

23.3 ± AC HIGHWAY DEVELOPMENT SITE

For Sale | Route 198 at I-79 | Saegertown, PA 16433



OFFERING SUMMARY

Sale Price:	\$817,110
Price / Acre:	\$35,000
Lot Size:	23.346 ± Acres
Parcel #:	2808-006, 2808-004-1 & 2808-008-1
Township:	Hayfield
County:	Crawford
Zoning:	C – Commercial District

PROPERTY HIGHLIGHTS

- 23.3 ± Acre Highway Development Site - Combination of 3 Parcels
- 382' Frontage along I-79 at Exit 154 (Saegertown, PA)
- 18,000 Average Daily Traffic Along I-79
- 594' Frontage along State Route 198
- 3,800 Average Daily Traffic Along SR-198
- Combination of 3 Parcels Zoned C – Commercial District
- Many Potential Uses: Drive-Thru Restaurant, Mini-Storage, Light Manufacturing, Hotel, Church, Offices, Equipment Sales & Service, Carwash, & More
- Private Utilities Required
- 7 Miles from Meadville, 33 Miles from Erie, & 95 Miles from Cleveland & Pittsburgh

FOR MORE INFORMATION PLEASE CONTACT

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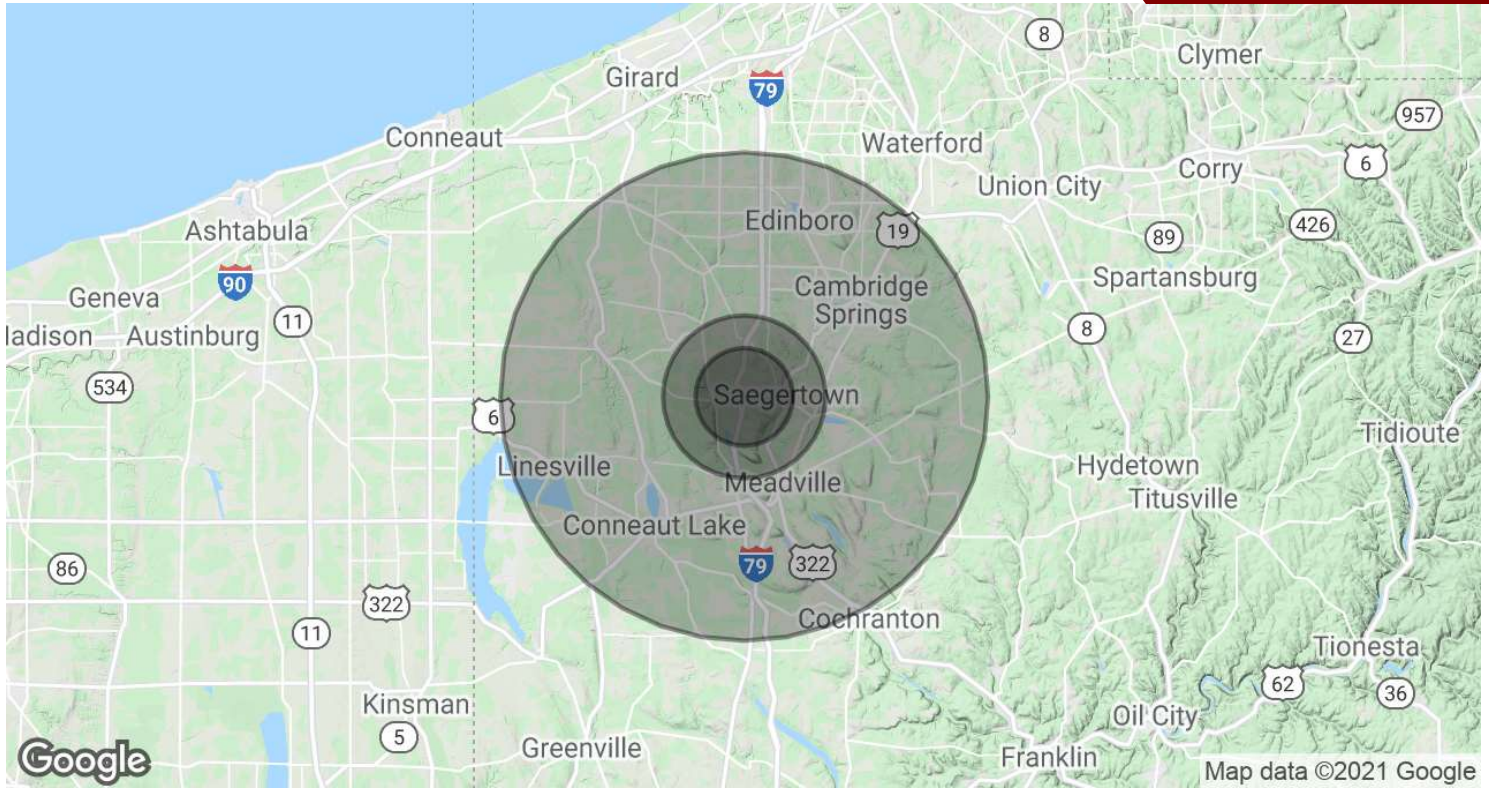
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	2,153	10,101	76,995
Average Age	42.2	40.0	41.4
Average Age (Male)	41.1	37.7	40.0
Average Age (Female)	45.8	44.5	43.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	871	3,756	31,057
# Of Persons Per HH	2.5	2.7	2.5
Average HH Income	\$51,985	\$57,713	\$53,539
Average House Value	\$153,286	\$138,815	\$133,793

* Demographic data derived from 2010 US Census

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Section 305 C-1 Commercial District

The C-1 Commercial District is established to provide for businesses that require access to interstate interchanges and can coexist in proximity to a mixed use setting without significant infrastructure.

<u>C-1 Commercial District</u>	
<u>Permitted Uses</u>	<u>Conditional Uses</u>
Automobile Sales and Service	Communication Towers (403)
Hotel/Motel	Billboards (507.G)
Restaurant	Shopping Centers (424)
Drive-Through Restaurant	Theaters (424)
Retail Businesses (Less Than 20,000 Square Feet Gross Floor Area)	Retail Businesses (Greater Than 20,000 Square Feet Gross Floor Area) (424)
Professional Offices	Convenience Stores/Service Stations (408)
Carwash	
Mini-Storage Facility	
Light Manufacturing	
Public Utilities	
Essential Services	
Churches	
Landscaping/Nursery	
Agriculture	
Single-Family Dwellings	
Building Materials/Supply Yards	
Equipment Sales and Service	
Personal Services	
Business Services	
Accessory Uses and Structures	
Home Occupations	

**TABLE 305
C-1 COMMERCIAL DISTRICT
LOT, YARD, AND HEIGHT REQUIREMENTS**

	With Public Sewer	On-Lot Sewer
Minimum Lot Area	1 Acre	2 Acres
Minimum Lot Width	150 Feet	150 Feet
Minimum Front Yard	40 Feet	40 Feet
Minimum Side Yard	30 Feet	30 Feet
Minimum Rear Yard	40 Feet	40 Feet
Maximum Height	35 Feet	35 Feet
Maximum Coverage	25%	25%