

LAND FOR SALE

45.905 Acres

McCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP

Offered at
\$42,000
per acre



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SITE PLAN

McCLELLAND ROAD | FINLEYVILLE, PA 15332

ZONING:
LD - Low Density Residential
(Peters Township)

PARCEL ID

540-004-00-00-0070-00

ACCESS

Fronts McClelland Road

- 4 minutes / 1.6 miles to Rt. 88
- 8 minutes / 2.7 miles to Rt. 43
- 34 min. / 18.6 mi. to Washington, PA & Interstate 79
- 28 min. / 15.3 mi. to Canonsburg
- 48 min. / 17.9 mi. to downtown Pittsburgh
- 52 min. / 28.9 miles to the Pittsburgh International Airport

UTILITIES:

All Utilities Available to Site

TAXES:

Municipal: \$5.68

County: \$8.51

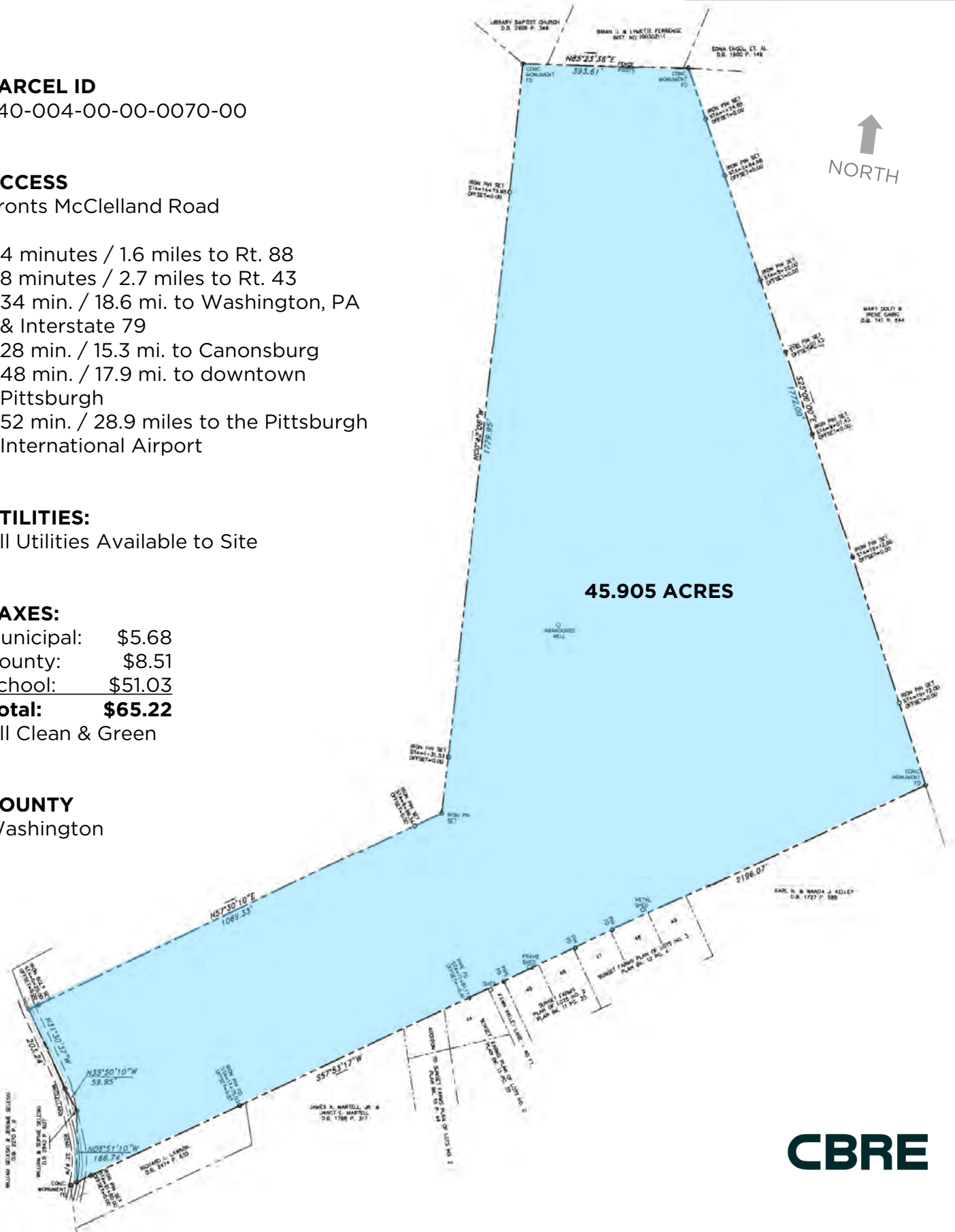
School: \$51.03

Total: \$65.22

All Clean & Green

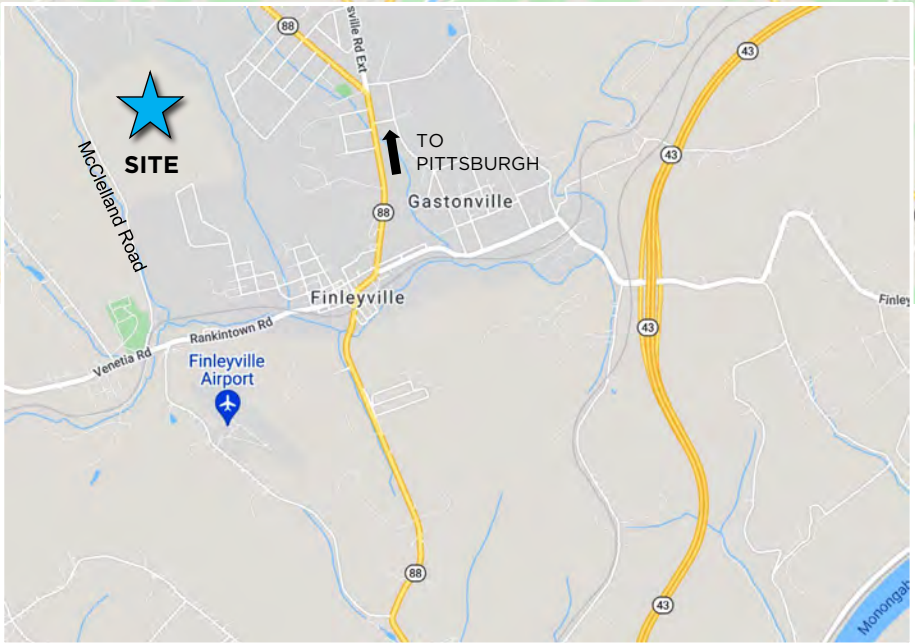
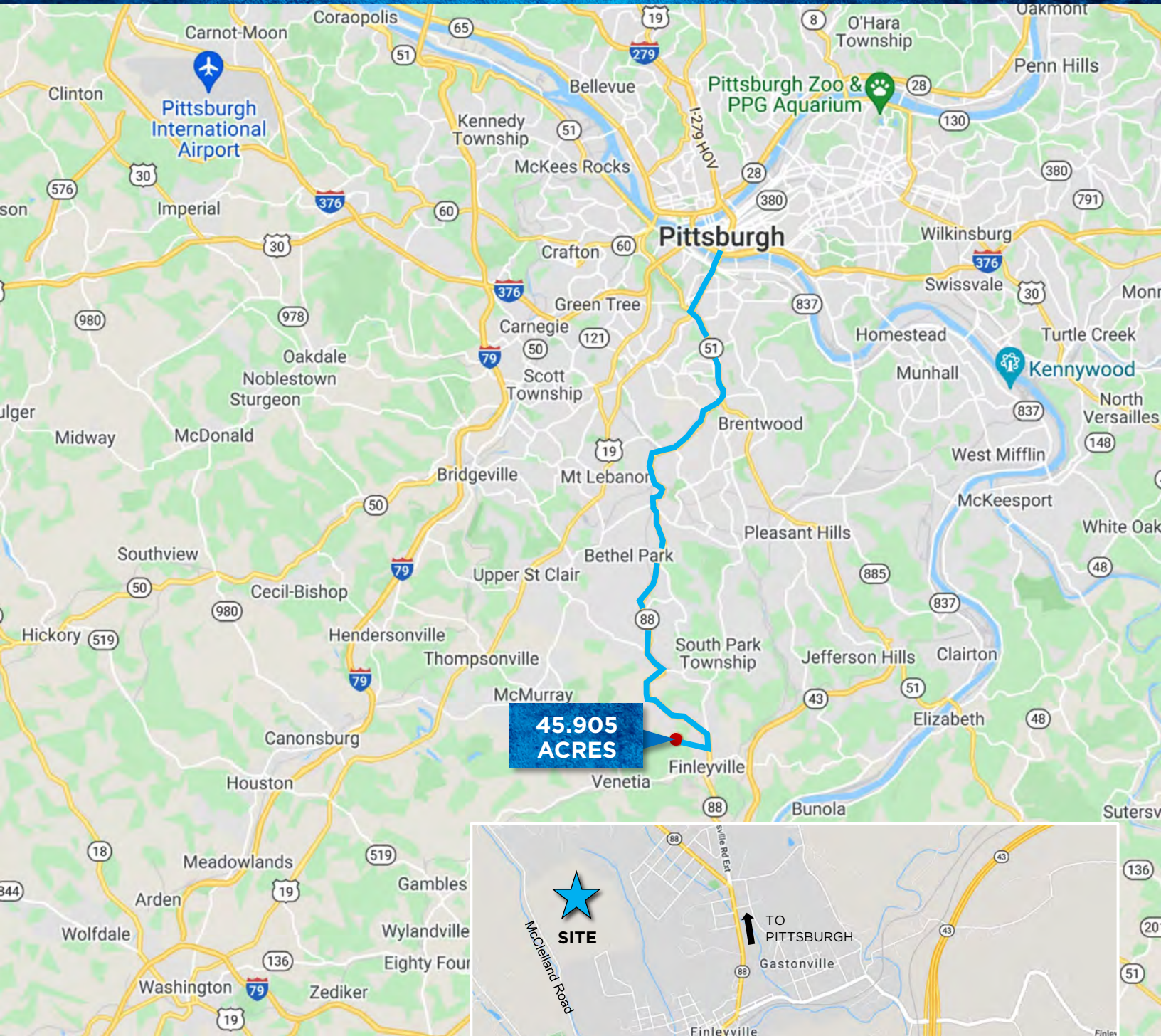
COUNTY

Washington



LOCATION MAPS

McCLELLAND ROAD | FINLEYVILLE, PA 15332

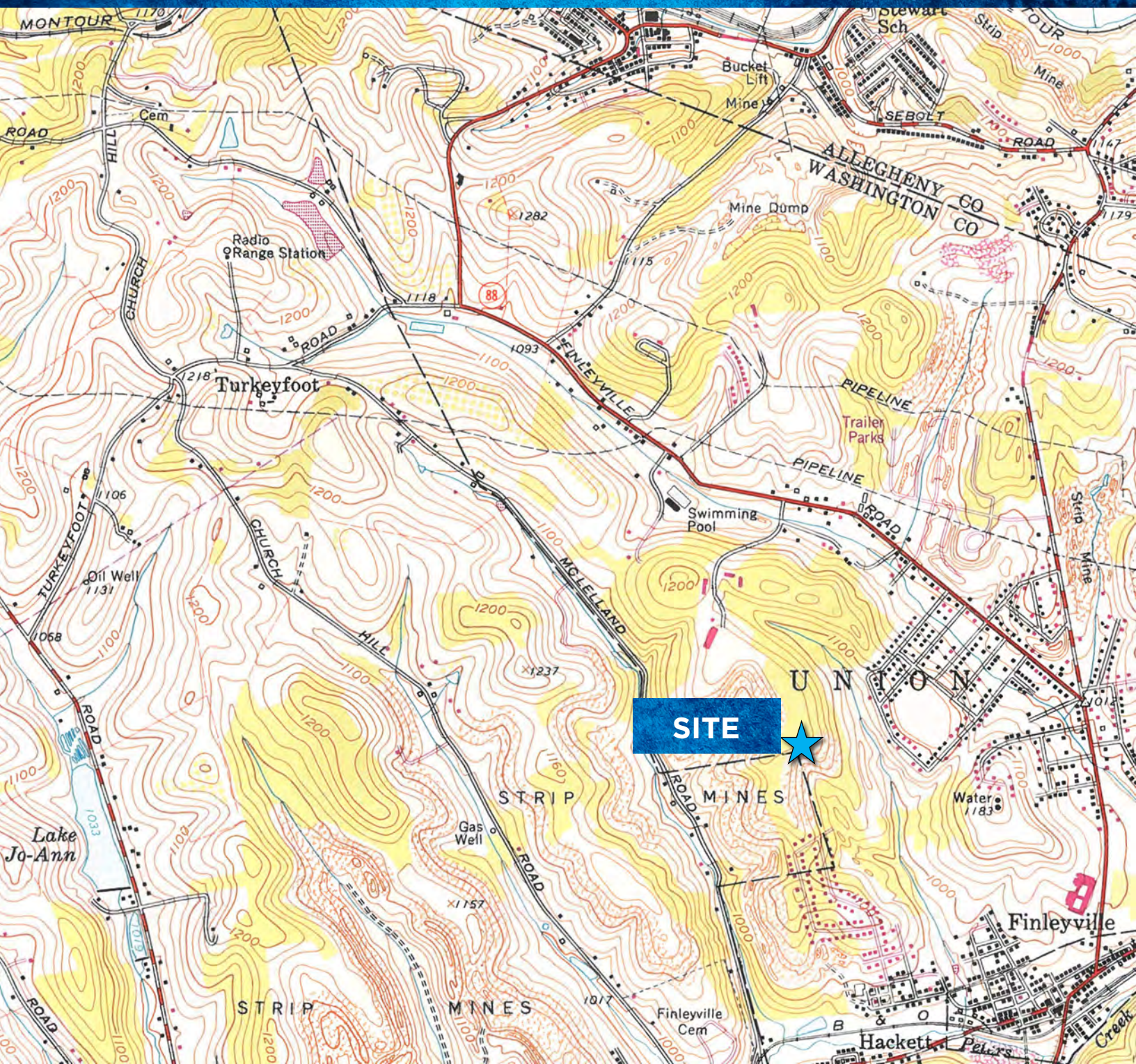


CBRE

US Steel Tower
600 Grant Street, Suite 4800
Pittsburgh, PA 15219
cbre.com

TOPOGRAPHIC MAP

McCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP



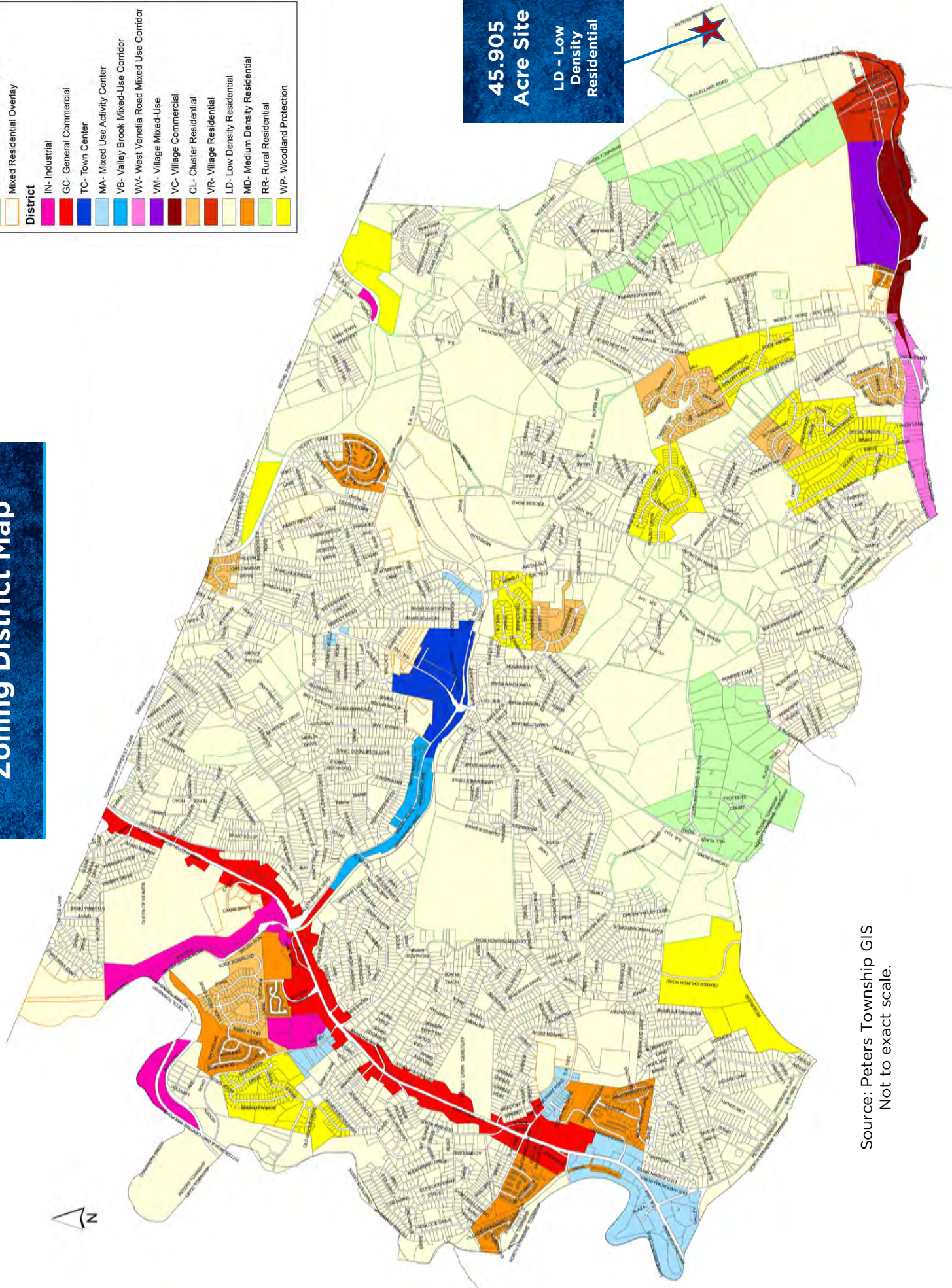
Source: Geological Survey
Reston, VA

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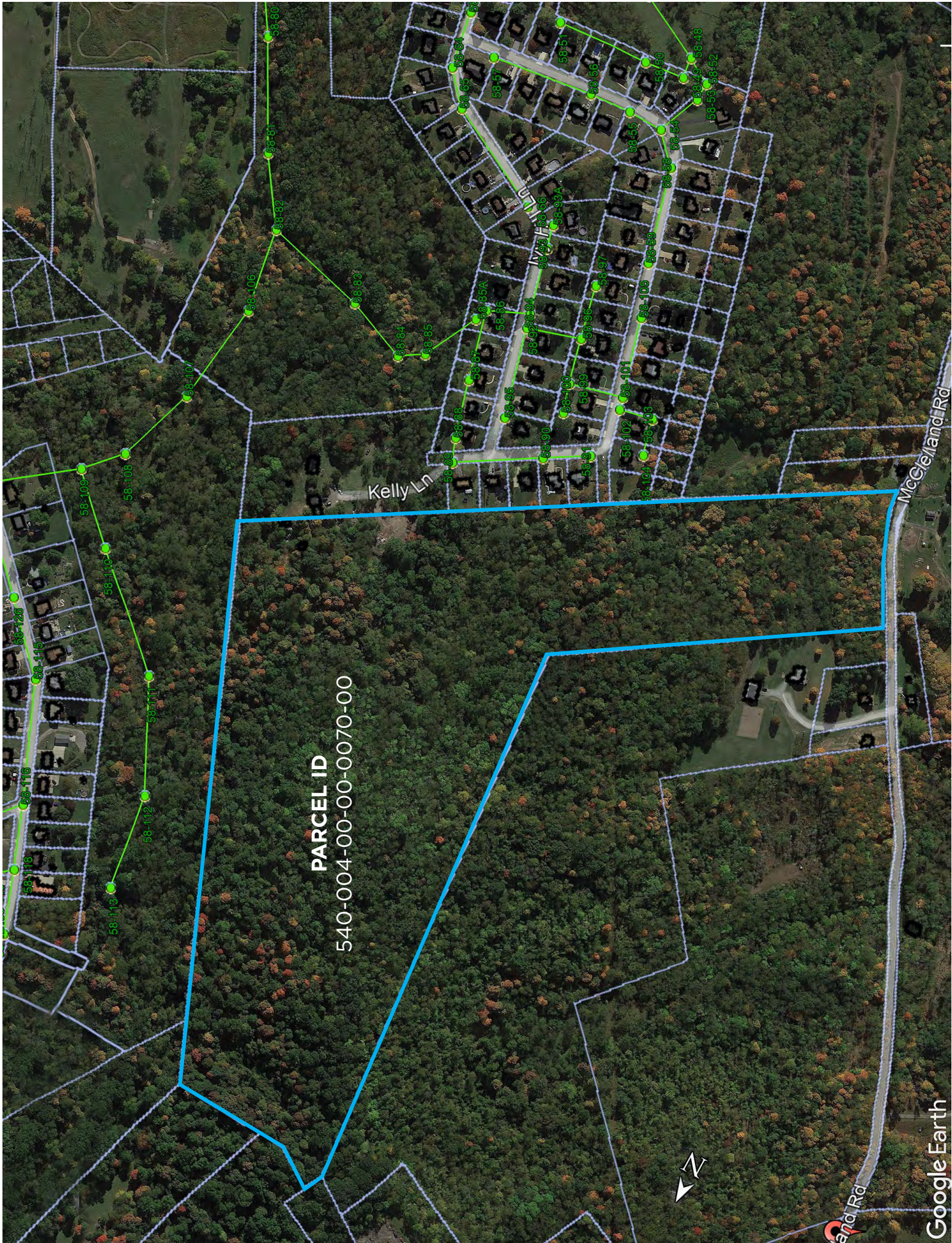
Peters Township Zoning District Map

Legend	
	Conservation Residential Overlay
	Mixed Residential Overlay
District	
	IN- Industrial
	GC- General Commercial
	TC- Town Center
	MA- Mixed Use Activity Center
	VB- Valley Brook Mixed-Use Corridor
	WV- West Venetia Road Mixed Use Corridor
	VM- Village Mixed-Use
	VC- Village Commercial
	CL- Cluster Residential
	VR- Village Residential
	LD- Low Density Residential
	MD- Medium Density Residential
	RR- Rural Residential
	WP- Woodland Protection

**45.905
Acre Site**
LD - Low
Density
Residential



Source: Peters Township GIS
Not to exact scale.



PARCEL ID
540-004-00-00-0070-00

Kelly Ln

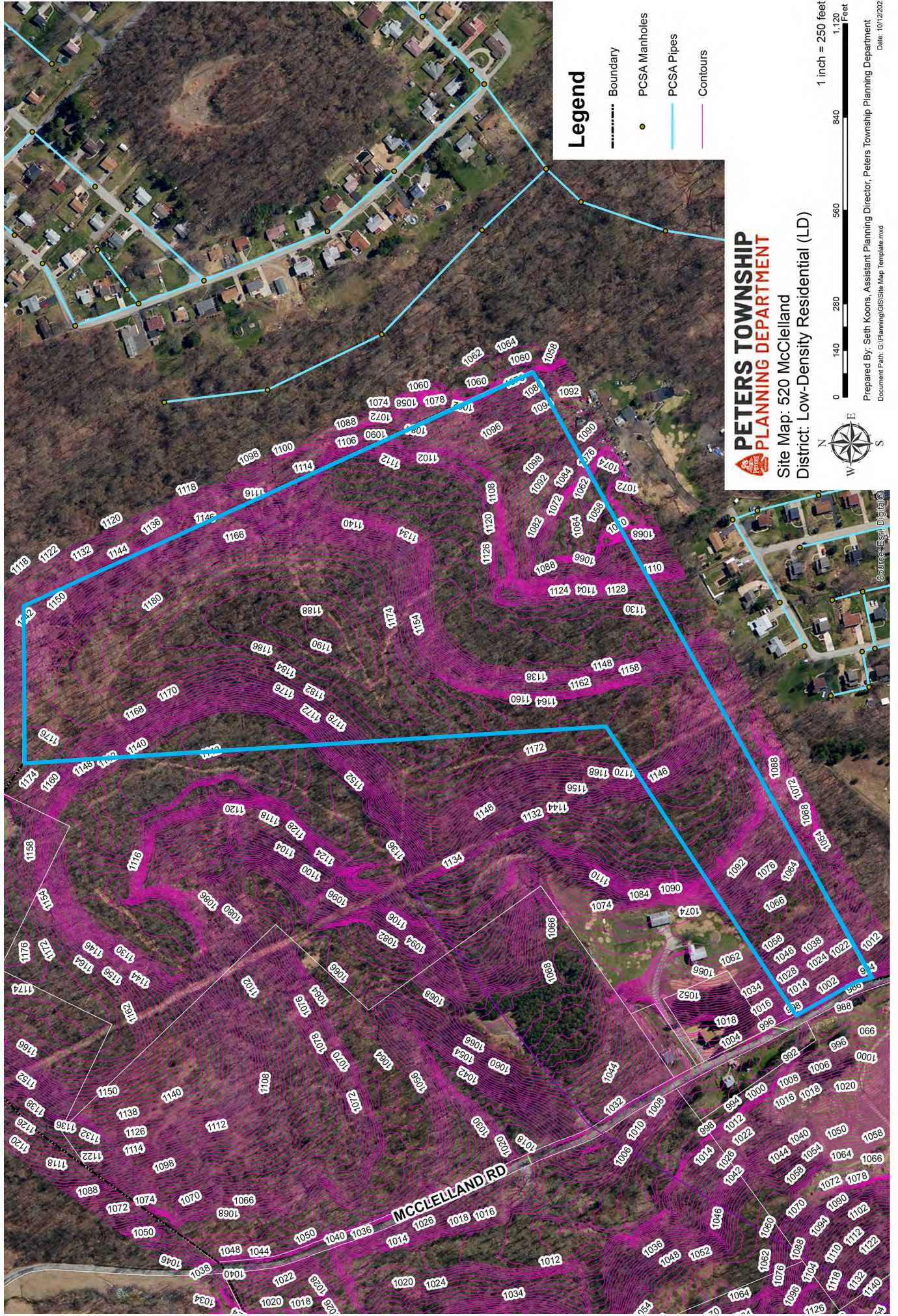
McClelland Rd

Sand Rd



Google Earth

PARCEL ID
540-004-00-00-0070-00



Legend

- Boundary
- PCSA Manholes
- PCSA Pipes
- Contours

PETERS TOWNSHIP
PLANNING DEPARTMENT
Site Map: 520 McClelland
District: Low-Density Residential (LD)

1 inch = 250 feet
0 140 280 560 840 1120 Feet

Prepared By: Seth Koons, Assistant Planning Director, Peters Township Planning Department
Document Path: C:\Planning\GIS\Site Map_Template.mxd
Date: 10/12/2021