

LAND FOR SALE

45.905 Acres_±

**McClelland Road
Finleyville, PA 15332**

**LAND
SITE**

McCLELLAND ROAD

PETERS TOWNSHIP

PETERS TWP.
UNION TWP.

UNION TOWNSHIP

CBRE

PROPERTY DETAILS

McCLELLAND ROAD
FINLEYVILLE, PA

PARCEL ID

540-004-00-00-0070-00

ZONING

LD - Low Density Residential (Peters Township)

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

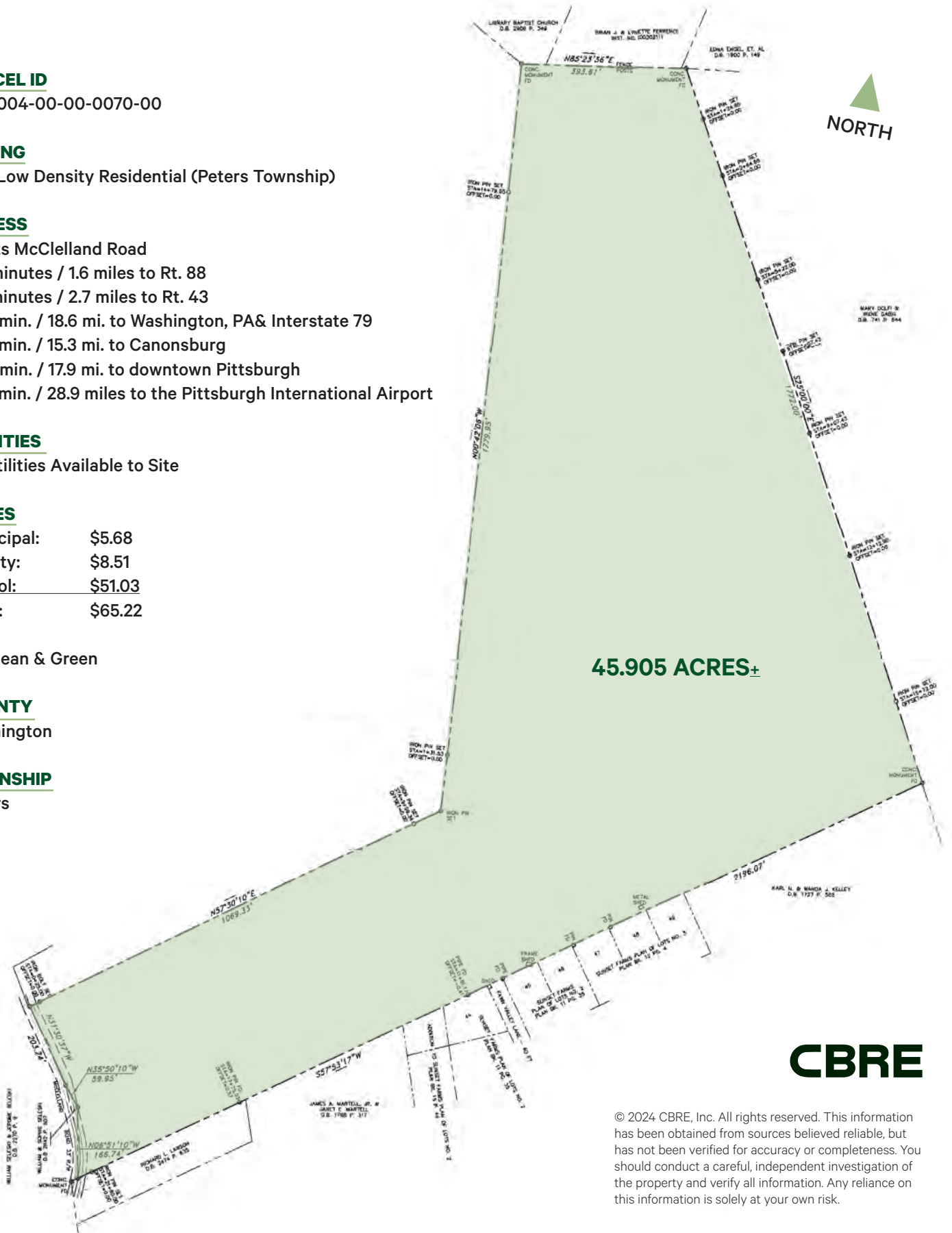
All Clean & Green

COUNTY

Washington

TOWNSHIP

Peters

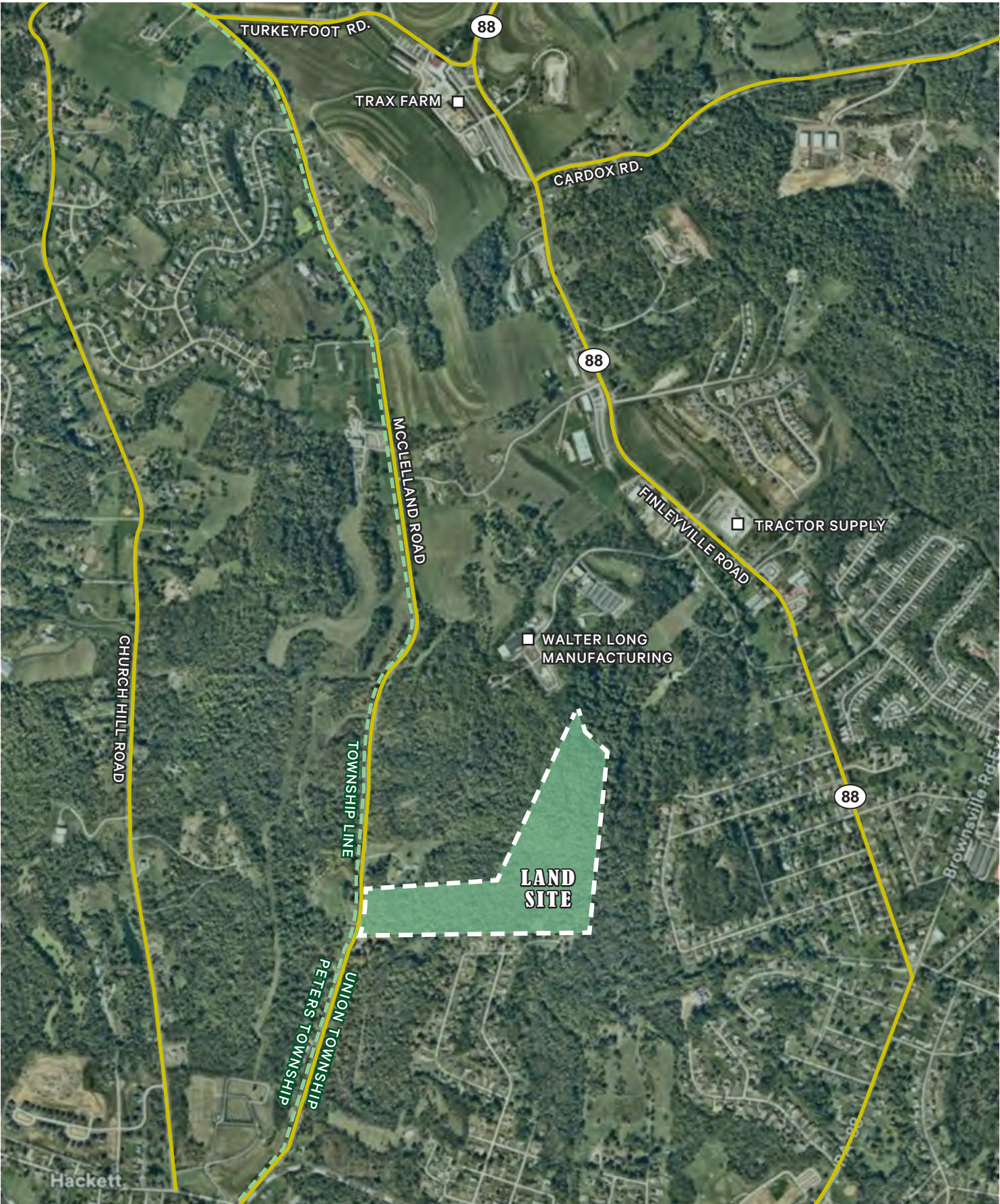


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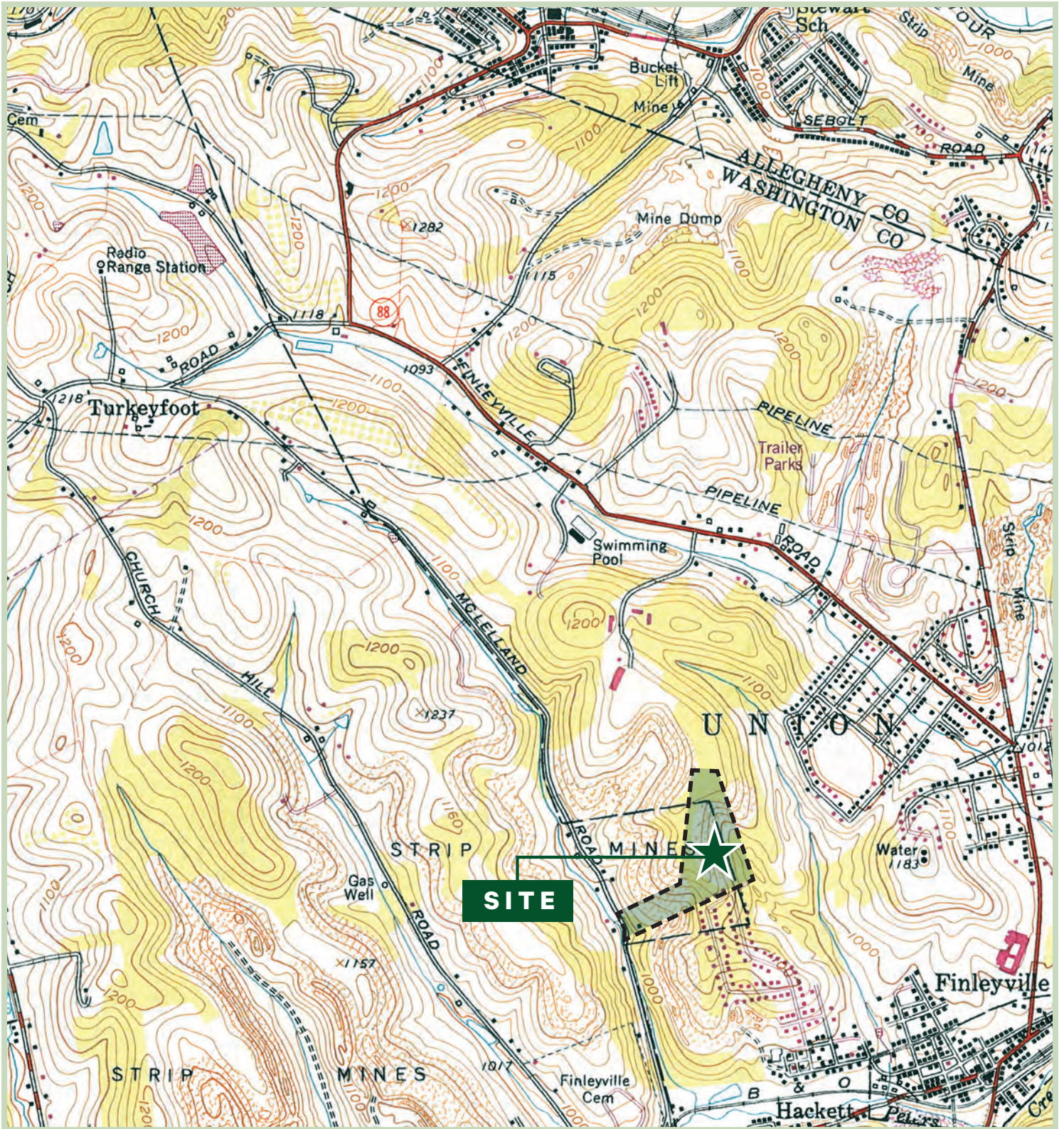
LOCATION AERIAL

McCLELLAND ROAD
FINLEYVILLE, PA



TOPOGRAPHIC MAP

McCLELLAND ROAD
FINLEYVILLE, PA

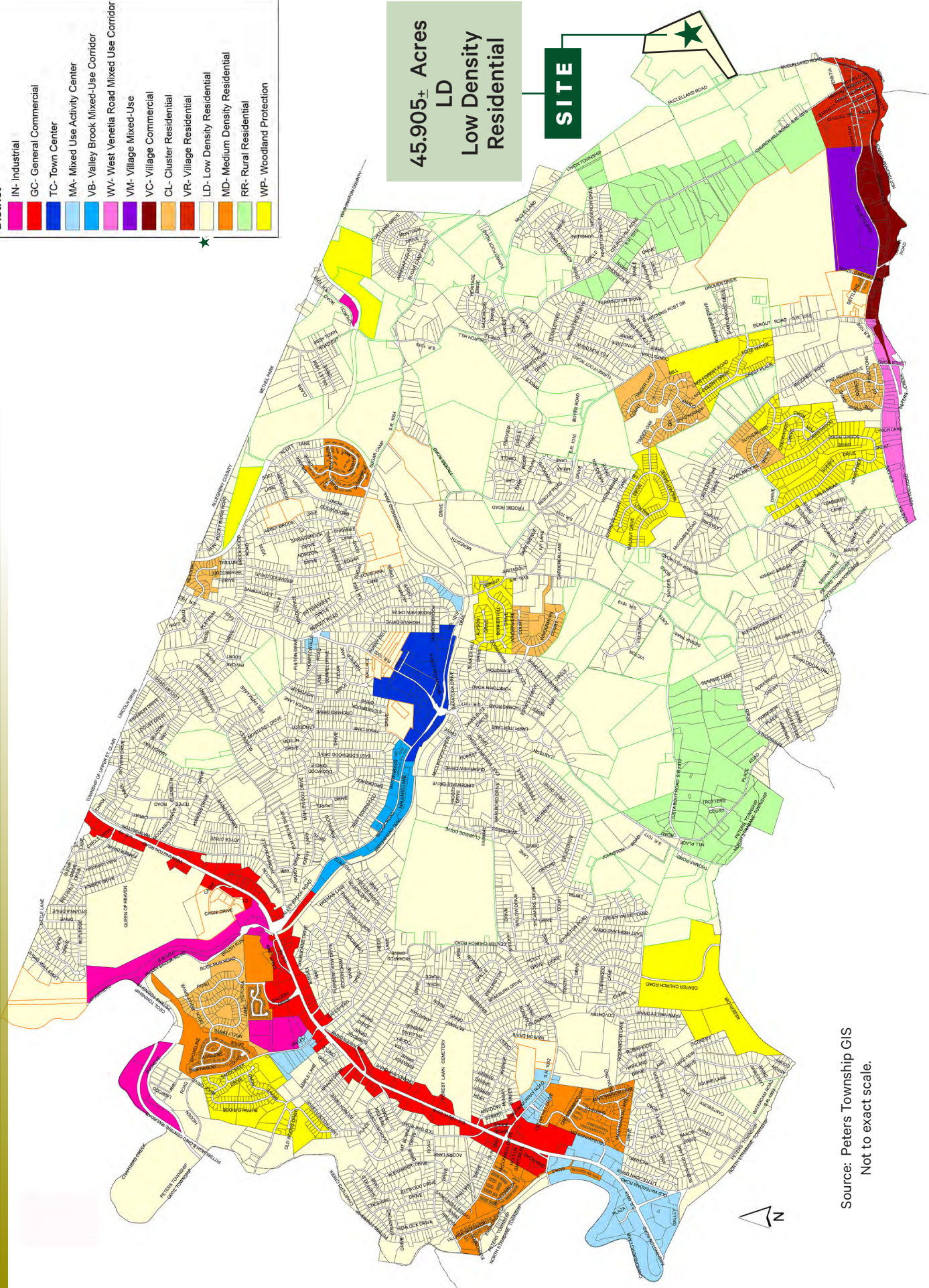


Source: Geological Survey
Reston, VA

CBRE

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



Source: Peters Township GIS
Not to exact scale.



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

Kelly Ln

McGlelland Rd

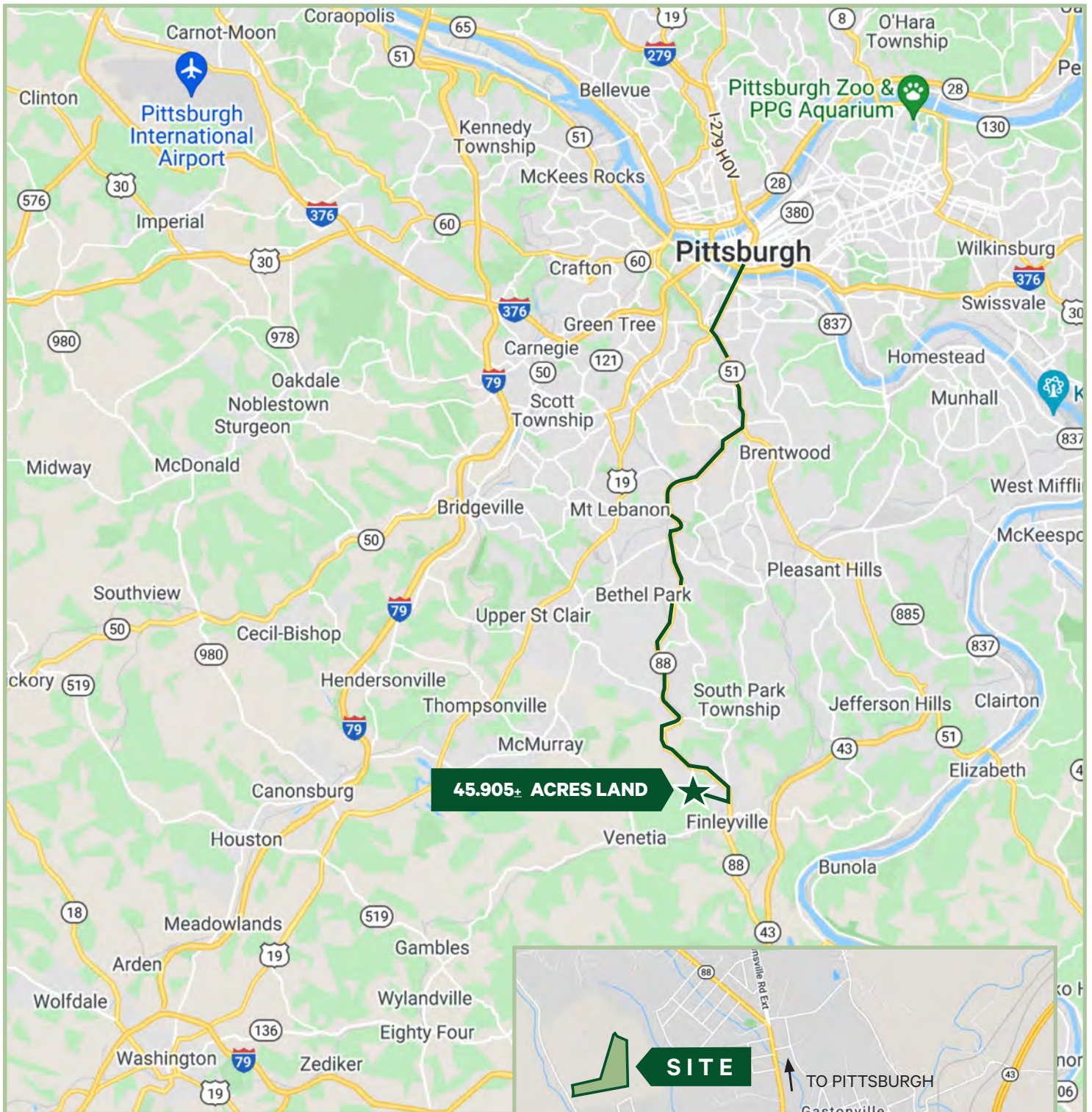
Sand Rd

Google Earth



LOCATION MAPS

**McCLELLAND ROAD
FINLEYVILLE, PA**



CONTACT

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