

LAND FOR SALE

10 Acres[±] Residential Land

Sugar Camp Road
Finleyville, PA 15332

- ✓ 10 Acres[±]
- ✓ Peters Township
- ✓ Washington County
- ✓ Zoning: Low Density Residential
- ✓ All utilities closeby

88

FINLEYVILLE RD.

88

■ TRAX FARM MARKET

CBRE



South Park

Finleyville



88

30 Min. to Pittsburgh

LIBRARY RD.

CARDOX ROAD

88

88

FINLEYVILLE RD.

10 Acres ±



TRAX RD.

SUGARCAMP RD.

TURKEYFOOT RD.

MCCLELLAND RD.

CHURCH HILL RD.

CHURCH HILL ROAD

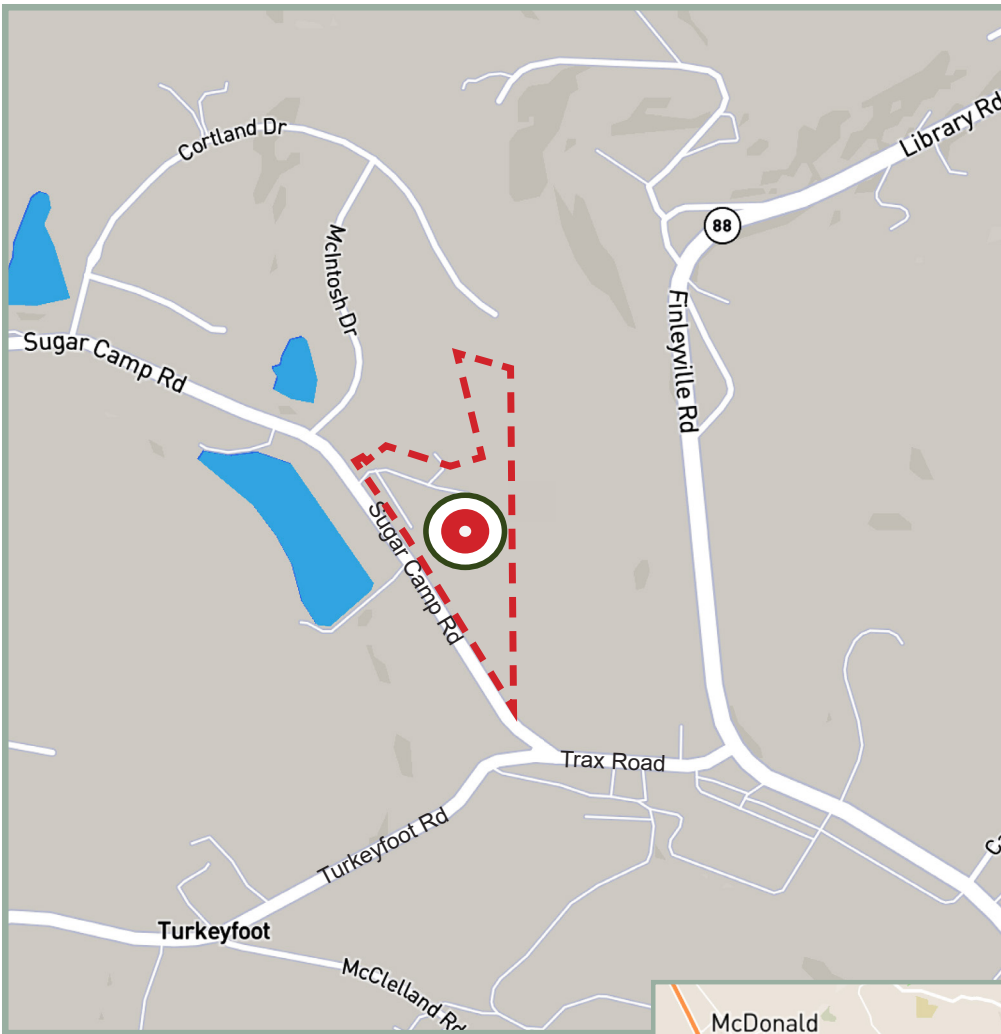


GOLF COURSE

TURKEYFOOT ROAD

Peters Township

Venetia



Location

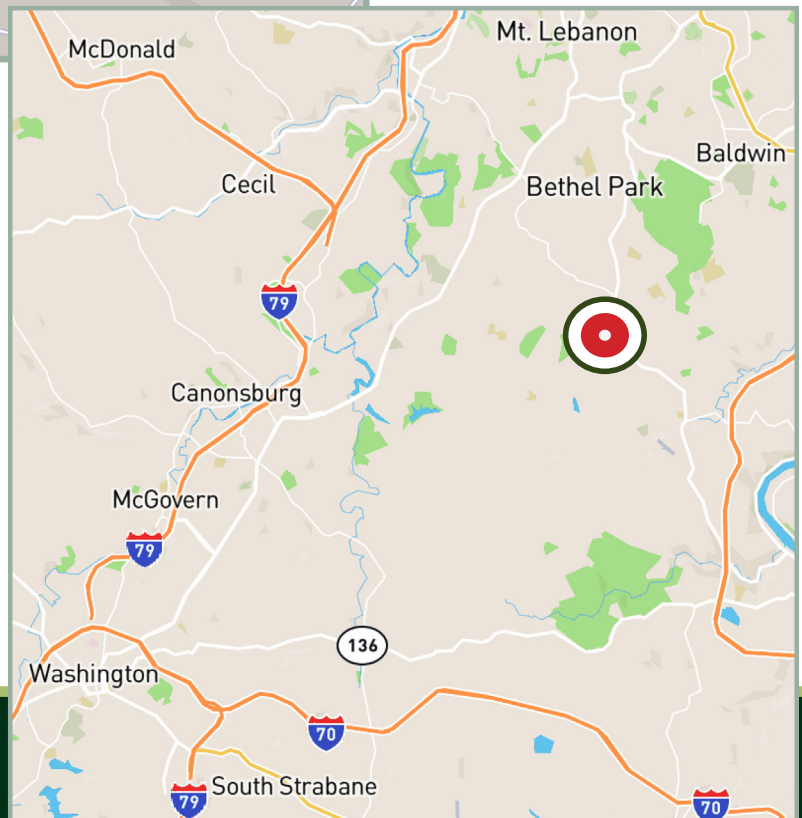
LATITUDE: 40.27906
LONGITUDE: -80.03389

- ✓ 31 min. / 17 miles from Washington, PA
- ✓ 20 min. / 9 miles from Canonsburg
- ✓ Less than 1 mile from State Rt. 88
- ✓ 6 min. / 3 miles from Finleyville
- ✓ 12 min. / 6 miles from Rt. 19 (Washington Rd.)
- ✓ 20 min. / 9 miles from Interstate 79
- ✓ 31 min. / 27 miles from the Pittsburgh International Airport
- ✓ 34 min. / 13 miles from downtown Pittsburgh

Demographics

	1 Mile	3 Miles	7 Miles
Population	3,558	41,798	214,334
Households	1,435	16,776	87,669
Avg. HH Income	\$124,850	\$129,442	\$128,701

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CBRE

KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com

One Oxford Centre | 301 Grant Street, Suite 4000
Pittsburgh, PA 15219 | cbre.com

Peters Township Zoning

Low-Density Residential (LD)

§ 440-403

A. Intent

(1) Low-density residential neighborhoods are formed as subdivisions and consist entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas. Many neighborhoods borrow open space from adjacent rural or natural areas, as well as adjacent undeveloped land.

(2) Blocks are typically large and include one or more culs-de-sac. Curvilinear streets are suburban in character and promote automobile travel.

B. Principal Uses: The list of principal uses that are permitted by right, special exception, conditional use or administrative approval:

C. Dimensional requirements

Figure LD.2
Dimensional Requirements in
LD Low-Density Residential District

Residential	
Minimum gross lot (square feet)	21,780 sq. ft. (23,780 sq. ft. for corner lot)
Maximum gross dwelling units per acre or lot	1.2
Minimum lot frontage at building line	100 ft.
Minimum principal building setbacks	
Front	50 ft. ¹
Side	15 ft.
Rear	40 ft.
Minimum accessory building setbacks	
Front	50 ft.
Side	15 ft.
Rear	15 ft.
Reduced rear and side for sheds	5 ft. ²
Maximum building/structure height	35 ft.
Maximum lot coverage	15%
Minimum open space set-aside	0.7 acres for each new lot created

Notes:

- 1 Front porches, covered or uncovered, may extend six feet into the front building setback, provided that they are not enclosed (only applicable with fifty-foot front setback).
- 2 Reduced rear and side yard setbacks shall not apply to accessory structures larger than 240 square feet, or those with active uses, such as swimming pools, sport courts, play structures, etc. No outdoor storage shall occur behind or beside the shed within reduced setback areas.

For complete zoning information, visit the Peters Township Zoning Website: <https://ecode360.com/32771005#32771005>

Figure LD.1
Chart of Permitted Uses in
LD Low-Density Residential District

Key:

P = Permitted use

S = Special exception

C = Conditional use

A - Approval by administrative review

Residential	
Single-family detached	P
Group living facility (Type A)	S
Agriculture	
Agricultural operations	P
Community garden	P
Farm	P
Forestry/woodlot	P
Recreation, Education, Public Assembly	
Cemetery	S
Equestrian facility	S
Place of worship/assembly	S
Private club	S
Recreation facility: private	S
Recreation facility: public	P
School	S
Services	
Animal kennel	S
Bed and breakfast	S
Public Facilities/Infrastructure	
Commercial wireless communications facility	
New tower on existing building/structure	A
Co-location on existing building/structure	A
Co-location on existing communications tower	A
Antenna mounted on existing building or tower	A
New tower in right-of-way	S
Emergency services	P
Essential services	P
Public works facility	P
Solar energy systems: large	C
Industrial	
Conventional gas drilling	P
Accessory	
Family day care	P
Home-based business (no-impact)	P
Home occupation	P
Keeping of horses and ponies	P
Limited lodging	P
Parking lot	P
Recreation facility: single-family residential	P
Solar energy system (small)	P
Wind facility (small)	P
Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in the district	P