

**PA State Route 19**

**Lot #2**  
**251,460 SF**  
**6.84 acres**

## **JACKSON'S POINTE - LOT 2**

Zehner School Road, Zelienople, PA 16063

Vacant Land  
Build-to-Suit

Jackson's Pointe is a newly developed park located in Butler County off the Evans City / SR 528 exit of I-79. This new and desirable park is perfect for office, retail, distribution, flex, technology, and light manufacturing with direct access to Route 19/Perry Highway. Also located minutes from historic downtown Zelienople.

- Pad ready site
- Serviced by a signalized intersection
- Highly visible from all directions



For More Information or to Schedule a Tour Please Contact:

**Gregg Broujos**  
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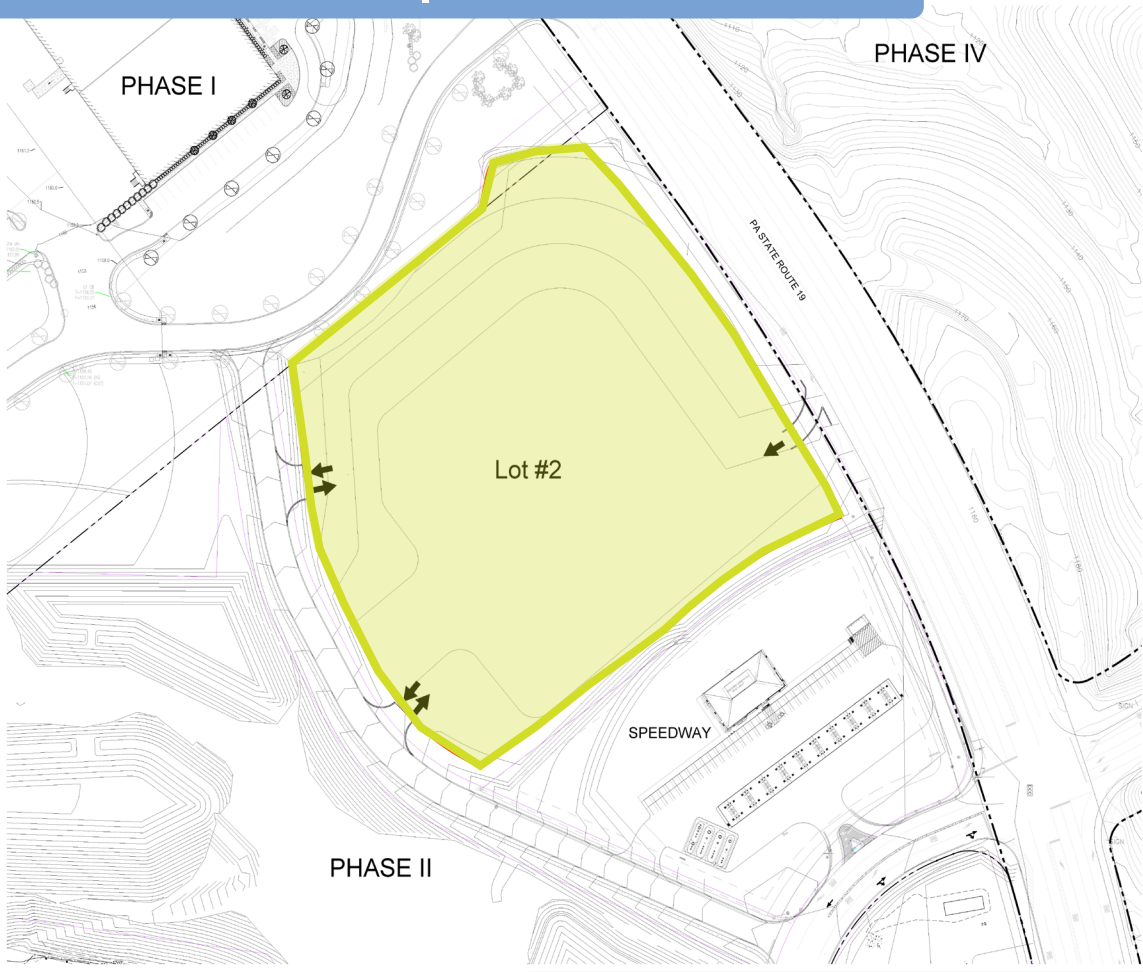
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One Waterfront Place  
1251 Waterfront Place  
Suite 201  
Pittsburgh, PA 15222  
412.422.9900

# SITE PLAN | 6.84 ACRES

## 20 MINUTE DRIVE-TIME DEMOGRAPHICS



Population:  
118,192



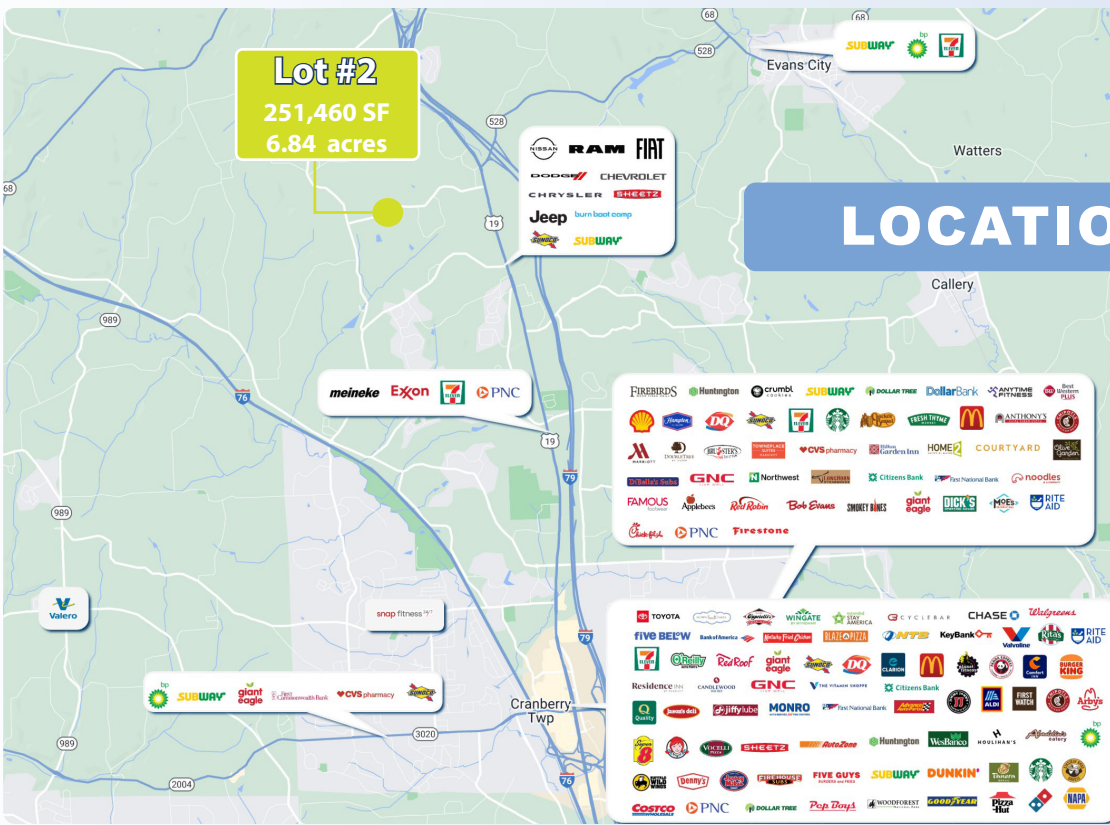
Households :  
46,133



Household Income:  
\$171,596



Total Businesses:  
4,710



## LOCATION OVERVIEW

- Directly off Evans City exit of I-79
- 10 minutes to PA Turnpike (PA-76)
- 30 minutes to Downtown Pittsburgh
- 5 minutes to Cranberry Township
- Located minutes from historic Downtown Zelienople