

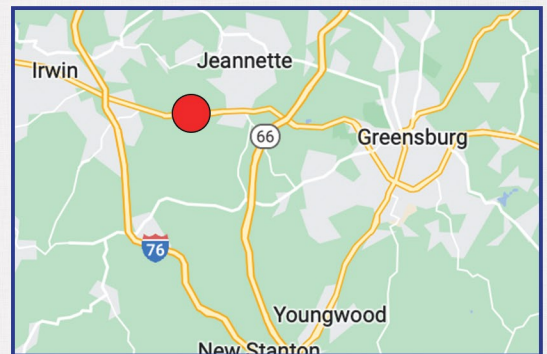
SALE LAND

6660 STATE ROUTE 30 JEANNETTE, PA 15644

2.684
+/- ACRES

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	1,962	26,629	77,803
Avg. HH Income	\$77,061	\$72,084	\$79,177



HIGHLIGHTS

- Opportunity to acquire prime developable land w/ route 30 frontage in Hempfield Township (Westmoreland County)
- Close proximity to Jeannette/Greensburg and Irwin
- Good portion of land is relatively flat
- Map ID: 50-13-00-0-093
- Zoning: Regional Commercial
- Traffic Count: 26,443 +/- vehicles per day
- Size of Parcel: 2.684 +/- acres

- SALES PRICE: \$500,000



Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

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80' R/W

TO ADAMSBURG
 N83°48'25"E
 S.R. 0030
 TO JEANNETTE

RACHEL MITCHELL
 D.B.V. 3126/127

MARTHA K. MATTA
 D.B.V. 105/6884

JAMES R. & JILL E. KRATOCHVIL
 D.B.V. 3710/350

JACK & NORMA NICOLETTO
 D.B.V. 3480/264

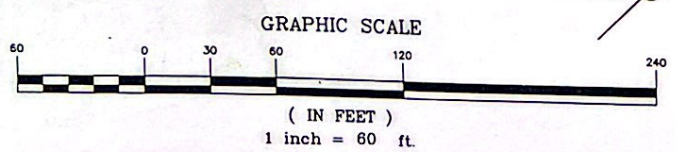
JOHN F. & ELSIE PLASSIO
 D.B.V. 2321/323

CHARLES A. KUNTZ
 D.B.V. 3598/388

ADAM C. & STEFFIE
 BLASIOLE
 D.B.V. 1539/562
 D.B.V. 1527/294

KENNETH W. & STELLA HOLMES
 D.B.V. 1922/377

MARK D. & KATHERINE EVANGELISTE
 D.B.V. 2700/574



DR. WILLIAM H. ROSCOE AND STACY L. ROSCOE
HEMPFIELD TOWNSHIP WESTMORELAND COUNTY, PA
DATE: 28 NOVEMBER 2001
CONTAINS: 2.729 ACRES
DRAWING: 38-75

RosSurveying
 Registered Professional Land Surveyors
 P.O. Box 97, Laughlintown, PA 15655
 Phone (724) 238-9048

REF: TAX MAP 50-13 PARCEL 93
 D.B.V. 1621/115



459.13'

299.69'

S06°07'20"E

311.05'

N65°56'05"W

121.55'

S18°01'10"E

200.54'

S80°30'00"W

223.00'

N07°47'20"W

0.86'

1.33'

JACOBSON DRIVE

OVERHEAD UTILITY LINES

STONE GAR.

1 1/2 STORY BRICK DWG.

POLE

EX. IRON PIN

EX. IRON PIPE

EX. IRON PIN

IRON PIN SET

EX. IRON PIPE

IRON PIN SET AT 45°

APPROX. PEOPLES NATURAL GAS PIPELINE

SHED