




JACKSON'S POINTE

±32.61 ACRE DEVELOPMENT IN ZELIENOPLE, PA

Sample photo - Not indicative of final property design

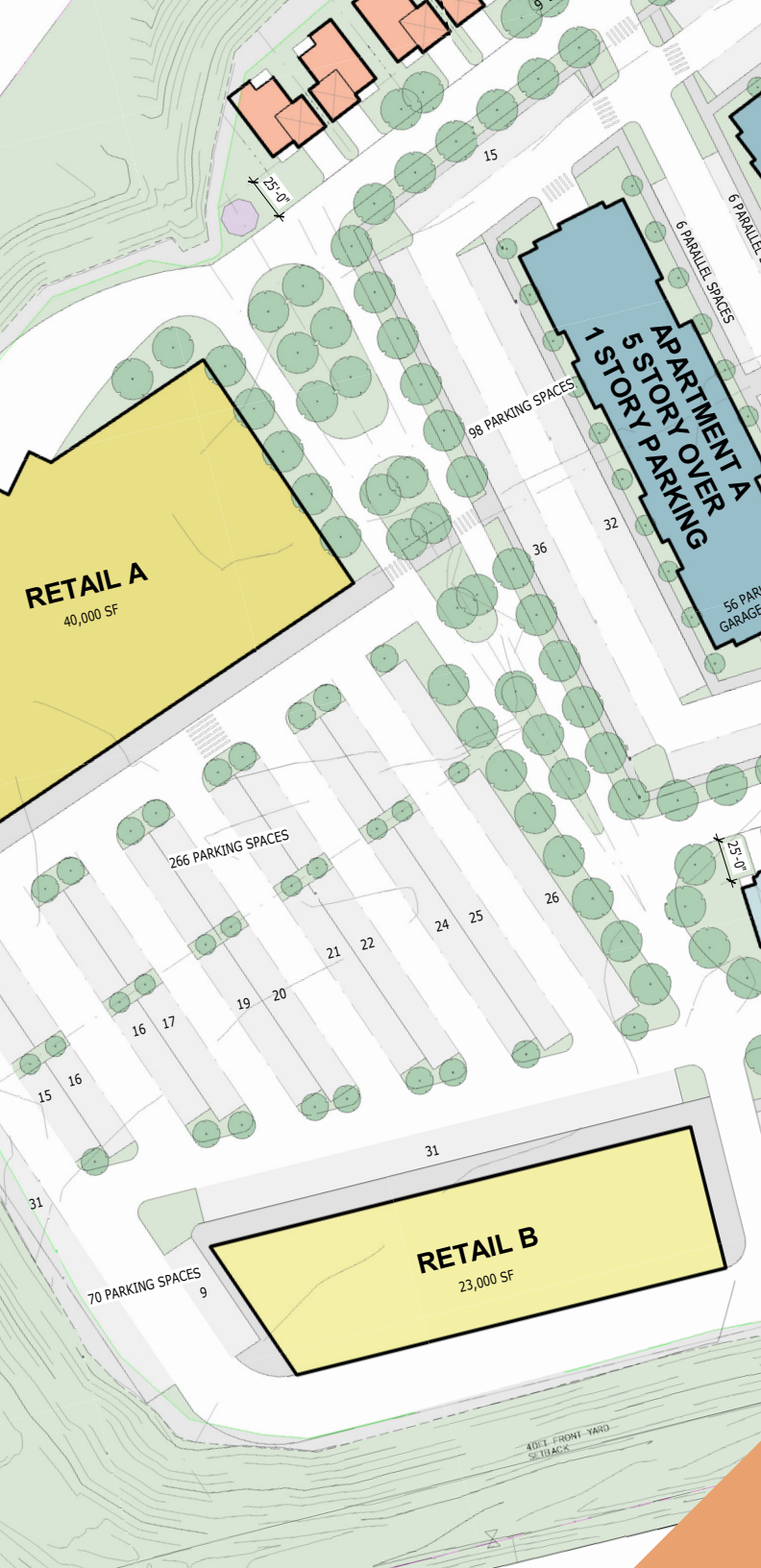


REPRESENTED BY

CBRE

PROJECT BY

BUNCHER.
COMPANY



WELCOME TO JACKSON'S POINTE

The proposed Jackson's Pointe Phase III is a development with a mix of uses, covering approximately 32.61 acres. It is located in Jackson Township near Zelienople and minutes from Cranberry Township.

Accessibility is a top priority for Jackson's Pointe, benefiting from existing signalized access via Perry Highway/Route 19. Additionally, PennDOT has proposed a new off-ramp from I-79 southbound, providing both northern (existing ramp) and southern access to the development for the first time. The site boasts excellent visibility from both Perry Highway and I-79.

PROPOSED USES

- » Up to 55,000 square foot grocery store
- » 20,000 square foot retail/restaurant strip center on Route 19
- » 272 apartments, townhomes and detached homes

MULTI-USE DEVELOPMENT

Jackson's Pointe will add over 32 acres of retail and residential space to an already robust market



1

PROPOSED GROCER

Up to 55,000 square foot grocery store

2

ROUTE 19 STRIP CENTER

Proposed 20,000 square foot retail strip center on Perry Highway

3

MULTI-FAMILY DEVELOPMENT

272 proposed apartments, townhomes and homes



EXPANDING MARKET

Zelienople/Jackson Township are expanding in many ways



HOUSING

In the last decade, housing within one mile of Jackson's Pointe has exploded with nearly 30% of houses being built since 2010. Over 50% of these homes have values over \$500,000.



COMMERCIAL

1.5 million square feet of commercial real estate has been built within a five mile radius of the site. This highlights the areas strategic geographic location and regional access.



INFRASTRUCTURE

PennDOT has plans to add an off-ramp from Interstate 79 (35,399 ADT total) southbound directly to Route 19 in Jackson Township. Previously, only northbound traffic could access the area directly.



140,189

POPULATION

141,669

DAYTIME POPULATION

\$152,049

AVE HOUSEHOLD INCOME

\$402,360

AVE HOUSING VALUE

20 minute drivetime

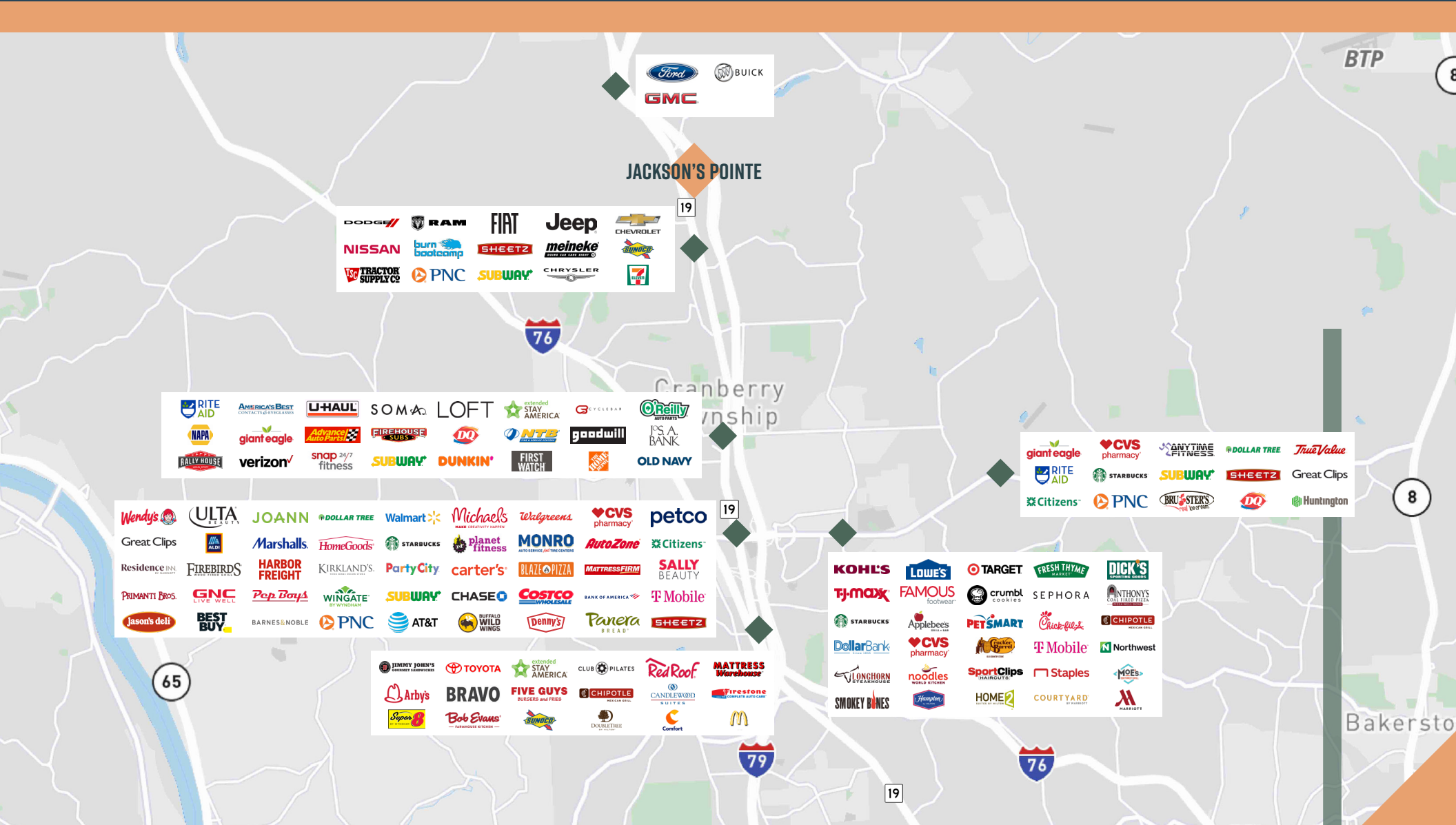
LOCATION IS KEY

DIRECT ACCESS
Interstate 79

5 MINUTES
Cranberry Township

10 MINUTES
PA Turnpike (I-76)

30 MINUTES
Downtown Pittsburgh



JACKSON'S POINTE

19

76

Cranberry Township

BTP

8

8

19

65

79

76

19

Bakerston

NEW I-79 ACCESS

Southbound off-ramp coming soon

PennDOT has committed to building a new southbound I-79 off-ramp. This will provide direct access to Perry Highway and Jackson's Pointe for the first time.

1

PROPOSED SOUTHBOUND OFF-RAMP

2

SIGNALIZED ACCESS FROM PERRY HIGHWAY

3

JACKSON'S POINTE PLAZA

25,000 Square Foot Fully Leased Retail Center

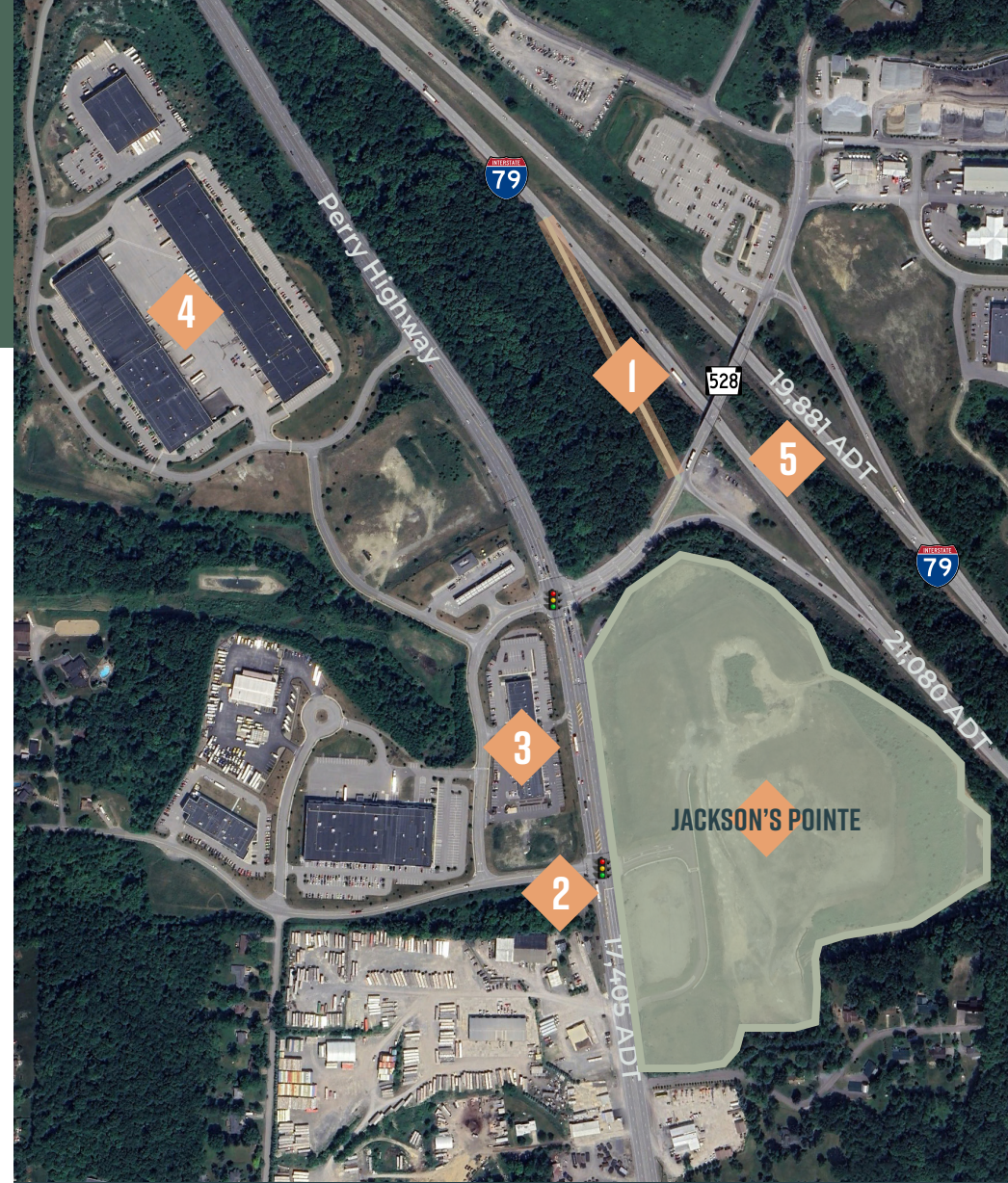
4

JACKSON'S POINTE INDUSTRIAL PARK

400,000+ Square Foot Class A Industrial Space

5

EXCELLENT VISIBILITY FROM I-79



JACKSON'S POINTE

PERRY HIGHWAY | ZELIENOPLE, PA

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