervisors, each serving a six year term.

Upper Burrell Township
3735 Seventh Street
New Kensington, PA 15068
724-335-3517
724-335-9475 (Fax)

Office Hours
8:00 AM—4:00 PM
Monday—Friday



WESTMORELAND COUNTY INFORMATION



Key things to know about Westmoreland County

- Located within a 500-mile radius of 70% of the country's total population
- 2nd largest county in southwestern Pennsylvania with over 1,000 square miles of varied topography with highly stable and growing population of 365,000. Eighty percent of our landscape is forest and farmland spread over rolling hills.
- Offers direct access to interstate highways, rail service and the impressive Arnold Palmer Regional Airport, carrying 300,000 passengers a year to and from Florida and South Carolina.
- Pittsburgh International Airport is an hour away and the City of Pittsburgh, the country's largest inland port, is only a 30 minute drive from Greensburg, the county seat.

Westmoreland County is a great place to locate your business and work. We are home to nationally recognized companies such as Kennametal, Elliott Group, Philips Respironics and Siemens. [Learn more about our business climate.](#)

It's an even better place to live and raise a family with affordable housing, lower taxes, award-winning health care, many cultural and historical attractions, and quality school systems and respected colleges and universities within our borders. Recreational opportunities abound in nine county and four state parks as well as access to five active trail systems. Westmoreland County is often referred to as the gateway of the [Laurel Highlands](#), a picturesque landscape where even more leisure and adventure can be found. Read more about why the [Quality of Life](#) in Westmoreland County is so appealing.

Westmoreland County History

Pennsylvania's Westmoreland County was formed by an Act of Assembly, approved by Governor Richard Penn, on February 26, 1773. The Act also designated that the courts should be held at the house of Robert Hanna until a court house could be built. This house was at Hannastown, and continued to be used as a court house until the county seat was moved to Greensburg. The first courts of the county were held at Hannastown on April 6, 1773. The town was burned by Indians on July 13, 1782, but the temporary court house was not destroyed. The last session of court in Hannastown began in October, 1786. The house used as a court house was a two story log dwelling house, with but two rooms below, and was neither built nor owned by the county.

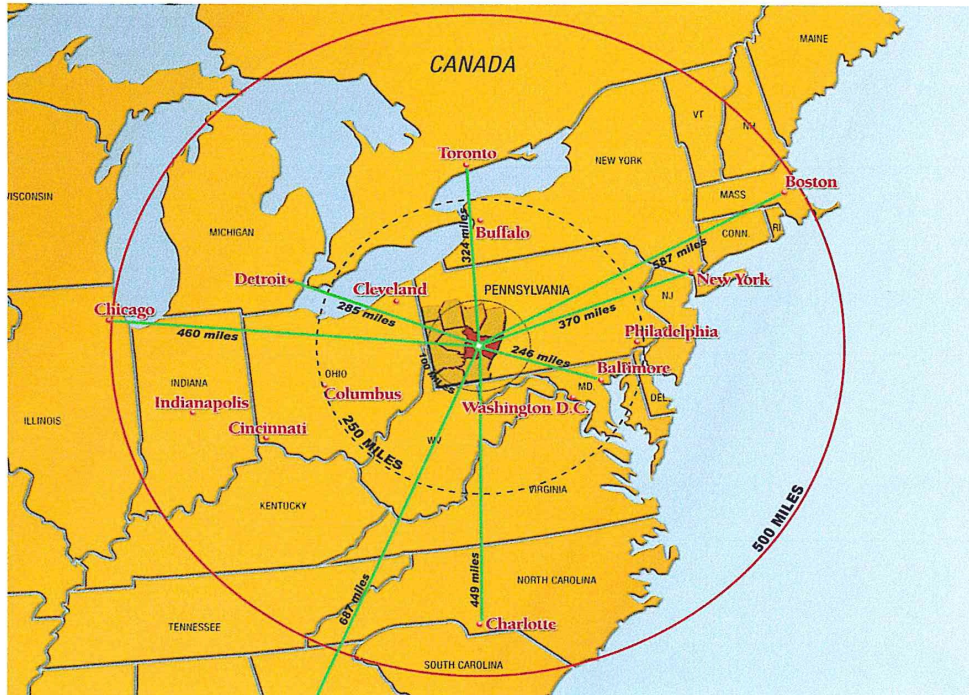
WESTMORELAND COUNTY



Board of Directors:
Gina Cerilli
Ted Kopas
Charles W. Anderson

Strategic Location

Westmoreland County is within a 500-mile radius of 70% of the country's total population! This thriving county offers direct access to interstate highways, rail service, and the impressive Arnold Palmer Airport. In addition, the Pittsburgh International Airport is less than an hour away and the City of Pittsburgh, the country's largest inland port, is only 30 minutes away.



Access

- 30 minute drive from downtown Pittsburgh
- 130 miles to Cleveland
- 370 miles to New York City

Cost of Living

- USA Average 100
 - Pennsylvania 95.5
 - Westmoreland 92.4
- SOURCE: City-Data.com

Crime Rate

Violent Crime Rate Per 1,000 Residents

- USA 3.8
- Pennsylvania 3.2
- Westmoreland 1.5

SOURCE: Neighborhoodscout.com & pcenterofexcellence.pitt.edu

County Facts

2015 Population
361,251

County Seat
Greensburg

2017 Employment

182,100 Civilian Labor Force
172,700 Employment
9,400 Unemployment
5.2% Unemployment Rate

2015 Income

\$52,247 Median Household Income
\$44,425 Per Capita Income

SOURCE: PA Dept. of Labor & Industry

| TAXES | WESTMORELAND | PA | USA |
|------------------------|--------------|---------|---------|
| MEDIAN TAX RATE | 1.49% | 1.53% | 1.12% |
| AVERAGE PROPERTY TAXES | \$1,885 | \$2,553 | \$2,197 |
| SALES TAX | 6% | 6.34% | 8.45% |

Top Private Employers

| | | |
|---------------------------|----------------------|-------|
| Excelsa Health | Health Care | 4,500 |
| United Parcel Service | Package Delivery | 1,500 |
| Peoples Gas | Energy | 978 |
| Polyconcept North America | Manufacturing | 900 |
| Elliot Company | Industrial Machinery | 897 |
| Kennametal | Industrial Tooling | 750 |
| West Penn Power | Electric Services | 733 |
| Alcoa Inc. | R&D | 650 |
| MSA Safety Inc. | Industrial Machinery | 650 |
| SuperValu | Grocery Distribution | 600 |

