



Home Development Opportunity

99.64 acres available

Bocktown Road | Crescent Twp, PA 15046

Investment Opportunity Highlights



Bocktown Road
Crescent, PA 15046



Parcel ID: 811-F-260
Parcel ID: 811-R-129
Parcel ID: 702-P-371



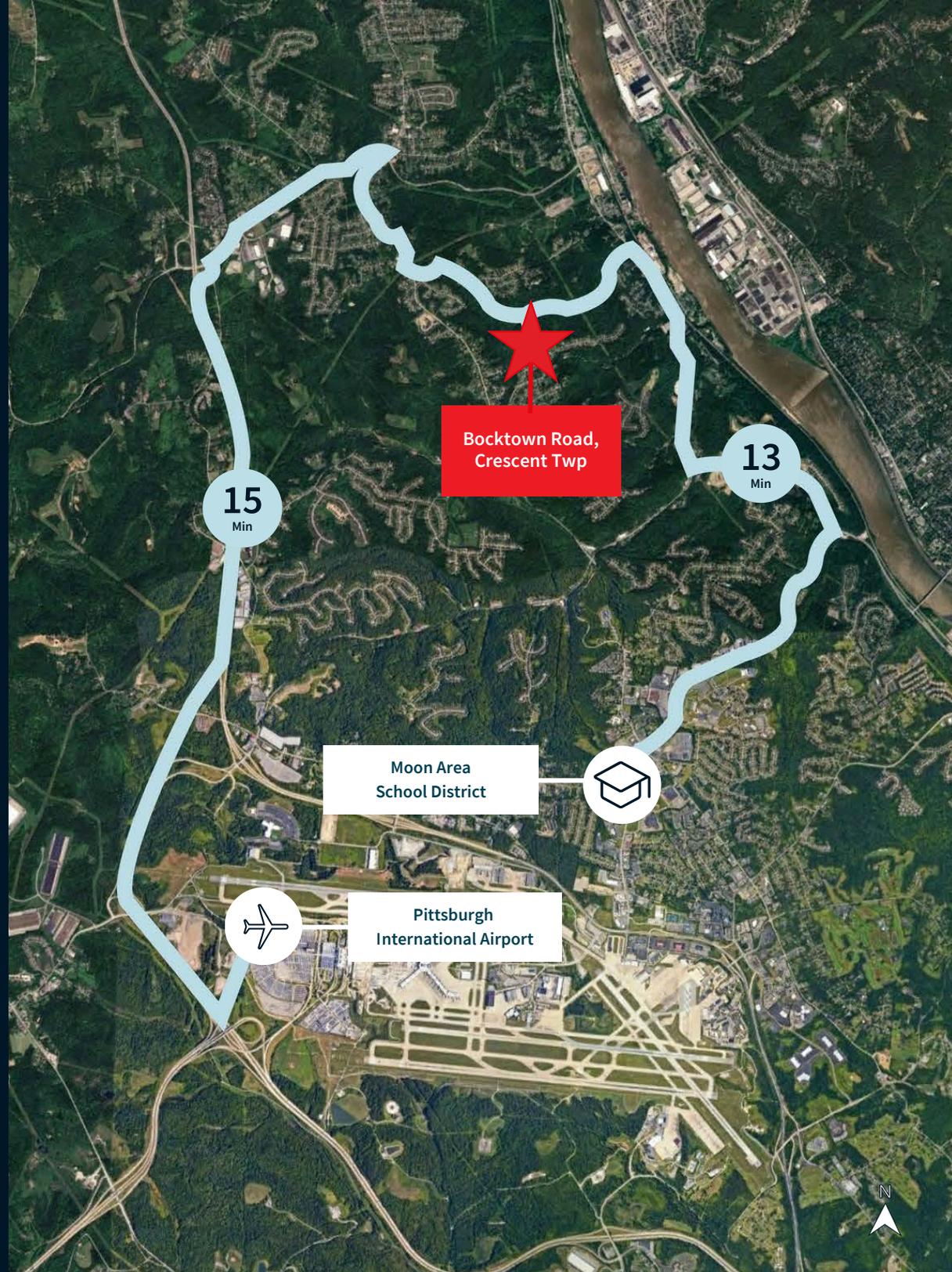
99.64 Acres



Moon School District
District - Allegheny County



All utilities available at site



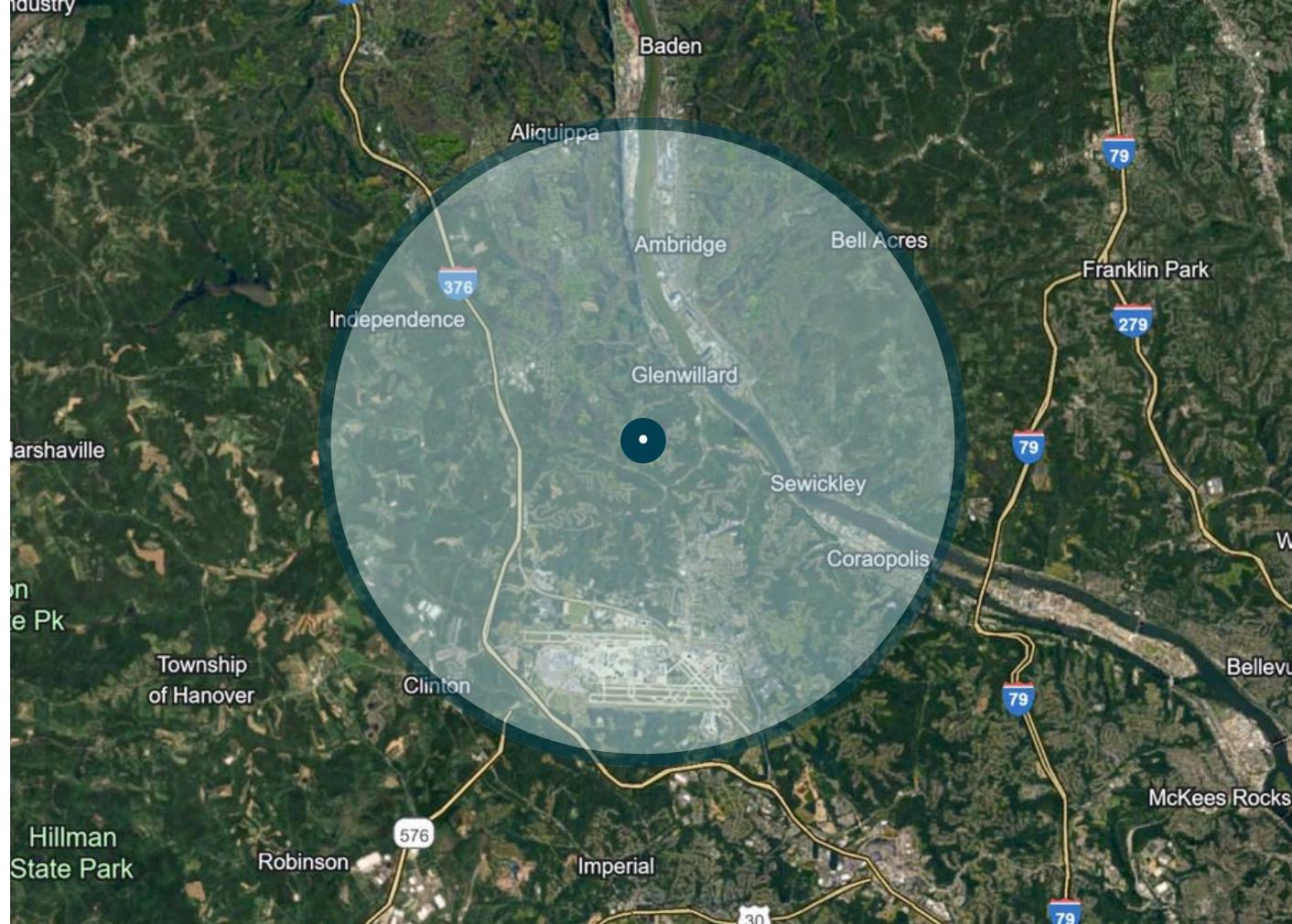
Crescent Twp.

Crescent Township is a well-established suburban community located in Allegheny County, approximately 20 miles northwest of downtown Pittsburgh along the Ohio River. This residential township offers a peaceful, family-oriented atmosphere with a mix of single-family homes, ranging from modest starter homes to larger executive properties on spacious lots. The area benefits from excellent access to major transportation corridors including Interstate 376 and Route 65, providing convenient commuting options to Pittsburgh's central business district and surrounding employment centers.

The township presents strong investment potential with its stable residential market, quality school district, and proximity to both urban amenities and natural recreation areas along the Ohio River. Crescent Township maintains a rural suburban character while offering modern conveniences, including nearby shopping centers and healthcare facilities in adjacent communities. The area has shown consistent property value appreciation and attracts buyers seeking affordable homeownership in a quiet, well-maintained community.

2025 Demographics

	10 Min	15 Min	20 Min
Avg. Household Income	\$152,928	\$144,097	\$129,278
Total Population	79,232	160,720	284,405
Total Daytime Population	71,450	150,856	259,656



WITHIN A 5-MILE RADIUS

Retail

INVENTORY SF	UNDER CONST SF	12 MO NET ABSORB SF	VACANCY RATE	MKT ASKING RENT/SF	MKT SALE PRICE/SF	MKT CAP RATE
4.6M	0	47K	4.2%	\$11.75	\$122	8.3%
<small>PRIOR PERIOD 4.6M</small>	<small>PRIOR PERIOD 5.3K</small>	<small>PRIOR PERIOD 57.5K</small>	<small>PRIOR PERIOD 5.1%</small>	<small>PRIOR PERIOD \$12.19</small>	<small>PRIOR PERIOD \$128</small>	<small>PRIOR PERIOD 8.0%</small>

Multi-family

INVENTORY UNITS	UNDER CONST UNITS	12 MO NET ABSORB UNITS	VACANCY RATE	MKT ASKING RENT/UNIT	MKT SALE PRICE/UNIT	MKT CAP RATE
5,344	0	318	8.0%	\$1,149	\$108K	7.8%
<small>PRIOR PERIOD 4,963</small>	<small>PRIOR PERIOD 381</small>	<small>PRIOR PERIOD 38</small>	<small>PRIOR PERIOD 7.2%</small>	<small>PRIOR PERIOD \$1,136</small>	<small>PRIOR PERIOD \$108K</small>	<small>PRIOR PERIOD 7.7%</small>

Get in touch

Ross Langford

Vice President
Ross.Langford@jll.com
+1 412 715 8901

Geoff Greco

Senior Vice President
Geoff.Greco@jll.com
+1 412 816 5163

Greg Hopkins

Senior Vice President
Greg.Hopkins@jll.com
+1 412 770 5295

JLL Pittsburgh

260 Forbes Ave, Suite 1200
Pittsburgh, PA 15222
+1 412 208 1400

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. Jones Lang LaSalle Licensed Under REAA 2008.