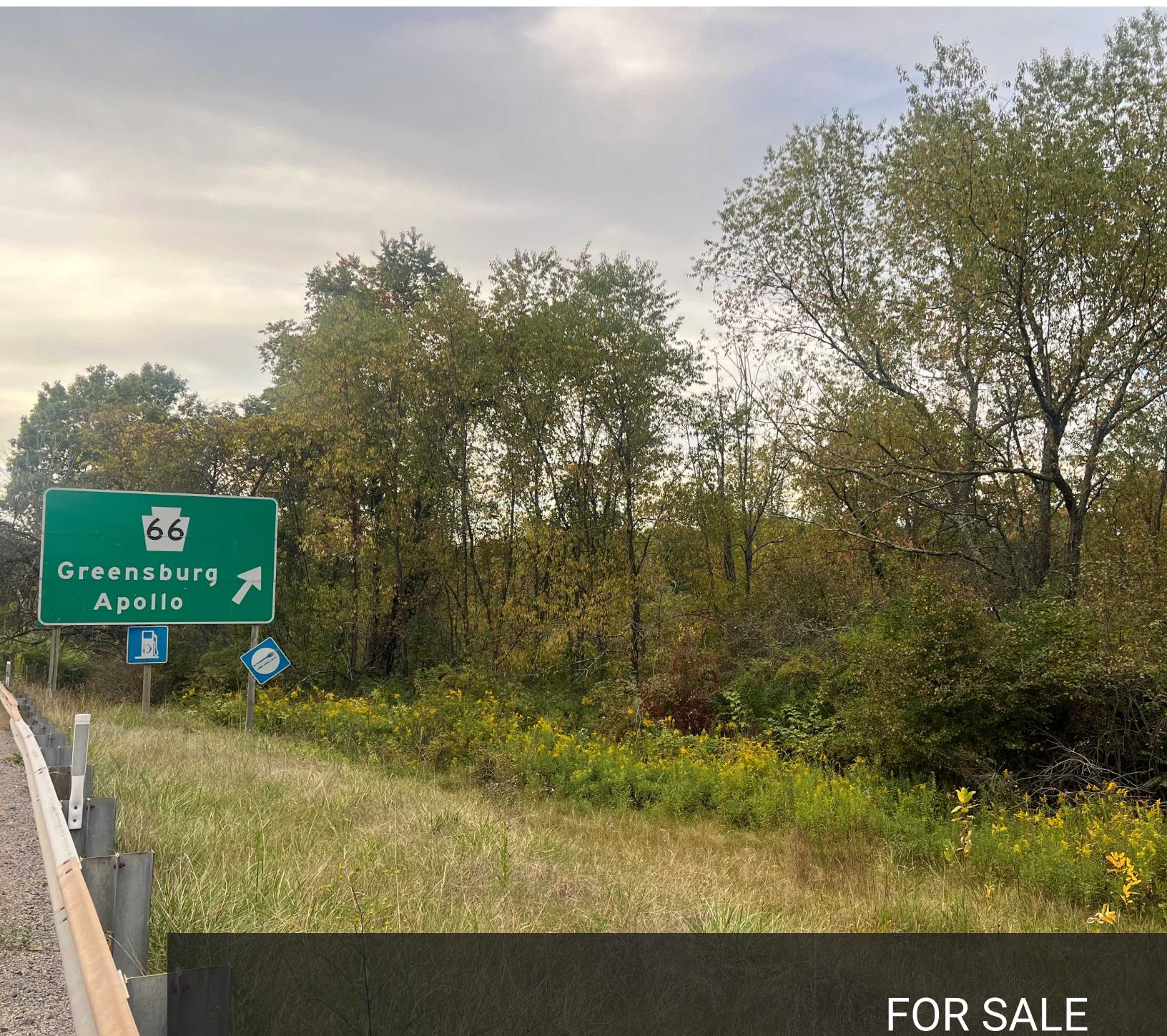


LAND FOR SALE

# 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

PRESENTED BY:

**BILL FORDE**

COMMERCIAL PROPERTY SPECIALIST  
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bforde@kwcommercial.com  
RS 332282, PA

**ELAINE SHETLER-LIBENT**

KW LAND AMBASSADOR  
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elaine@landluxurypro.com  
RS313916

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## DISCLAIMER

138 BEAVER RUN ROAD



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# EXECUTIVE SUMMARY

138 BEAVER RUN ROAD



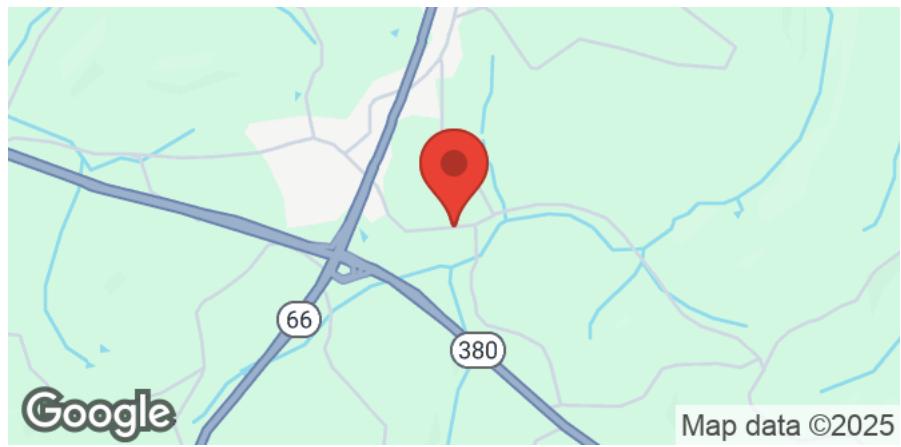
## OFFERING SUMMARY

<b>PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	50.31 Acres
<b>PRICE / ACRE:</b>	\$14,910
<b>ZONING:</b>	Commercial or Residential
<b>PERMITTED USES:</b>	Many
<b>FRONTAGE:</b>	1,000 SQ Ft
<b>UTILITIES:</b>	Natural Gas, Electric Public Water & Sewage
<b>APN:</b>	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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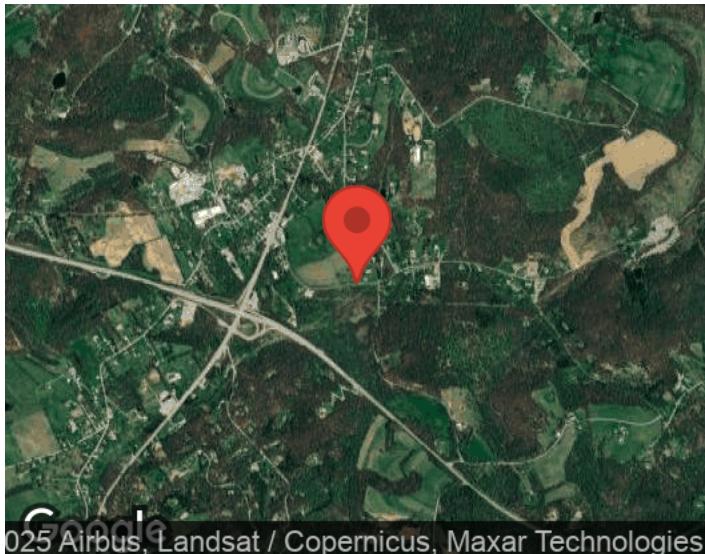
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# LOCATION & HIGHLIGHTS

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## 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.

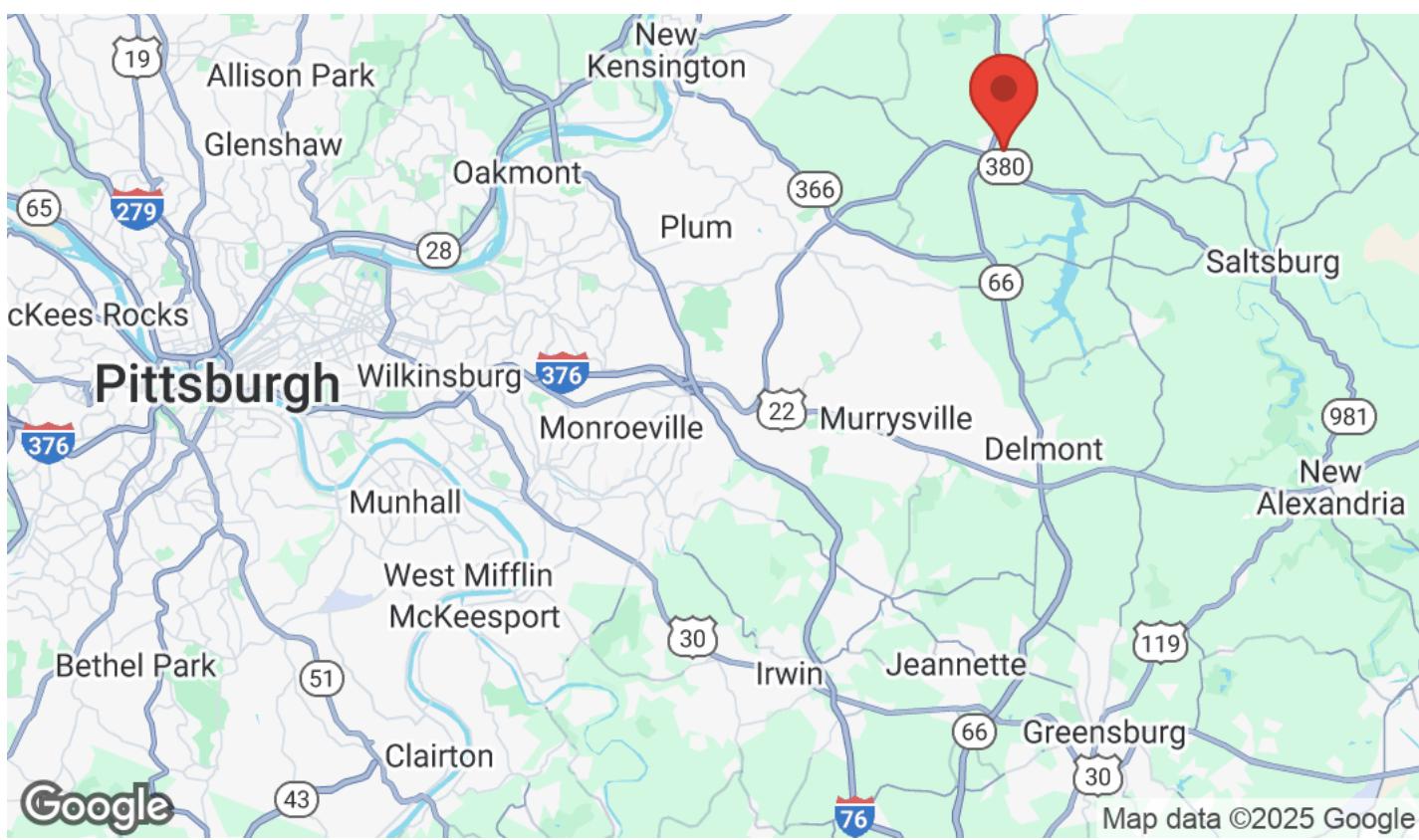
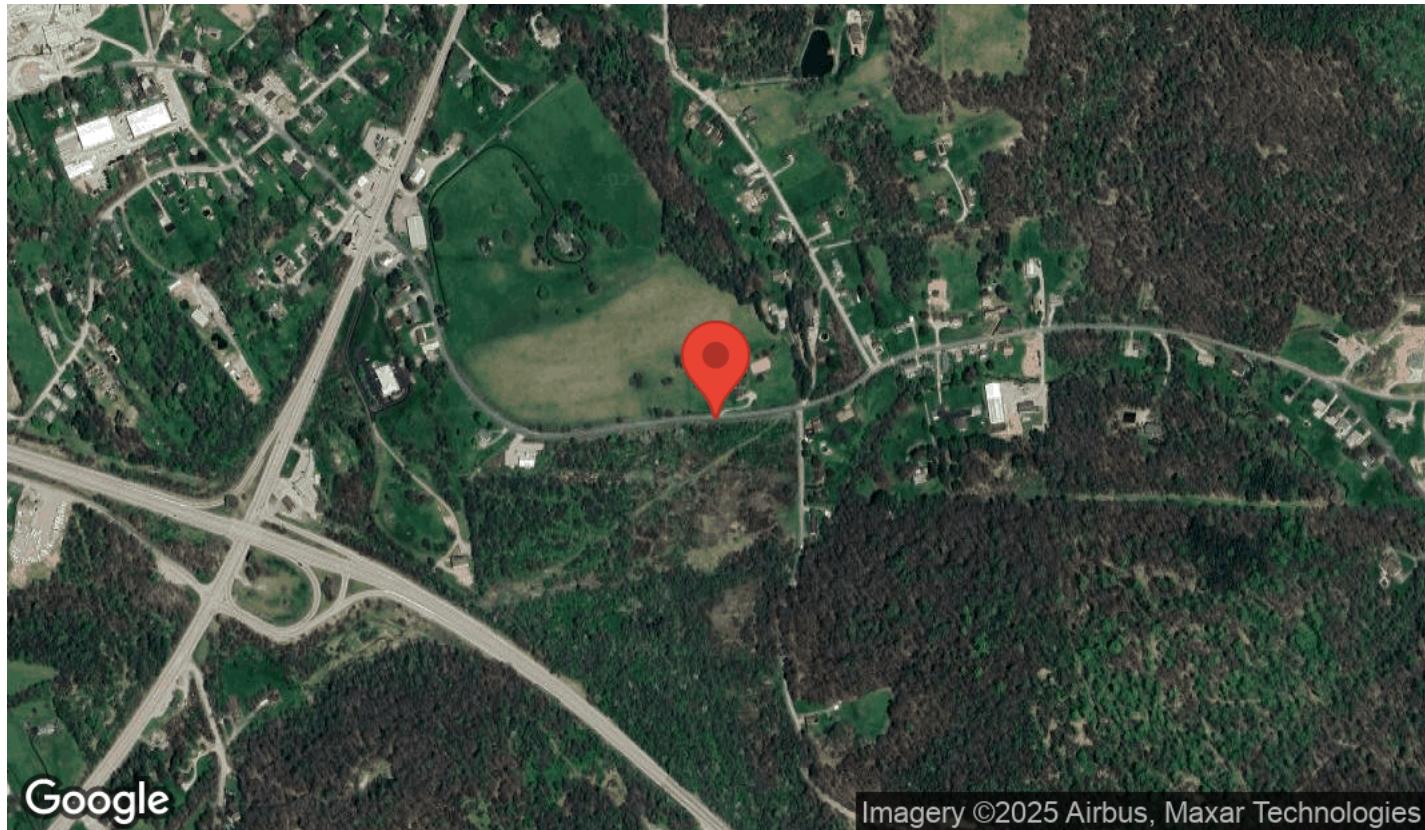
## PROPERTY HIGHLIGHTS

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

**ELAINE SHETLER-LIBENT**  
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## LOCATION MAPS

138 BEAVER RUN ROAD



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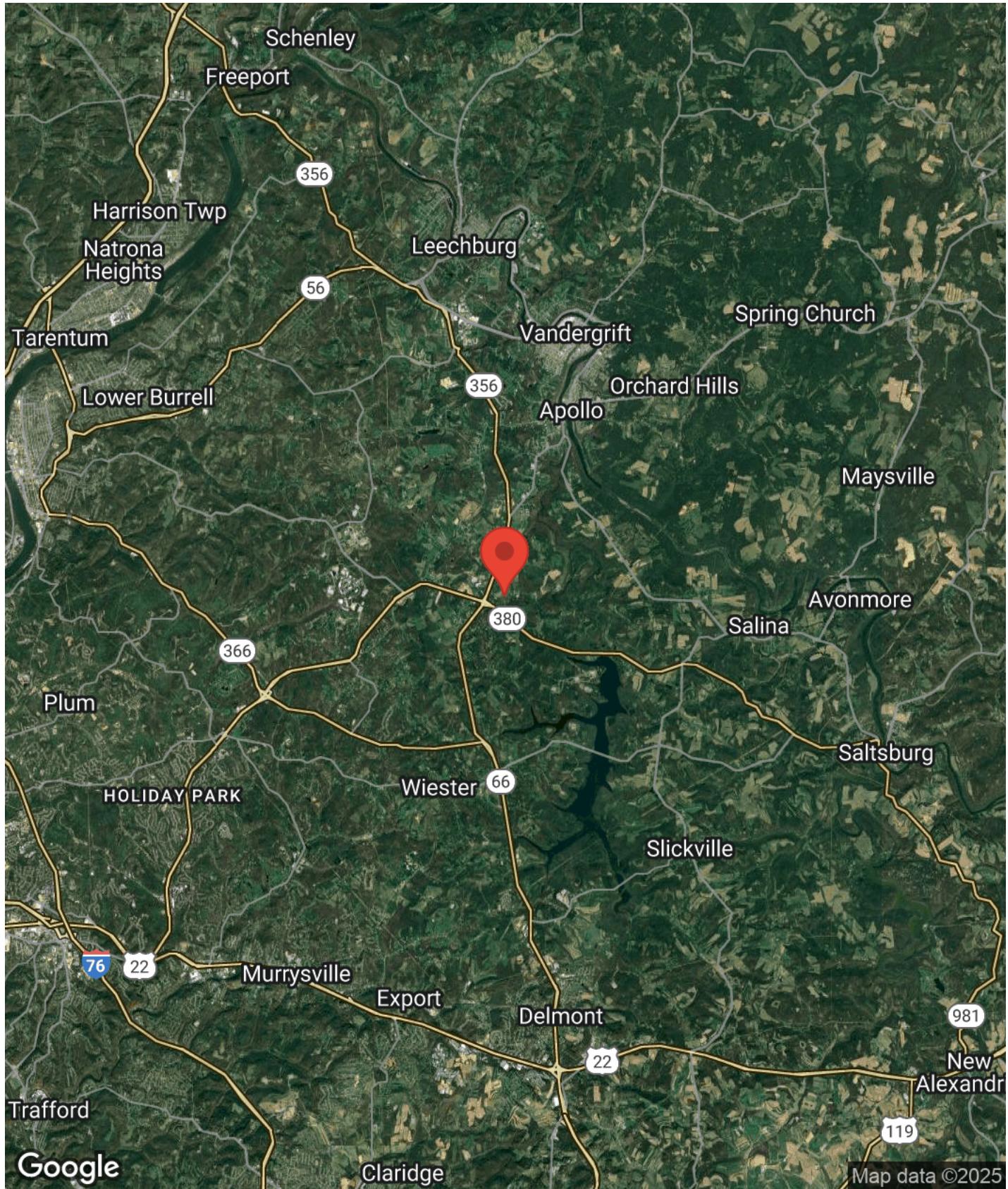
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## REGIONAL MAP

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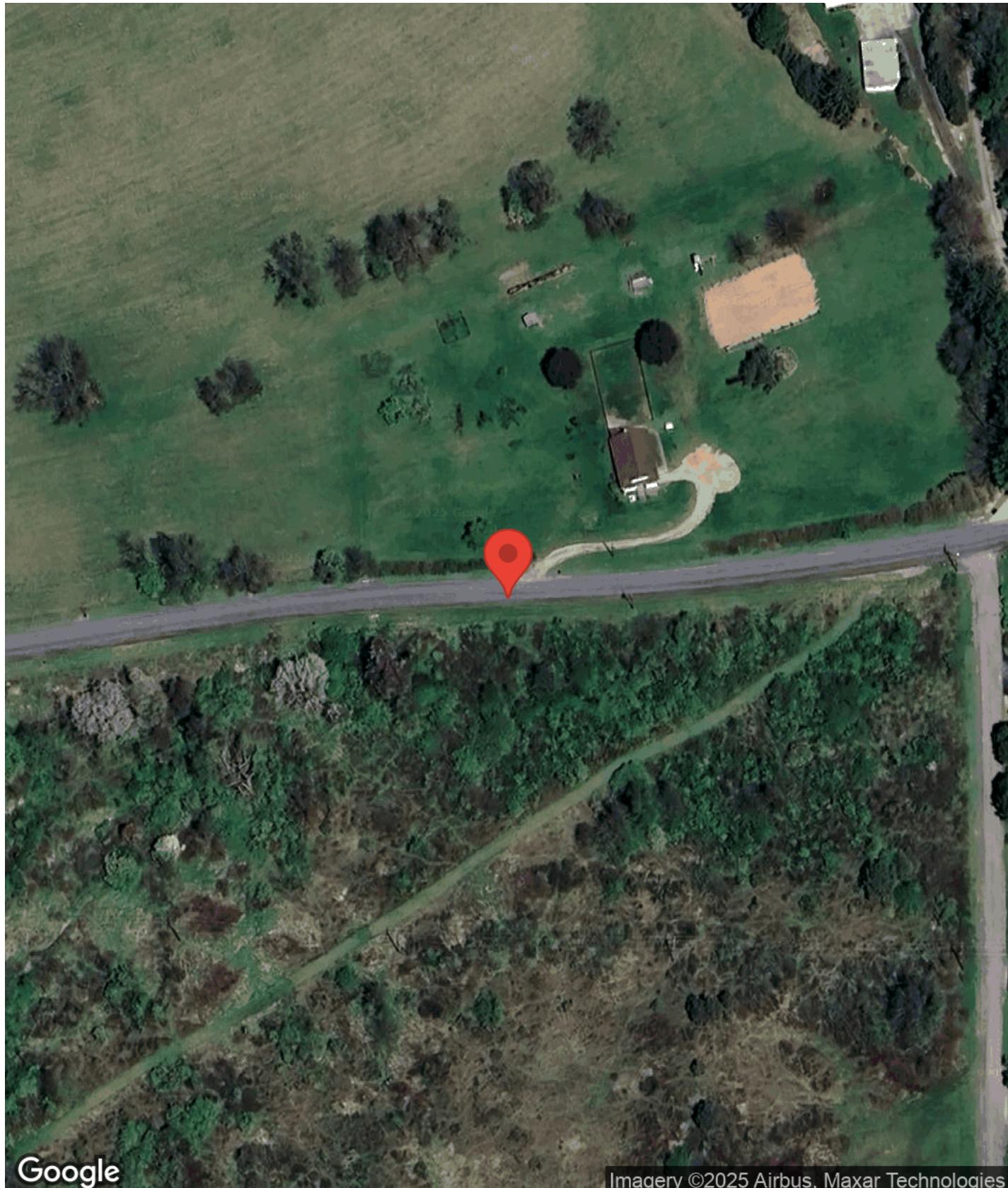
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## AERIAL MAP

138 BEAVER RUN ROAD



Google

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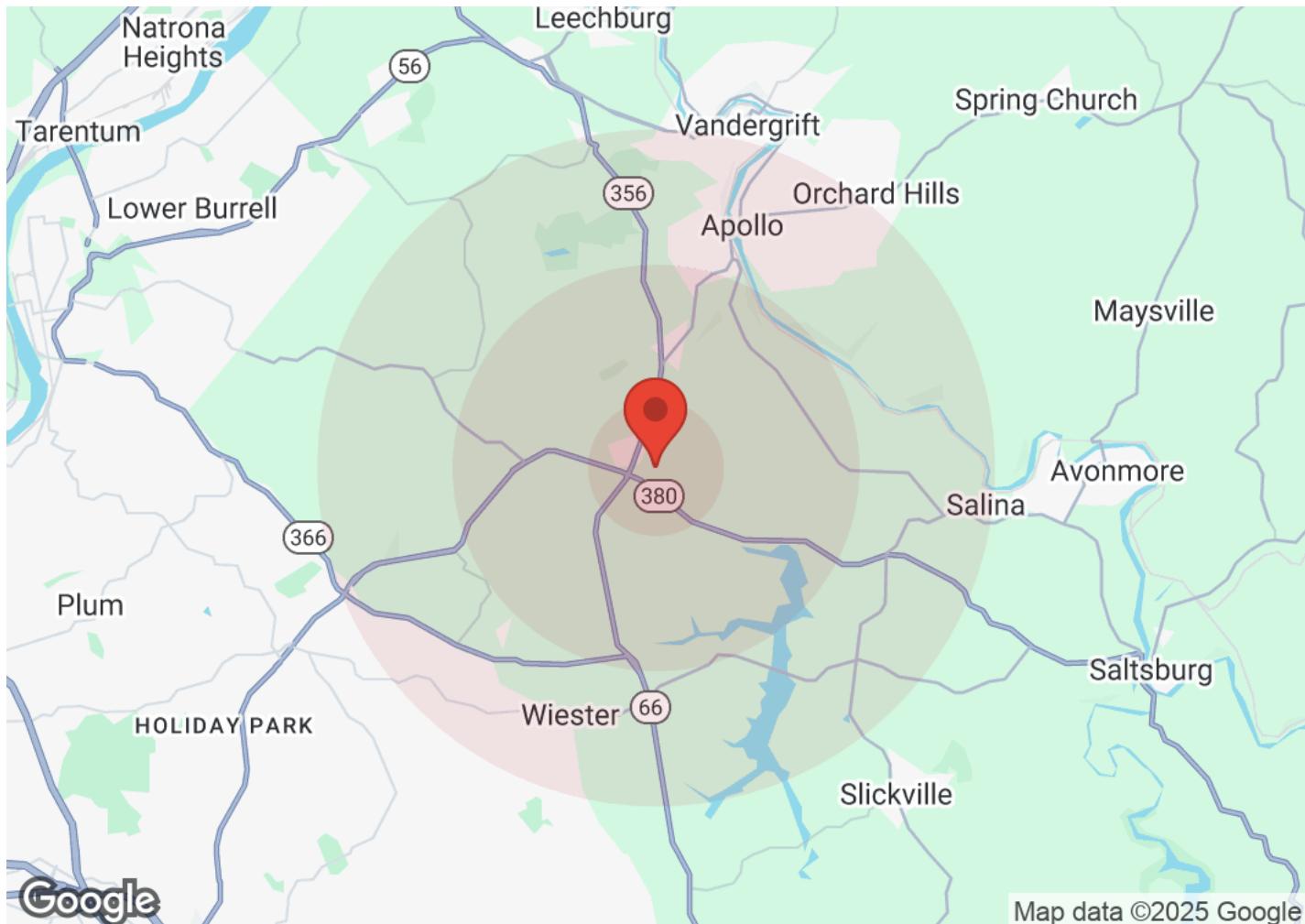
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	402	2,555	10,082
Female	391	2,397	9,973
Total Population	793	4,952	20,055

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	106	643	2,843
Ages 15-24	72	456	2,043
Ages 25-54	229	1,428	6,621
Ages 55-64	152	919	3,389
Ages 65+	232	1,504	5,158

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

Income	1 Mile	3 Miles	5 Miles
Median	\$76,261	\$81,728	\$70,730
< \$15,000	26	127	618
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	378	2,341	9,702
Occupied	349	2,158	8,768
Owner Occupied	313	1,877	6,943
Renter Occupied	36	281	1,825
Vacant	29	183	933

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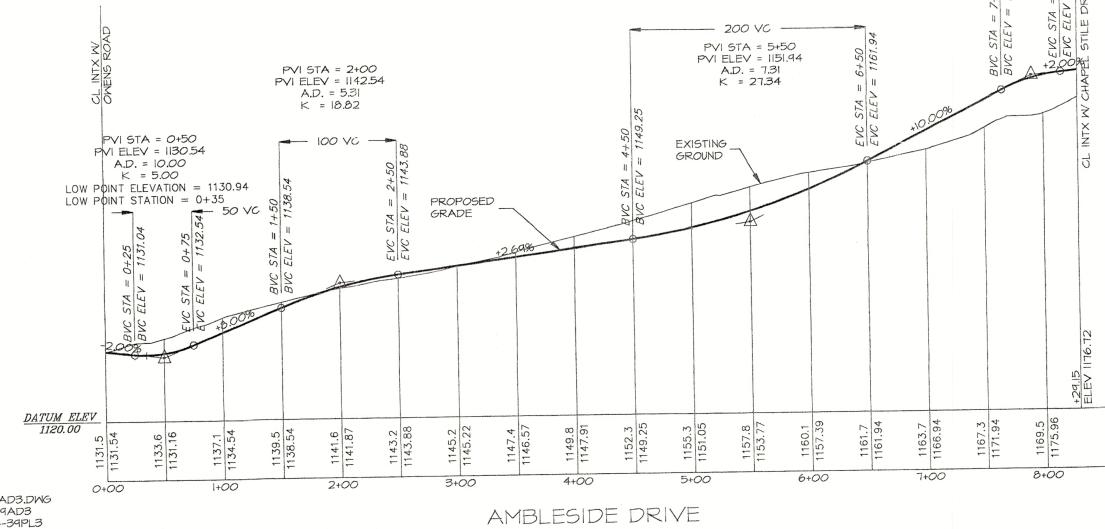


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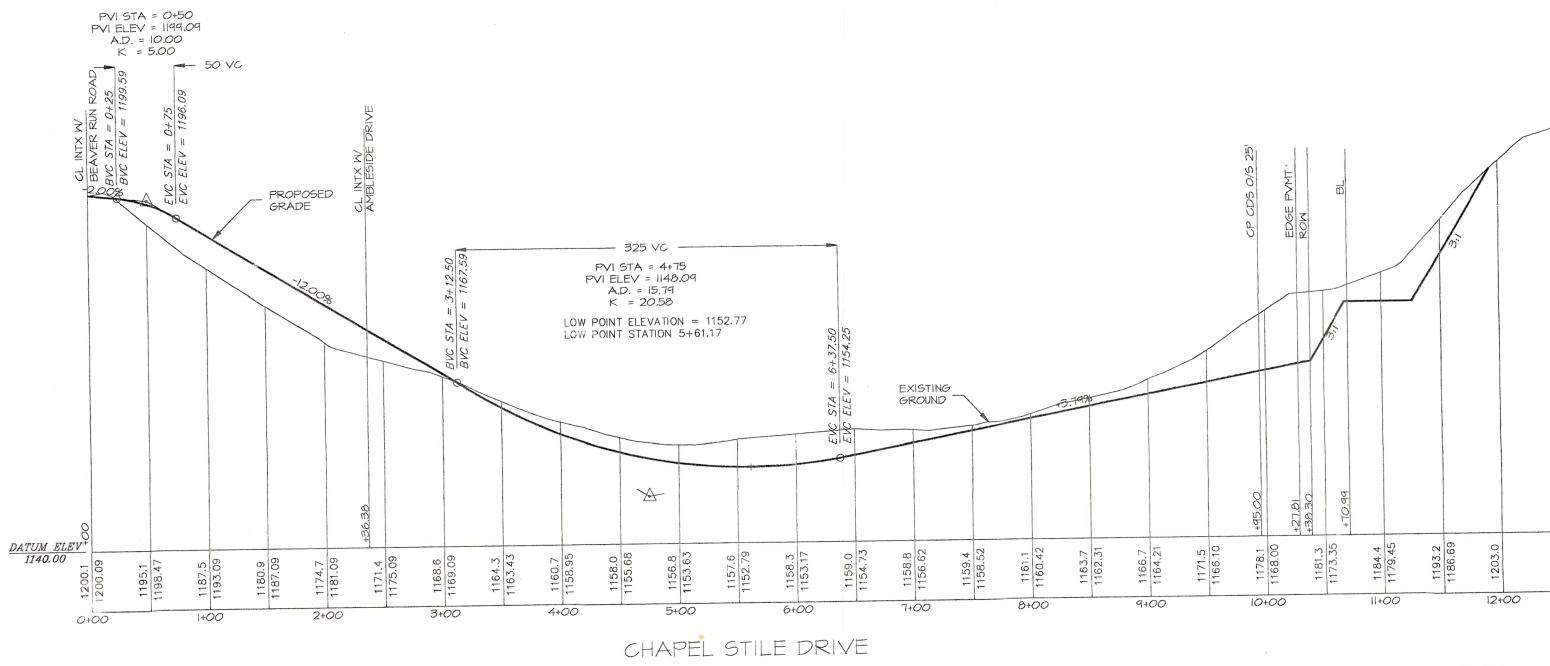
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## PLAT LAYOUT EXAMPLE



SCALE:

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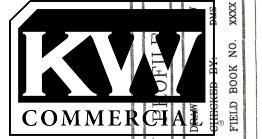
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