

LAND FOR SALE

50 ACRE PARCEL AVAILABLE

138 BEAVER RUN ROAD, WASHINGTON TOWNSHIP, PA 15613



FOR SALE

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

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138 BEAVER RUN ROAD



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EXECUTIVE SUMMARY

138 BEAVER RUN ROAD



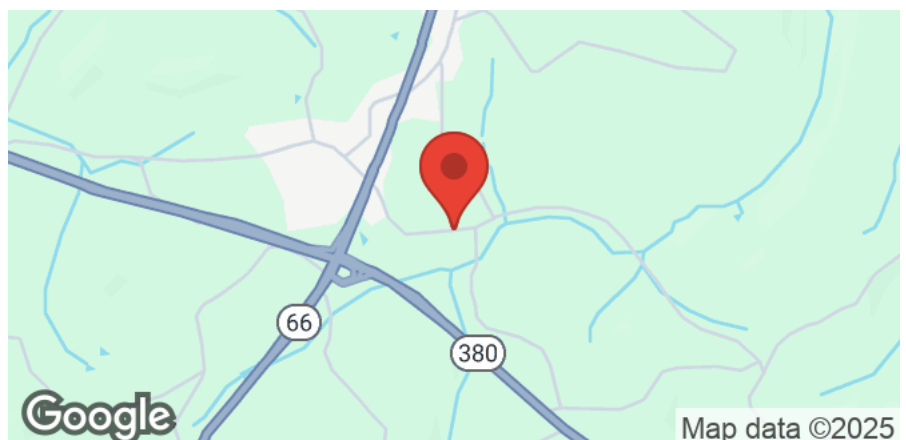
OFFERING SUMMARY

PRICE:	\$750,000
LOT SIZE:	50.31 Acres
PRICE / ACRE:	\$14,910
ZONING:	Commercial or Residential
PERMITTED USES:	Many
FRONTAGE:	1,000 SQ Ft
UTILITIES:	Natural Gas, Electric Public Water & Sewage
APN:	63-08-00-0-243

PROPERTY OVERVIEW

KW is pleased to offer for sale an expansive 50 acre parcel nestled in the heart of Washington Township, Westmoreland County. Rolling terrain & picturesque landscapes make this property an idyllic setting. Whether you're building a dream home, moving a business, or creating a private sanctuary; this property boasts no zoning restrictions! Public water and sewer, gas & electric services and Comcast Cable are readily accessible, providing the necessary infrastructure for your residential or commercial endeavors.

Be sure to seize this opportunity today. For more information please contact Bill Forde or Elaine Shetler-Libent today



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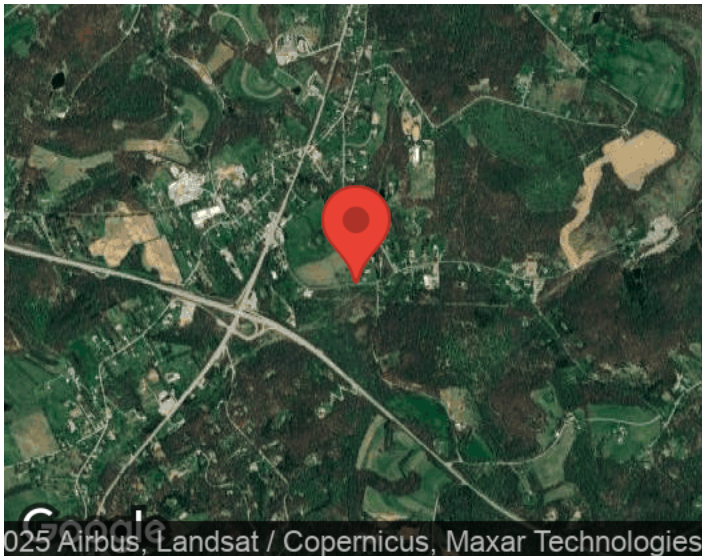
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LOCATION & HIGHLIGHTS

138 BEAVER RUN ROAD



LOCATION INFORMATION

Street Address:	138 Beaver Run Road
City, State, Zip	Washington Township, PA 15613
County:	Westmoreland
Market:	Pittsburgh
Sub-market:	Westmoreland
Cross Streets:	PA Rt 380 & PA Rt 66

LOCATION OVERVIEW

138 Beaver Run Road is a scenic parcel of undeveloped land located in Washington Township PA. The address is easily reached from PA Rt 66 and PA Rt 380. A short drive from Monroeville or Greensburg and just 28 miles from Downtown Pittsburgh. This is a great location for a new corporate headquarters or a subsidiary.

Attention developers! Here's an opportunity to build a new residential community or a business park. Several development layouts have already been designed for this property.

Finally, a beautiful site for the discriminating buyer looking to own a private sanctuary, with plenty of room for outdoor pursuits and hobbies.

PROPERTY HIGHLIGHTS

- Commercial or Residential Zoning
- Undeveloped parcel awaiting your vision
- Public Water
- Public Sewer
- Natural Gas
- Electric
- 50 idyllic acres of unspoiled land

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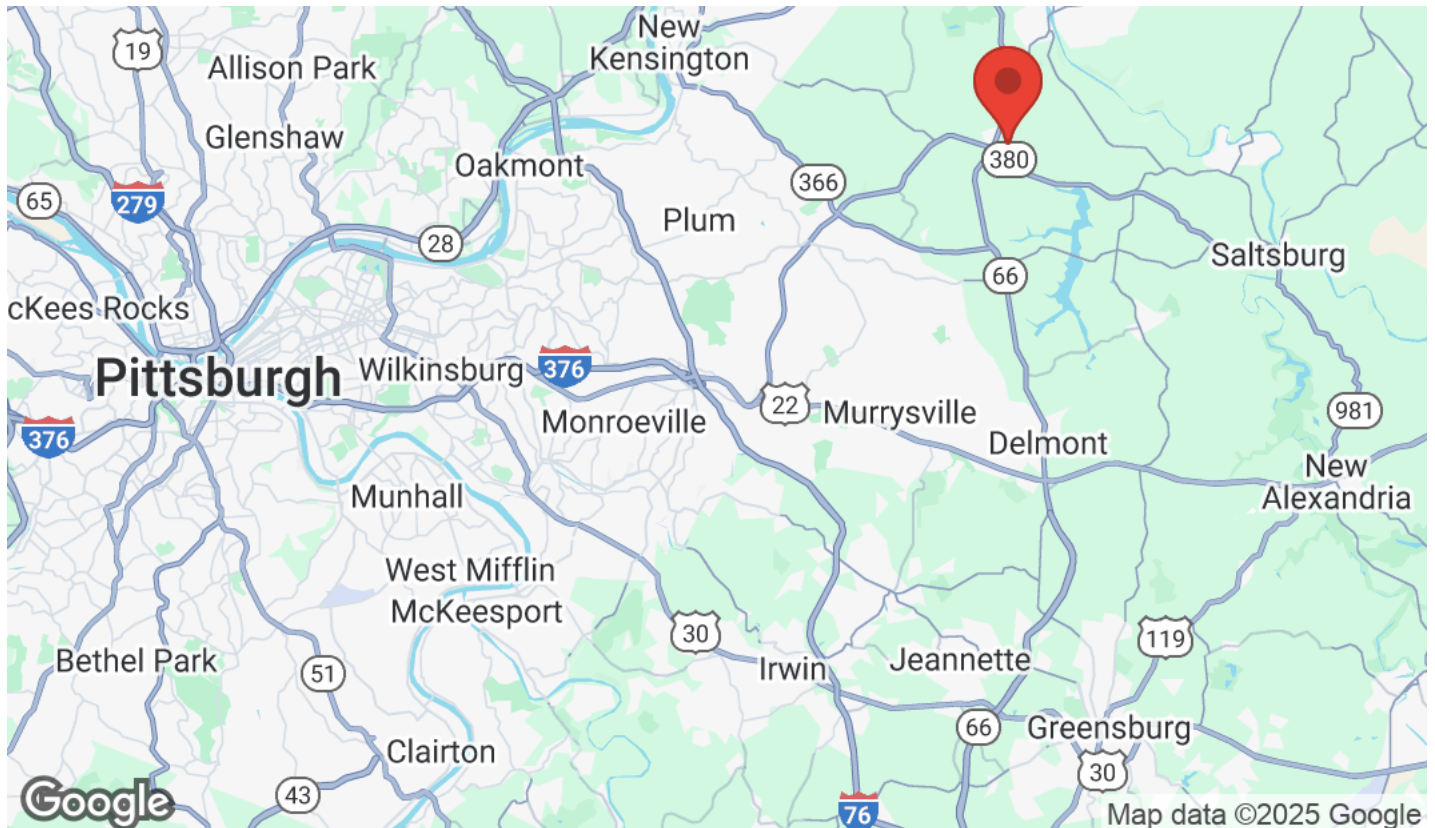
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LOCATION MAPS

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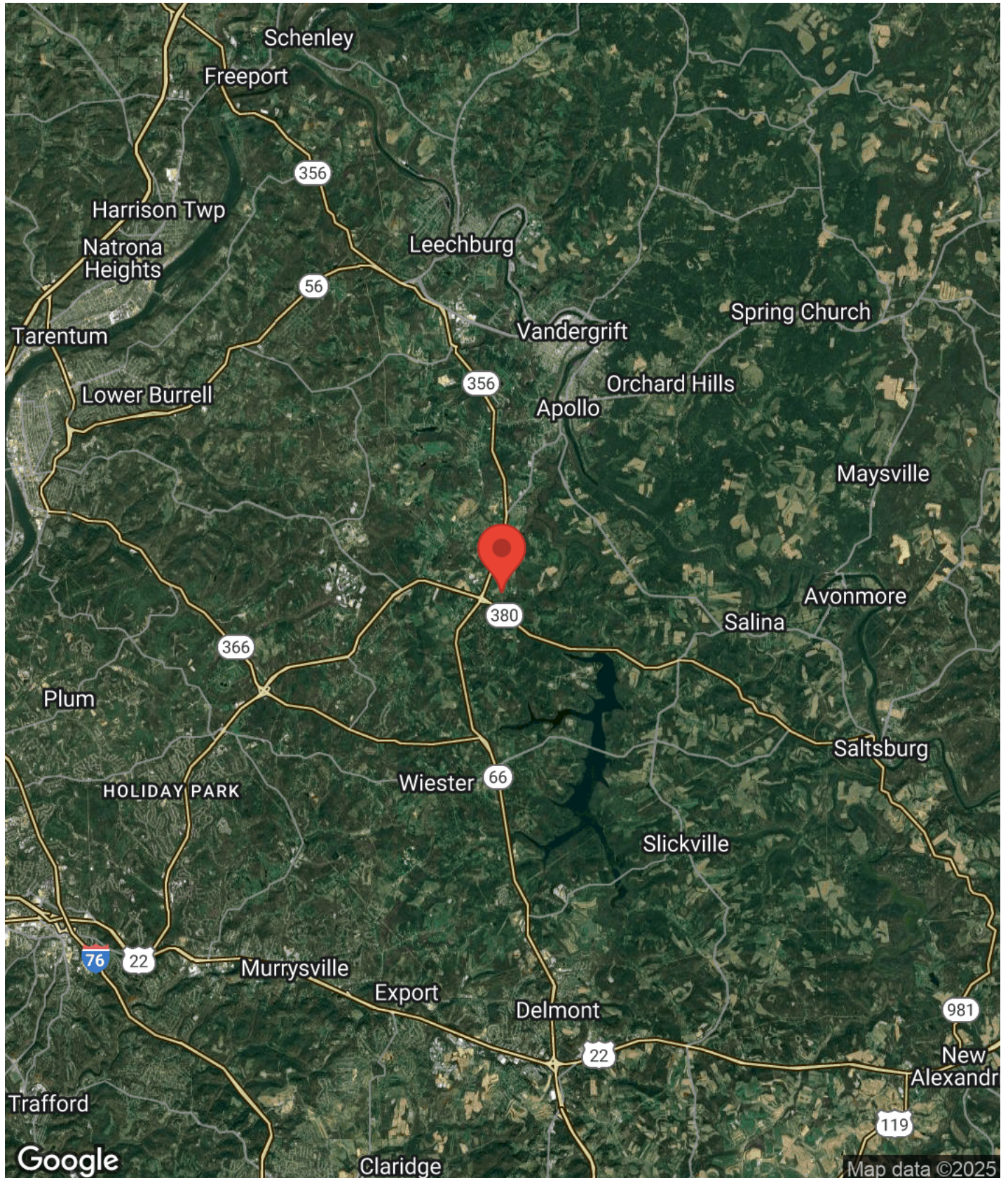
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REGIONAL MAP

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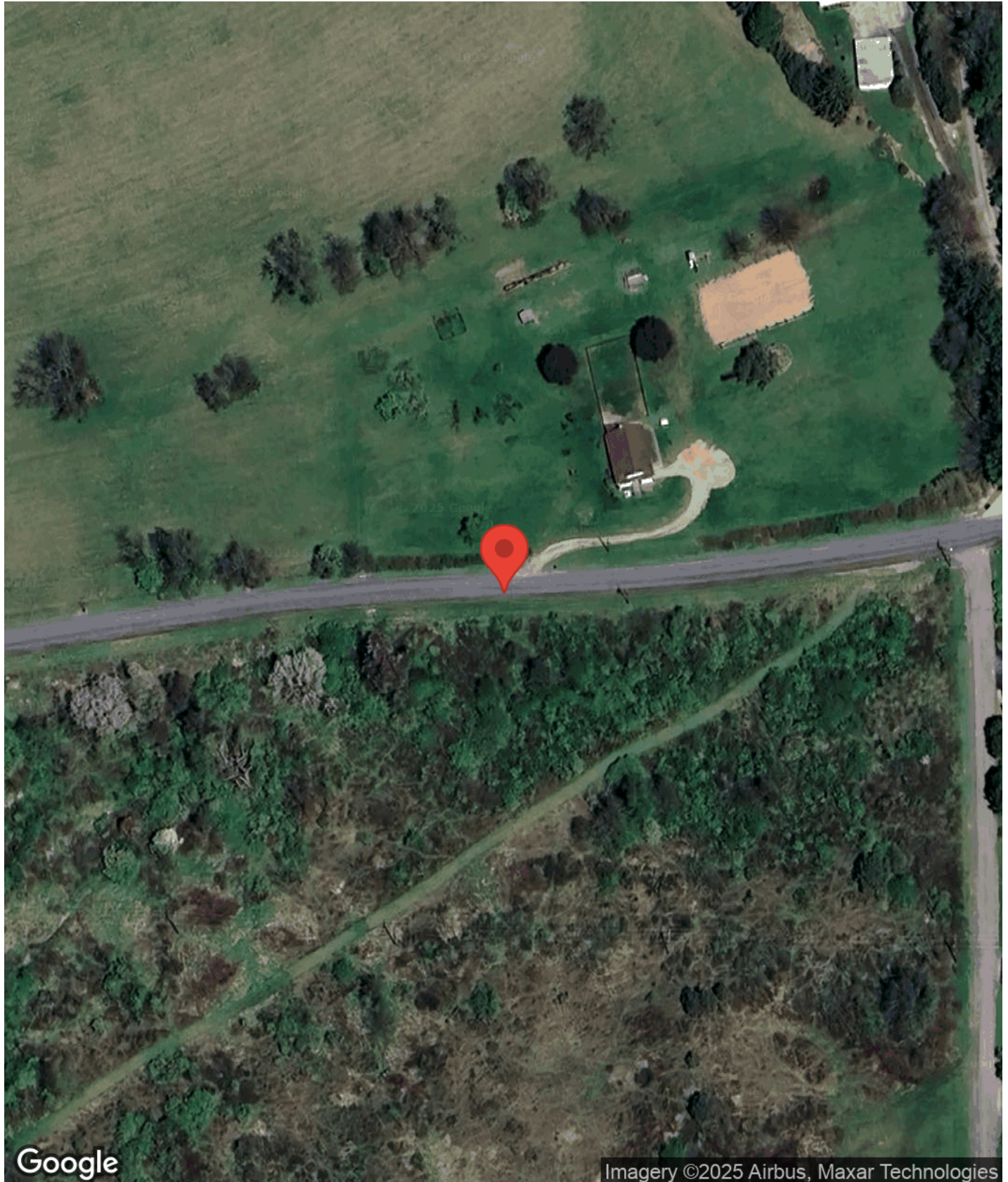
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AERIAL MAP

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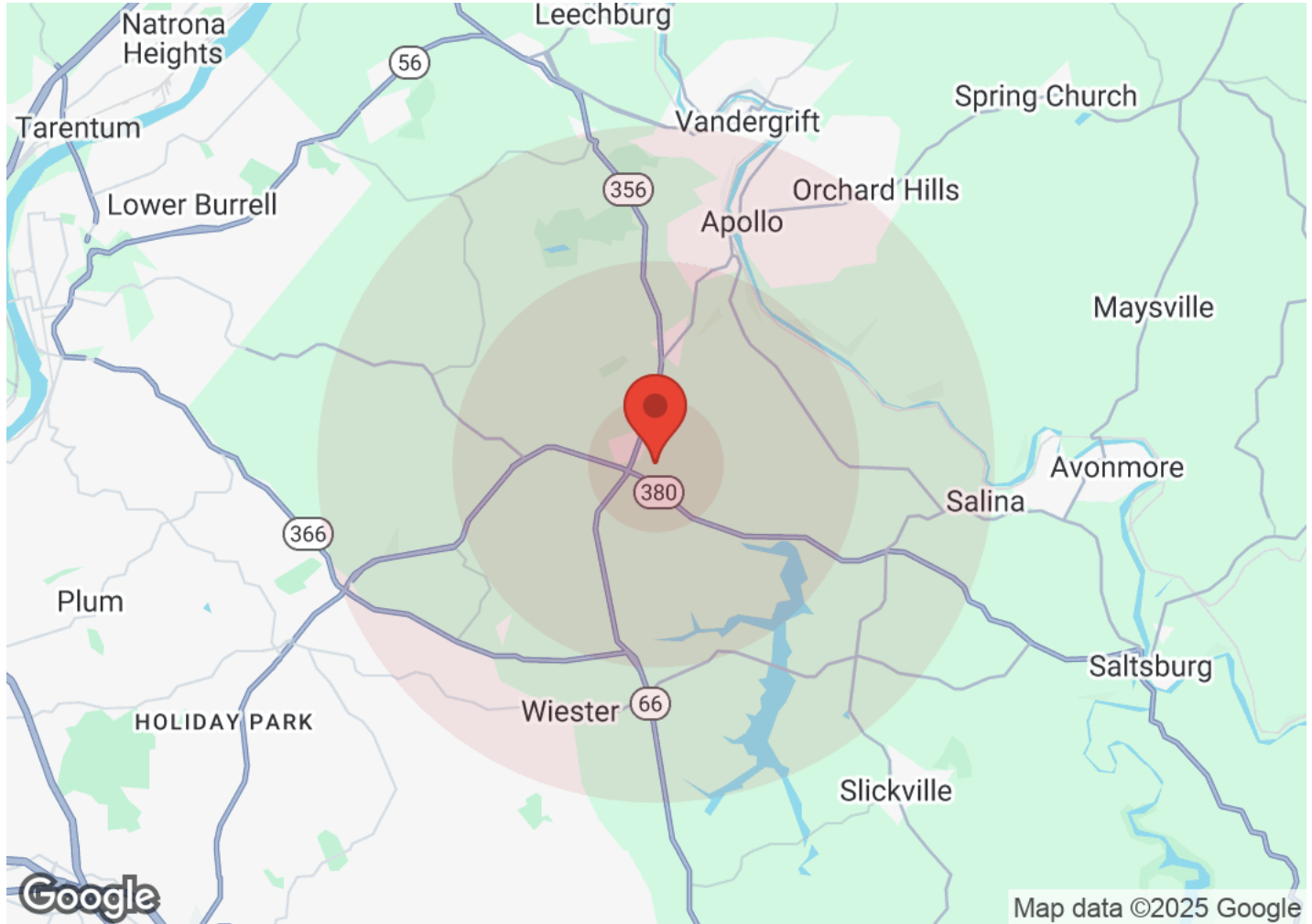
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	402	2,555	10,082	Median	\$76,261	\$81,728	\$70,730
Female	391	2,397	9,973	< \$15,000	26	127	618
Total Population	793	4,952	20,055	\$15,000-\$24,999	11	82	412
				\$25,000-\$34,999	27	168	715
				\$35,000-\$49,999	44	268	1,024
				\$50,000-\$74,999	65	354	1,868
				\$75,000-\$99,999	48	297	1,289
				\$100,000-\$149,999	80	447	1,552
				\$150,000-\$199,999	33	265	714
				> \$200,000	15	150	576
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	106	643	2,843	Total Units	378	2,341	9,702
Ages 15-24	72	456	2,043	Occupied	349	2,158	8,768
Ages 25-54	229	1,428	6,621	Owner Occupied	313	1,877	6,943
Ages 55-64	152	919	3,389	Renter Occupied	36	281	1,825
Ages 65+	232	1,504	5,158	Vacant	29	183	933
Race	1 Mile	3 Miles	5 Miles				
White	761	4,740	18,974				
Black	6	54	375				
Am In/AK Nat	1	3	10				
Hawaiian	N/A	N/A	2				
Hispanic	11	60	237				
Asian	3	23	124				
Multi-Racial	9	66	313				
Other	1	5	20				

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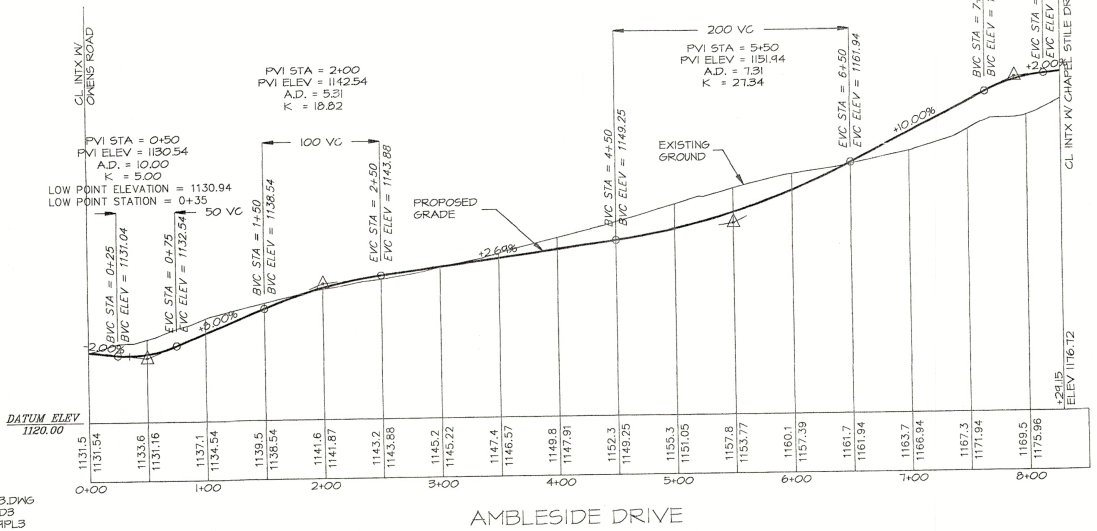
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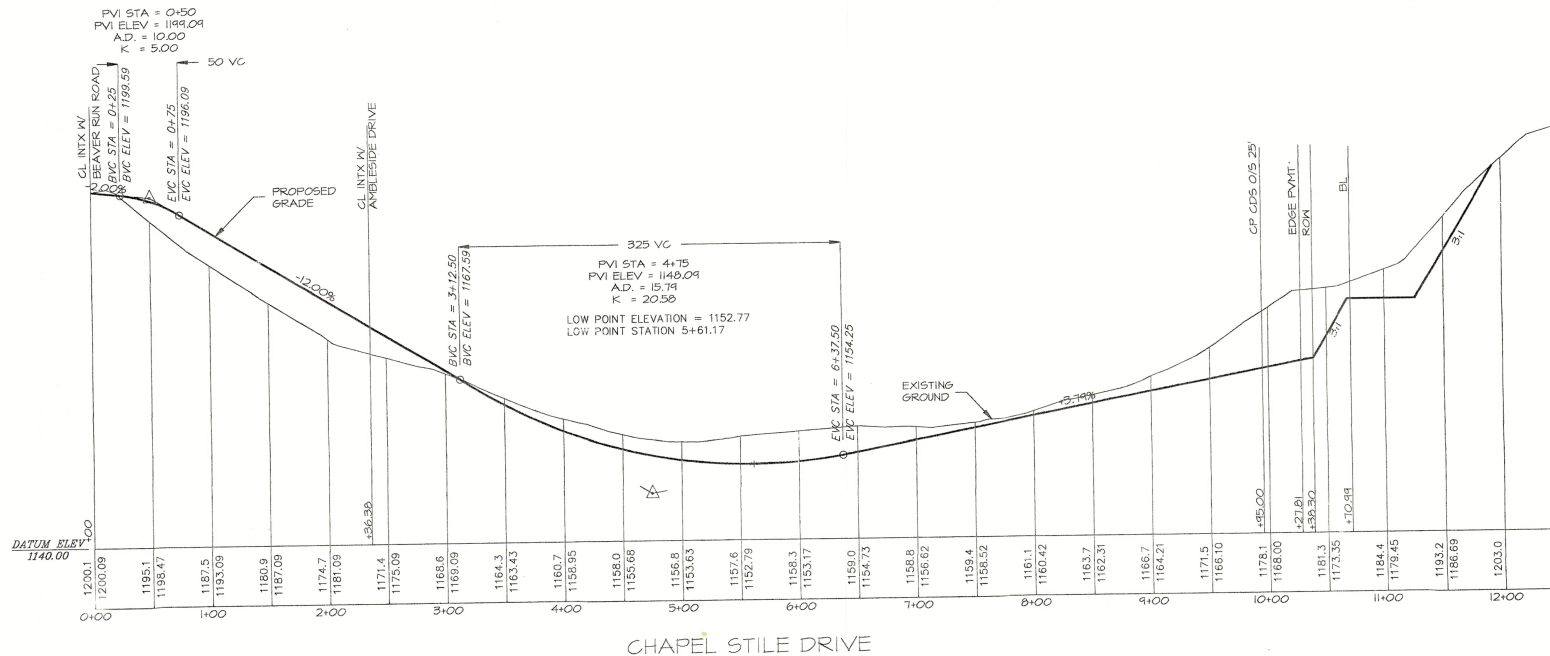
PLAT LAYOUT EXAMPLE

138 BEAVER RUN ROAD



SCALE:

HORIZ: 1"=50'
VERT: 1"=10'



PRELIMINARY

REVISIONS

LAKE WINDERMERE PARK ESTATES



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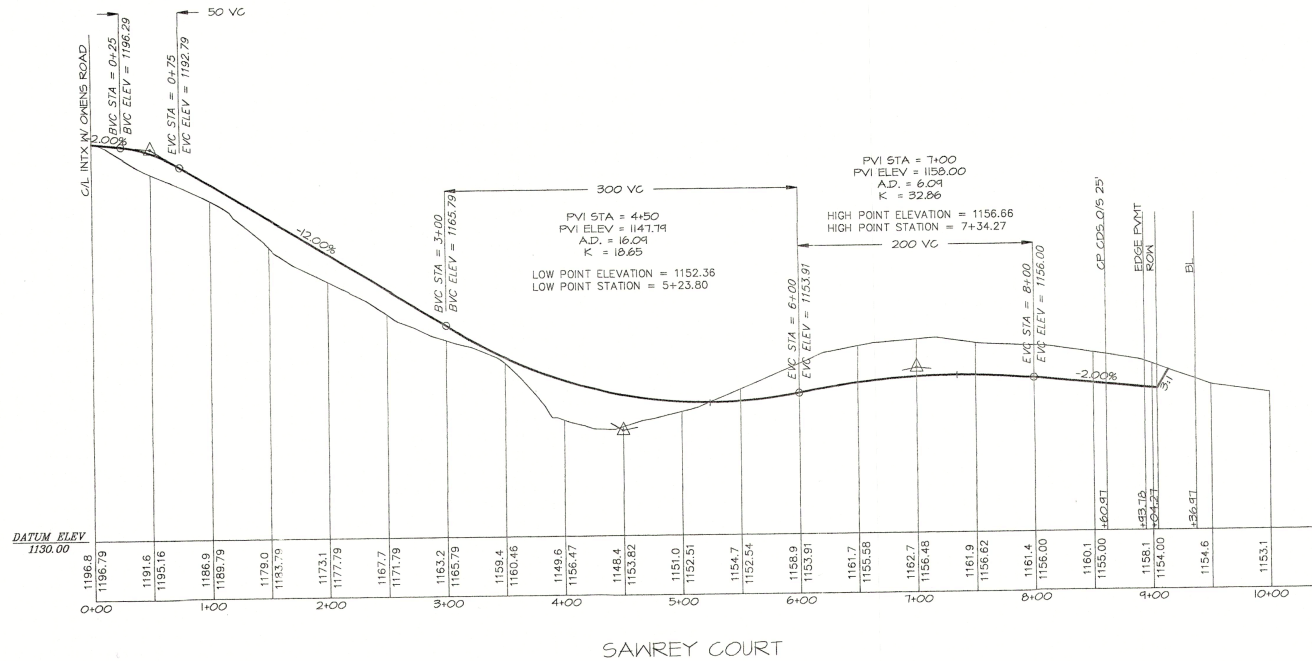
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SCALE:

HORZ: 1"=50'

VERT: 1"=10'



DWG: 44-345P3.DWG
ALIGN: 44-345P3
PROJ ID: 44-345P3

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