

LAND FOR SALE

45.905 Acres

McCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP

Offered at
\$42,000
per acre



CBRE

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Senior Vice President

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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

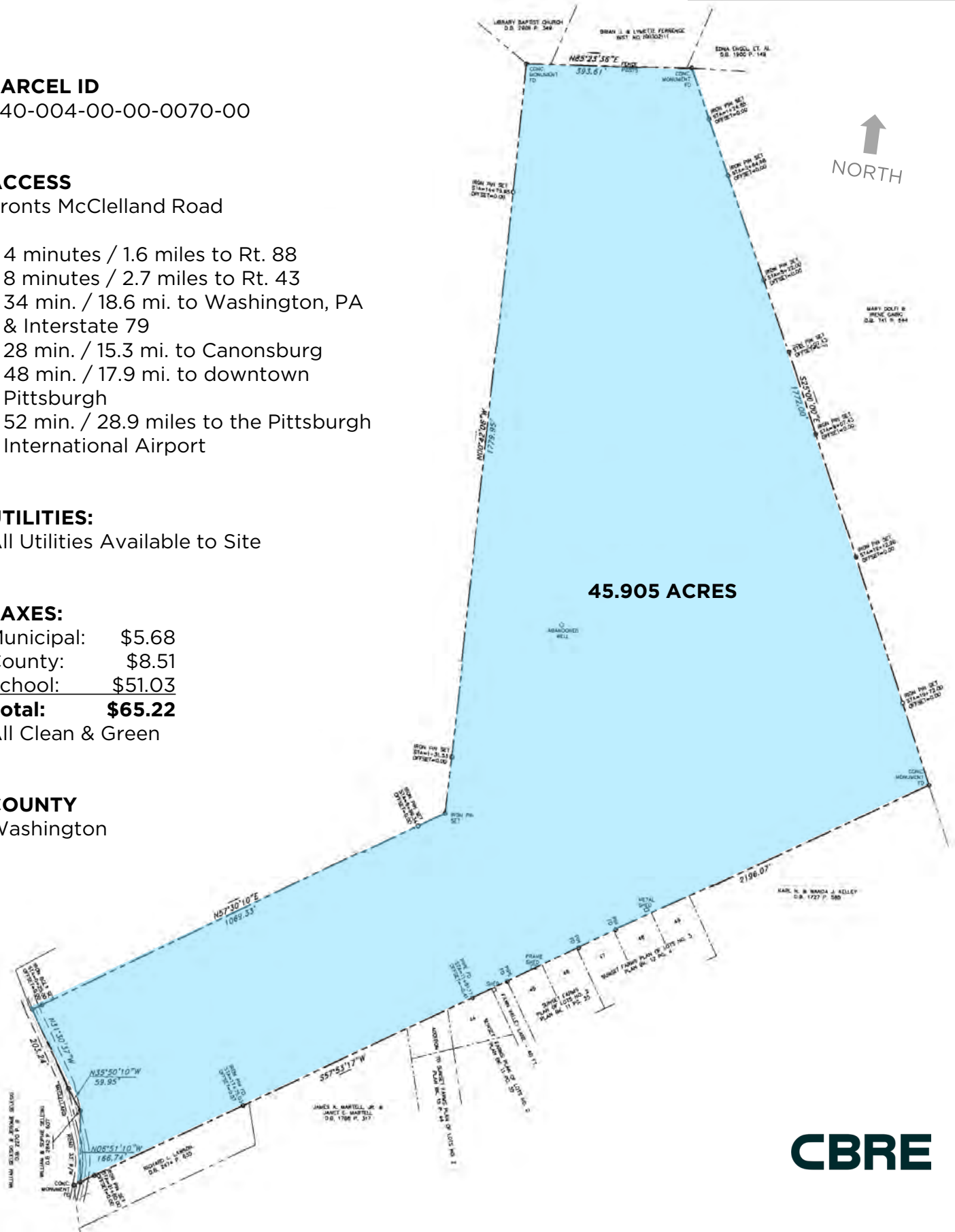
School: \$51.03

Total: \$65.22

All Clean & Green

COUNTY

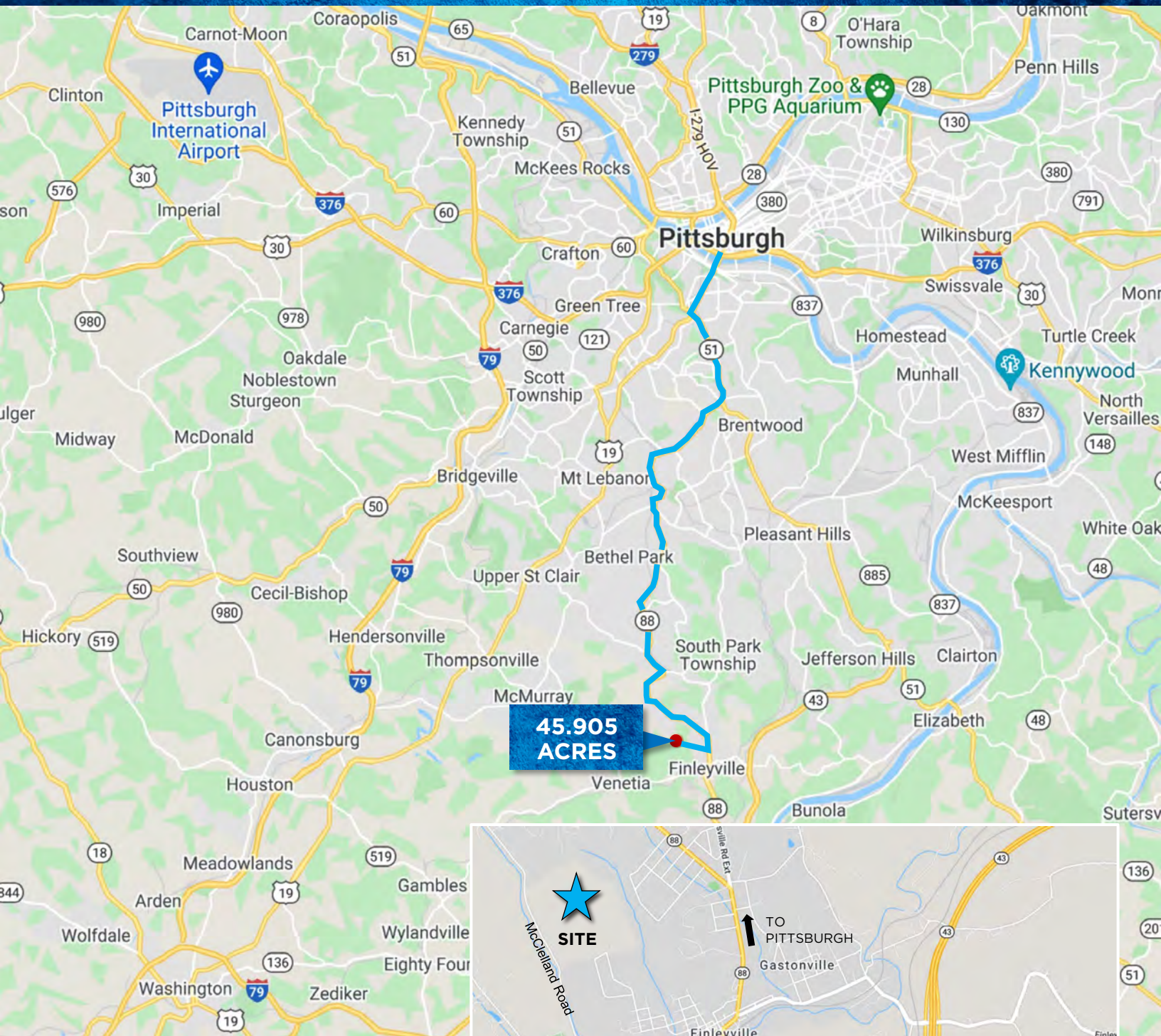
Washington



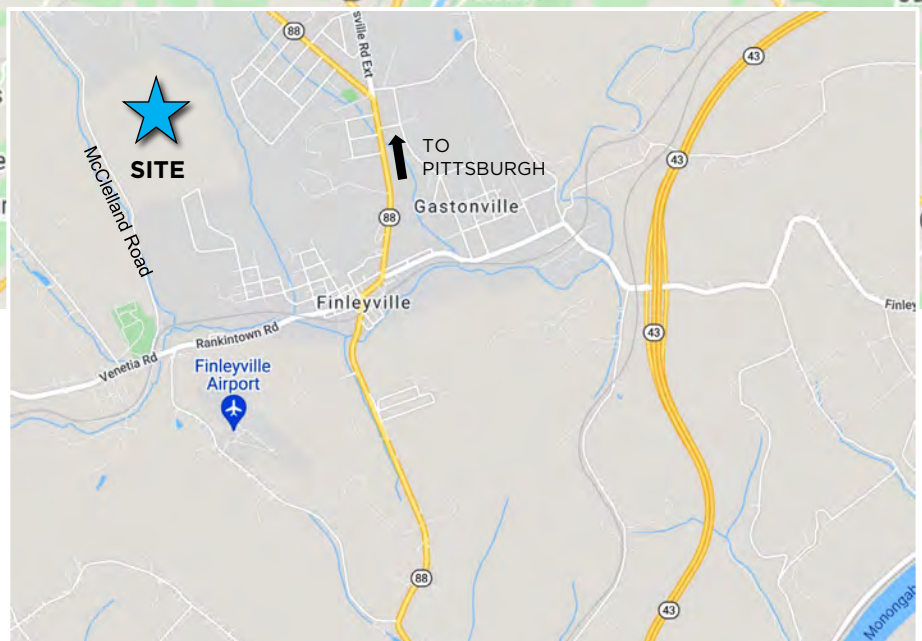
CBRE

LOCATION MAPS

McCLELLAND ROAD | FINLEYVILLE, PA 15332



**45.905
ACRES**

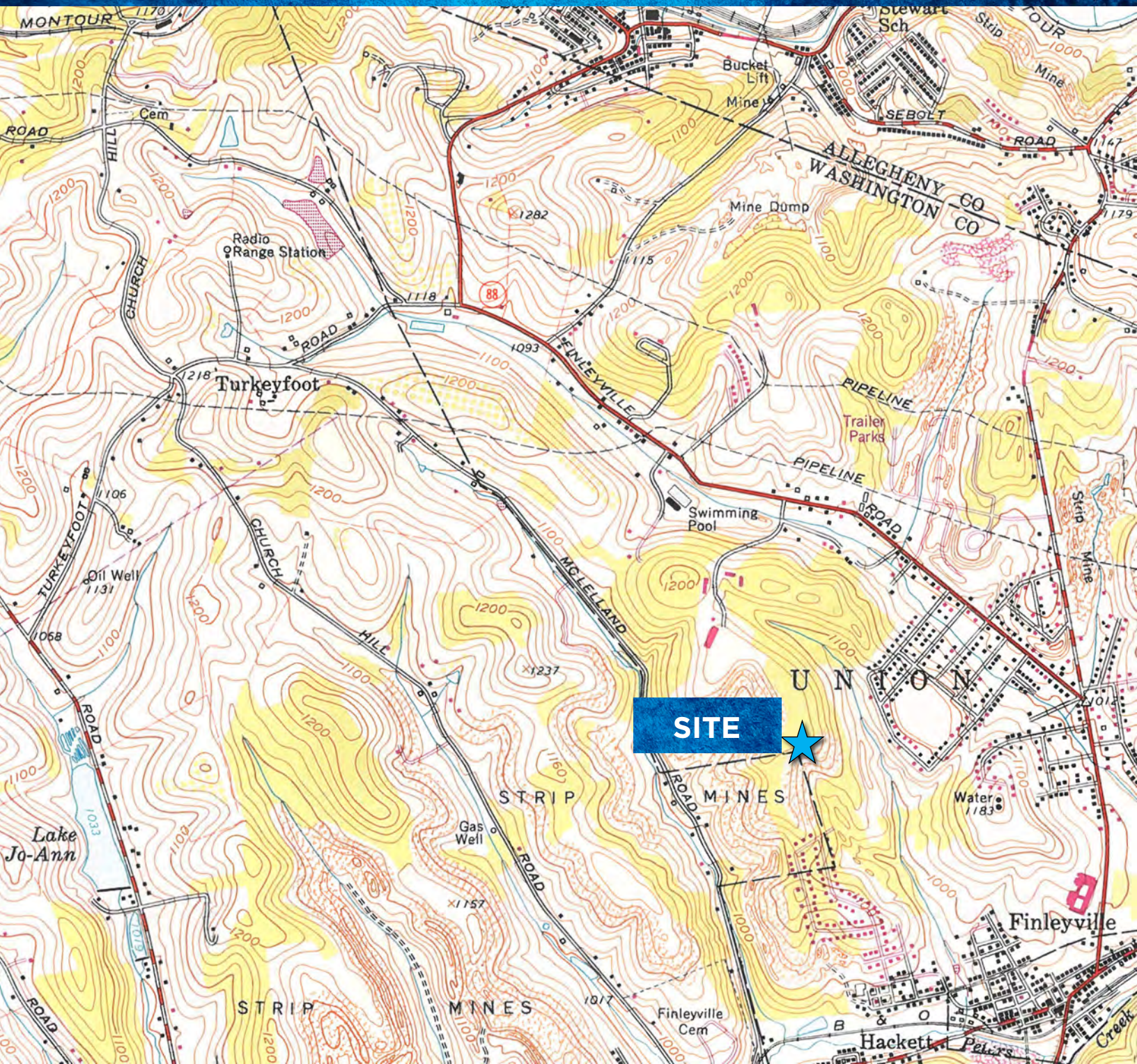


CBRE

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

TOPOGRAPHIC MAP

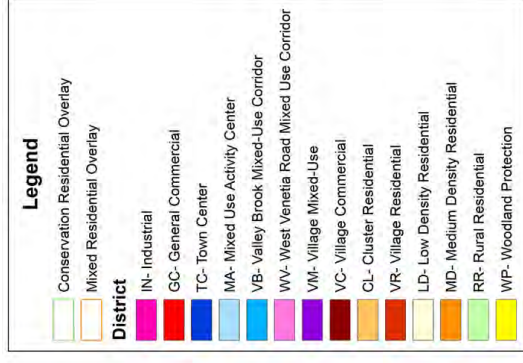
McCLELLAND ROAD | FINLEYVILLE, PA 15332 | PETERS TOWNSHIP



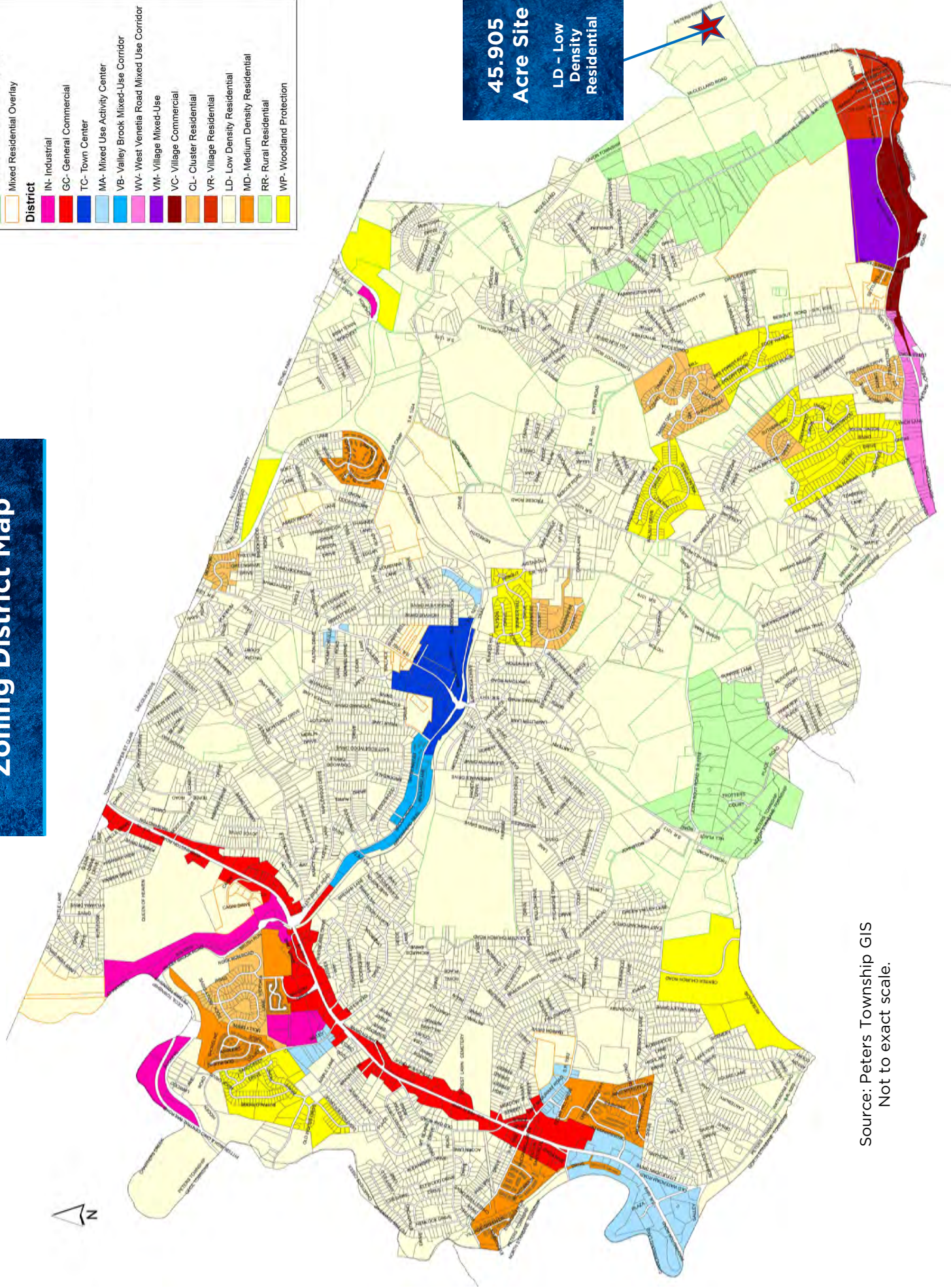
Source: Geological Survey
Reston, VA

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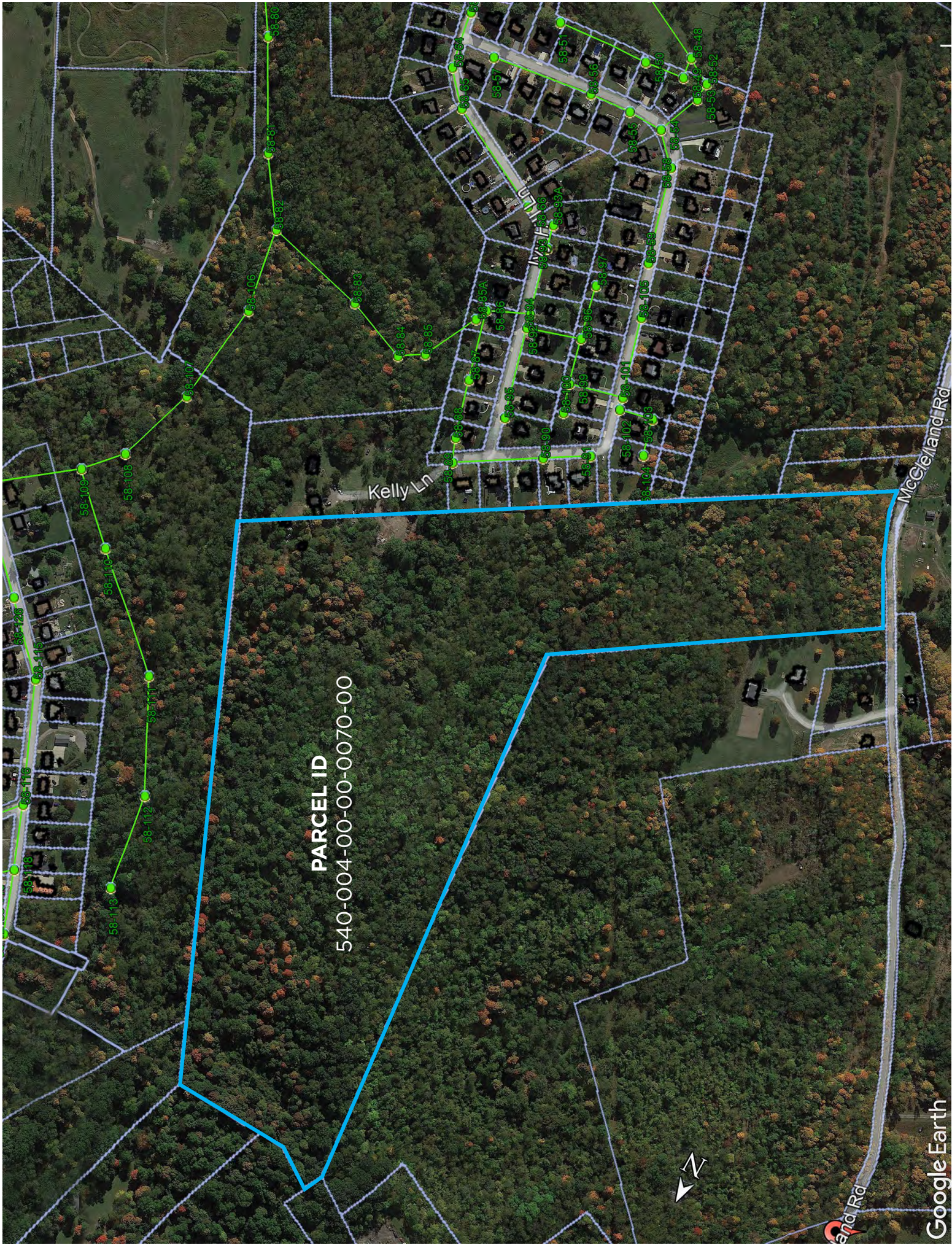
Peters Township Zoning District Map



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



Source: Peters Township GIS
Not to exact scale.



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