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| Within City Limits: | Yes |
| Sale Price: | \$60,000 |
| Sale Price Note: | Per acre |
| Last Updated: | Jul 7, 2023 |

Economic Development Contact

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Armstrong Planning & Development
(724) 548-3223 | ddalviano@co.armstrong.pa.us

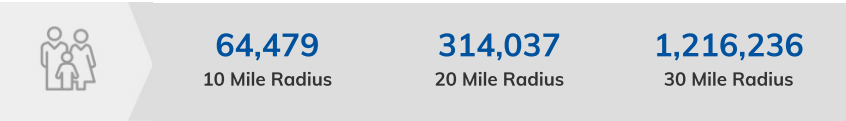
Realtor/Owner Contact

Michael Heinricher
RIDC
412-315-6456 | mheinricher@ridc.org

Property and Area Description

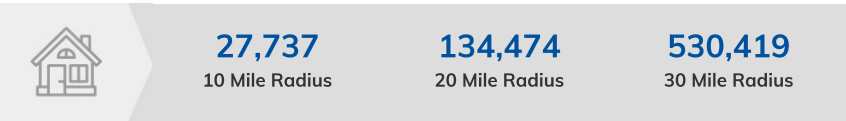
Pad-ready sites from 2 to 20 acres Keystone Opportunity Zone Tax Incentives for up to 10 years Convenient location along Route 28 at exit 18 30 minutes north of Pittsburgh and 19 miles from PA Turnpike Only quadrant of interchange with infrastructure Fully permitted including existing NPES permit Integrated storm water management system connections available All utilities located at curb 138kV networked substation on-site; loop feed capable; exceeds PA PUC requirements for reliability Fully redundant fiber optic ring with no single point of failure; dedicated dark fiber available Scenic views from walking trails and sidewalks Situated at the entrance of a growing office and light industrial park Park tenants include universities, fortune 500 companies, as well as local and regional businesses

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Route 28 exit 18 (0 mi.)
Nearest Interstate: Pennsylvania turnpike (19 mi.)
Ingress/Egress Notes: Interchange right at te site
Nearest Airport: Lindsay Airfield (2 mi.)
Nearest Commercial Airport: Pittsburgh International Airport (30 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: FirstEnergy West Penn
Natural Gas: Peoples Gas
Water: South Buffalo Twp. Municipa Authority
Sewer: Armstrong County Industrial Development Authority