

Brighton Township Mixed-Use Development Opportunity

3801 Dutch Ridge Road / Brighton Road Intersection | Beaver County, Pennsylvania

PREPARED BY ED McCLORY | LAND & DEVELOPMENT SPECIALIST | COLDWELL BANKER COMMERCIAL REALTY

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Google Earth aerial — site boundary shown (green), I-376 interchange visible



Road frontage — Dutch Ridge Rd / Brighton Rd intersection

~17.42 ACRES

Vacant Land — Beaver County

C-2 ZONING

Mixed-Use District

I-376 ACCESS

Direct Interchange Proximity

SHELL CORRIDOR

Regional Growth Driver

PROPERTY OVERVIEW

Site Characteristics

- > ~17.42 acres of vacant land at a premier interchange location
- > Exceptional regional visibility from the Beaver Valley Expressway (I-376)
- > Direct access to I-376 — one exit north of Shell Cracker Plant
- > Prominent gateway position within Brighton Township
- > Dutch Ridge Road & Brighton Road intersection frontage
- > Strong long-term appreciation potential in a growth corridor
- > Beaver Area School District — highly desirable suburban market

ZONING CLASSIFICATION

C-2 Mixed-Use District

C-2

Mixed-Use District

Brighton Township — Beaver County, PA

- > Restaurants, retail, hotels & hospitality by right
- > Medical offices, professional offices & office parks
- > Upper-floor residential & senior housing
- > Brewery, winery, banquet & entertainment uses
- > Flex commercial & innovation campus (conditional)
- > Designed specifically for gateway mixed-use development

LOCATION & REGIONAL CONTEXT

A True Gateway Site

- > One exit north of the Shell Cracker Plant complex
- > Shell corridor driving sustained economic & workforce growth
- > Beaver County — one of Pennsylvania's strongest suburban markets
- > Strong affluent demographics within 1–5 mile radius
- > Proximity to Pittsburgh metro employment base
- > I-376 (Beaver Valley Expressway) — major regional artery
- > Adjacent to Brighton Township Tax Office & PA State Police

DEVELOPMENT POTENTIAL

Mixed-Use Gateway Concepts

- > Mixed-Use Village Center — restaurants, retail, office & residential
- > Medical Office / Wellness Campus — strong demographic demand
- > Hospitality — boutique hotel with hillside views & Shell traffic
- > Flex Commercial / Innovation Campus serving regional contractors
- > Township's C-2 zoning purpose-built for this type of development
- > Long-term land banking play in a high-appreciation corridor

OVERALL ASSESSMENT

Exceptional Location | Excellent Visibility | Flexible Zoning | Strong Regional Growth

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All information deemed reliable but not guaranteed. Buyer should independently verify zoning, utilities, topography, easements, and all development approvals.

DEVELOPMENT SCENARIO ANALYSIS

Four Premier Mixed-Use Development Concepts

SCENARIO 1 — RECOMMENDED

HIGHEST VALUE POTENTIAL

Mixed-Use Village Center

The premier development concept — a vibrant mixed-use village integrating restaurants, medical and professional office, boutique retail, hospitality, brewery concepts, upper-floor residential, and pedestrian plazas. Aligns perfectly with Brighton Township's C-2 zoning vision for gateway development.

- > Restaurants, retail & entertainment by right
- > Medical office + upper-floor residential
- > Brewery, winery & hospitality uses permitted
- > Base case residual land value: \$750K–\$1.3M+

SCENARIO 2

STRONG FEASIBILITY

Medical Office / Wellness Campus

An outstanding opportunity for a healthcare developer — medical offices, outpatient clinics, physical therapy, senior housing, and wellness facilities serving a growing Beaver County population supercharged by Shell corridor workforce expansion. Stable tenants, strong demographics, and excellent financing characteristics.

- > Medical offices & clinics by right in C-2
- > Senior housing + outpatient wellness uses
- > Stable, recession-resistant tenant demand
- > Base case residual land value: \$850K–\$1.5M+

SCENARIO 3

PREMIUM DESTINATION

Hospitality / Destination Commercial

A boutique hotel, conference facility, brewery-restaurant, or destination entertainment concept capturing Shell corridor travel demand and I-376 gateway traffic. The site's hillside topography creates opportunity for a terraced, architecturally striking development with spectacular regional views and strong visibility from the expressway.

- > Hotel/motel use permitted by right
- > Terraced hillside design — architectural landmark opportunity
- > Strong Shell-related corporate travel demand
- > Base case residual land value: \$1.5M–\$2.75M+

SCENARIO 4

INNOVATION FOCUSED

Flex Commercial / Innovation Campus

A premium flex commercial and innovation campus serving Shell corridor suppliers, technology firms, R&D operations, and regional service contractors. The C-2 ordinance permits flex space up to 100,000 SF (conditional), making this a compelling option for higher-end commercial users seeking an I-376 gateway address.

- > Flex space up to 100,000 SF (conditional use)
- > R&D, technology & innovation-oriented uses
- > Shell corridor contractor & supplier demand
- > Base case residual land value: \$1.25M–\$2.25M+

OVERALL FEASIBILITY MATRIX

Site Assessment

Location & Visibility	Excellent
Interstate Access (I-376)	Excellent
C-2 Zoning Flexibility	Excellent
Mixed-Use Potential	Excellent
Demographics & Growth	Strong
Long-Term Appreciation	Excellent
Shell Corridor Influence	Significant

CONCLUSION

A Premier Gateway Opportunity

3801 Dutch Ridge Road is one of the most strategically positioned development sites in Beaver County.

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