



19.48 ACRES FOR SALE

2914 - 3108 OLD US HIGHWAY

NEW CASTLE, PA 16101



Presented By:

Kevin Riley

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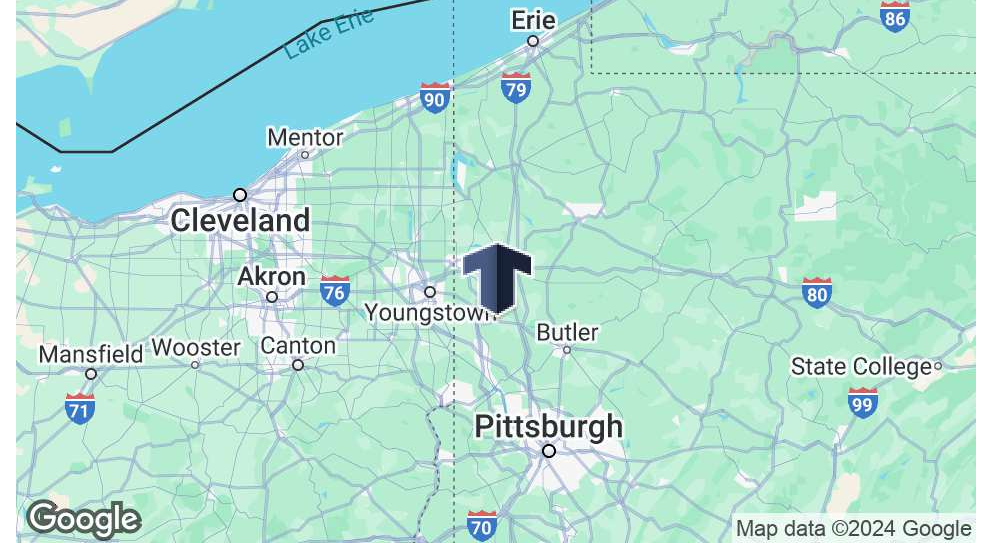
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Price Subject To Offer
Lot Size:	19.48 Acres
County:	Lawrence County
Zoning:	C-1 General Commercial District

PROPERTY OVERVIEW

Located in New Castle, PA, within Lawrence County, this expansive 19.48-acre parcel sits along Old US Highway 422. This prime location provides easy access to Route 422, a major thoroughfare linking the property to key local and regional destinations. With ample acreage and strategic proximity to transportation routes, this property is ideally suited for a range of commercial or industrial uses. The flat, open terrain offers flexible development opportunities, while its location near New Castle's commercial hub ensures visibility and ease of access. Whether you're seeking to establish a distribution center, retail space, or a mixed-use development, this property's combination of size, location, and connectivity makes it an excellent choice for investment or development.

PROPERTY HIGHLIGHTS

- Easily accessible from Route 422 to I-79, I-376 and I-80
- Direct driving and truck access from US 422
- Visibility and convenience
- Expansive acreage

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ADDITIONAL PHOTOS



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TOPOGRAPHIC MAP



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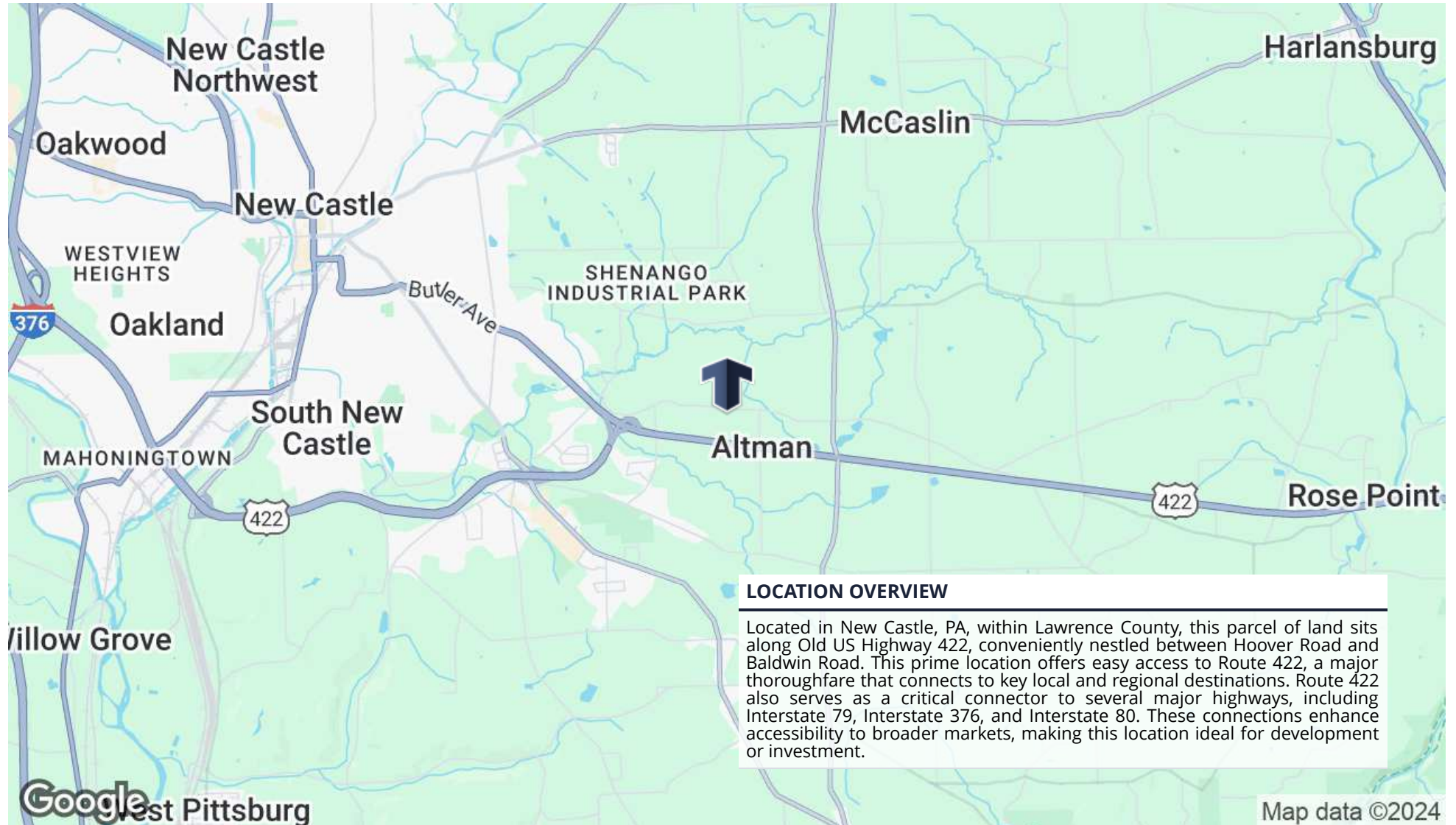
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LOCATION MAP



LOCATION OVERVIEW

Located in New Castle, PA, within Lawrence County, this parcel of land sits along Old US Highway 422, conveniently nestled between Hoover Road and Baldwin Road. This prime location offers easy access to Route 422, a major thoroughfare that connects to key local and regional destinations. Route 422 also serves as a critical connector to several major highways, including Interstate 79, Interstate 376, and Interstate 80. These connections enhance accessibility to broader markets, making this location ideal for development or investment.

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C-1 GENERAL COMMERCIAL DISTRICT ZONING

A. PERMITTED USES

1. Principal Uses

- a. Ambulance Station
- b. Art Gallery
- c. Arts & Crafts Studio
- d. Automobile Repair and Service
- e. Bakery, Retail
- f. Beverage Distributor
- g. Car Wash
- h. Catering (Kitchen/Food Prep Only)
- i. Catering/Event Venue
- j. Clubs/Lodges (Not Including Commercial Recreation Uses)
- k. College/University
- l. Conference Center
- m. Construction-Related Business
- n. Convenience Store
- o. Custom Printing
- p. Day Care, Adult
- q. Day Care, Child
- r. Dormitories
- s. Emergency Operations Center
- t. Essential Services
- u. Extended Stay Hotel/Motel
- v. Farmers Market
- w. Financial Institution
- x. Fire Station
- y. Funeral Home/Crematorium
- z. Garden Center
- aa. Greenhouse
- bb. Gas/Fuel Station

2. Accessory Uses

- a. Amusement Arcade, Accessory
- b. Community Food Bank
- c. Drive-Through Facility
- d. Fence
- e. Loading Space/Berth
- f. No-Impact Home-Based Business
- g. Parking Structure, Accessory
- h. Restaurant, Outdoor Dining
- i. Supply Yard, Accessory
- j. Trailer, Sales or Construction

- cc. Hotel
- dd. Indoor Amusement
- ee. Laboratory
- ff. Landscape Business
- gg. Laundromat
- hh. Library
- ii. District Magistrate Judge Office and Court
- jj. Medical Offices
- kk. Micro-Brewery
- ll. Micro-Distillery
- mm. Motel
- nn. Municipal Building
- oo. Office, Business Professional
- pp. Park
- qq. Park and Ride Facility
- rr. Parking Lot, Commercial
- ss. Parking Structure, Commercial
- tt. Pawn Shop
- uu. Personal Services
- vv. Pharmacy
- ww. Place of Worship
- xx. Police Station
- yy. Post Office
- zz. Recording Studio
- aaa. Research and Development
- bbb. Restaurant
- ccc. Restaurant, Drive-in
- ddd. Restaurant, Neighborhood
- eee. Retail Store
- fff. Skilled Nursing Facility
- ggg. Tattoo Parlor
- hhh. Tavern or Bar
- iii. Theatre
- jjj. Theatre, Drive-in

B. CONDITIONAL USES

1. Principal Uses

- a. After Hours Club
- b. Amusement Arcade
- c. Animal Day Care
- d. Animal Groomer
- e. Animal Hospitals and Veterinarian Services
- f. Aquarium/Zoo
- g. Bus or Truck Maintenance Facility
- h. Bus Terminal
- i. Casino and Gaming Facilities
- j. Commercial Motor Vehicle Repair
- k. Commercial Recreation - Indoor
- l. Commercial Recreation - Outdoor
- m. Community Center
- n. Distribution Center
- o. Flex Use Development
- p. Heavy Equipment Repair
- q. Hospital
- r. Manufacturing Facility, Light
- s. Massage Establishment
- t. Medical Clinic
- u. Medicinal Marijuana Dispensary
- v. Mixed-use
- w. Night Club
- x. Recycling Business
- y. Roadside Stand, Principal
- z. Sales of Consumer Fireworks, subject to §1303.111
- aa. Salt Storage Facility
- bb. Self-Storage Facility
- cc. Shopping Center
- dd. Supply Yard, Principal
- ee. Taxi and Limousine Service
- ff. Temporary Use or Structure, Principal
- gg. Vehicle Sales
- hh. Vehicle Rental Facility
- ii. Warehouse & Storage Services

2. Accessory Uses

- a. Storage Building
- b. Storage Yard, Accessory
- c. Temporary Use Structure, Accessory
- d. Temporary Portable Storage Units
- e. Any Other Building or Use that is Customarily Incidental to the Permitted Principal Use or Principal Building

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RETAILER MAP



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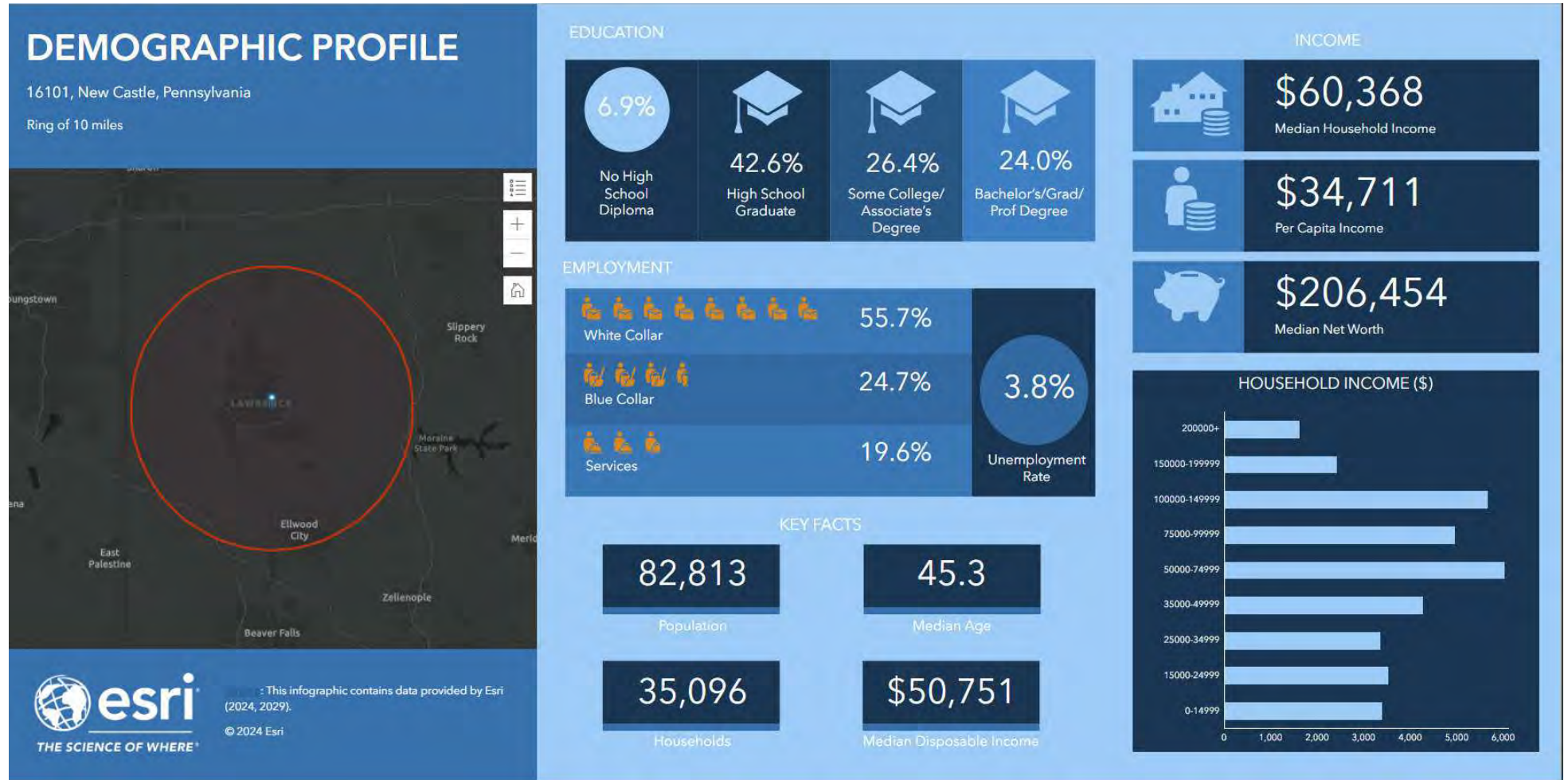
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DEMOGRAPHICS MAP & REPORT



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