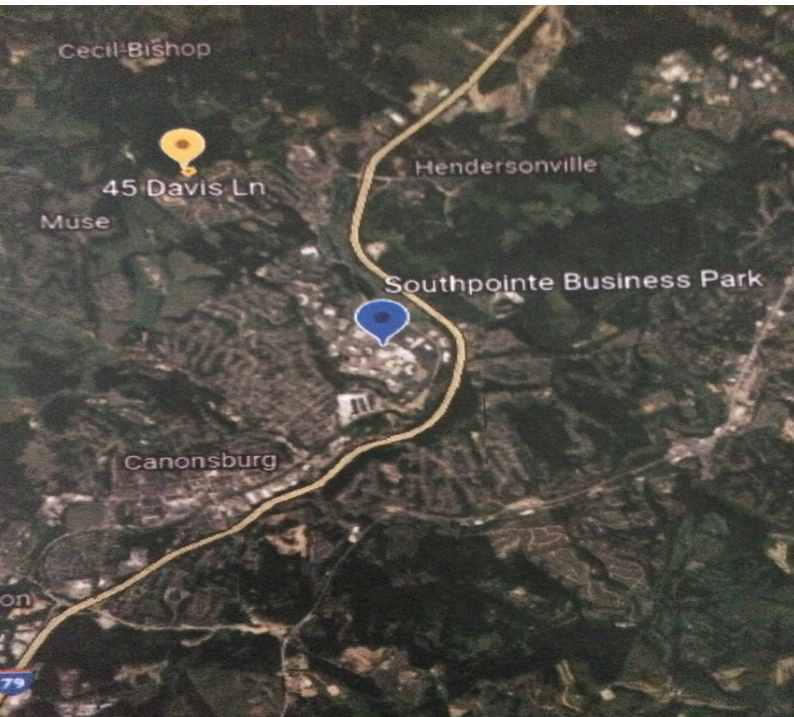


# SOUTHPOINTE: 88 ACRES OF LAND FOR SALE

45 Davis Lane, Canonsburg, PA 15317



## OFFERING SUMMARY

<b>ASKING PRICE:</b>	\$11,570,000
<b>LOT SIZE:</b>	88.586 Acres
<b>CURRENT ZONING:</b>	R-1
<b>PARCELS:</b>	1400100000001400 1400100000001402
<b>DIRECTIONS:</b>	Southpointe Dr to Technology Dr to Angerer Rd to Rt to Burnside Rd

## PROPERTY OVERVIEW

Attention Developers!!! Here is an outstanding opportunity to create a beautiful community on a signature piece of undisturbed land. Great location!! This parcel is just minutes from Southpointe Business Park, which features premier restaurants, a championship golf course and so much more! It's close to everything; yet offers tranquil vistas and privacy. Adjacent to "The Overlook at Southpointe and Ironwood communities; this property is the last prime residential development opportunity in this area.

## PROPERTY HIGHLIGHTS

- 88.586 Acres ready to be molded by your imagination.
- Close to Southpointe Business Park and Town Center featuring restaurants, banks, fitness centers and other conveniences right down the road.
- Southpointe, the premier business address in Washington County.
- Desirable live/work location, in the heart of it all!
- Easy access to I-79, Downtown Pittsburgh and the International Airport

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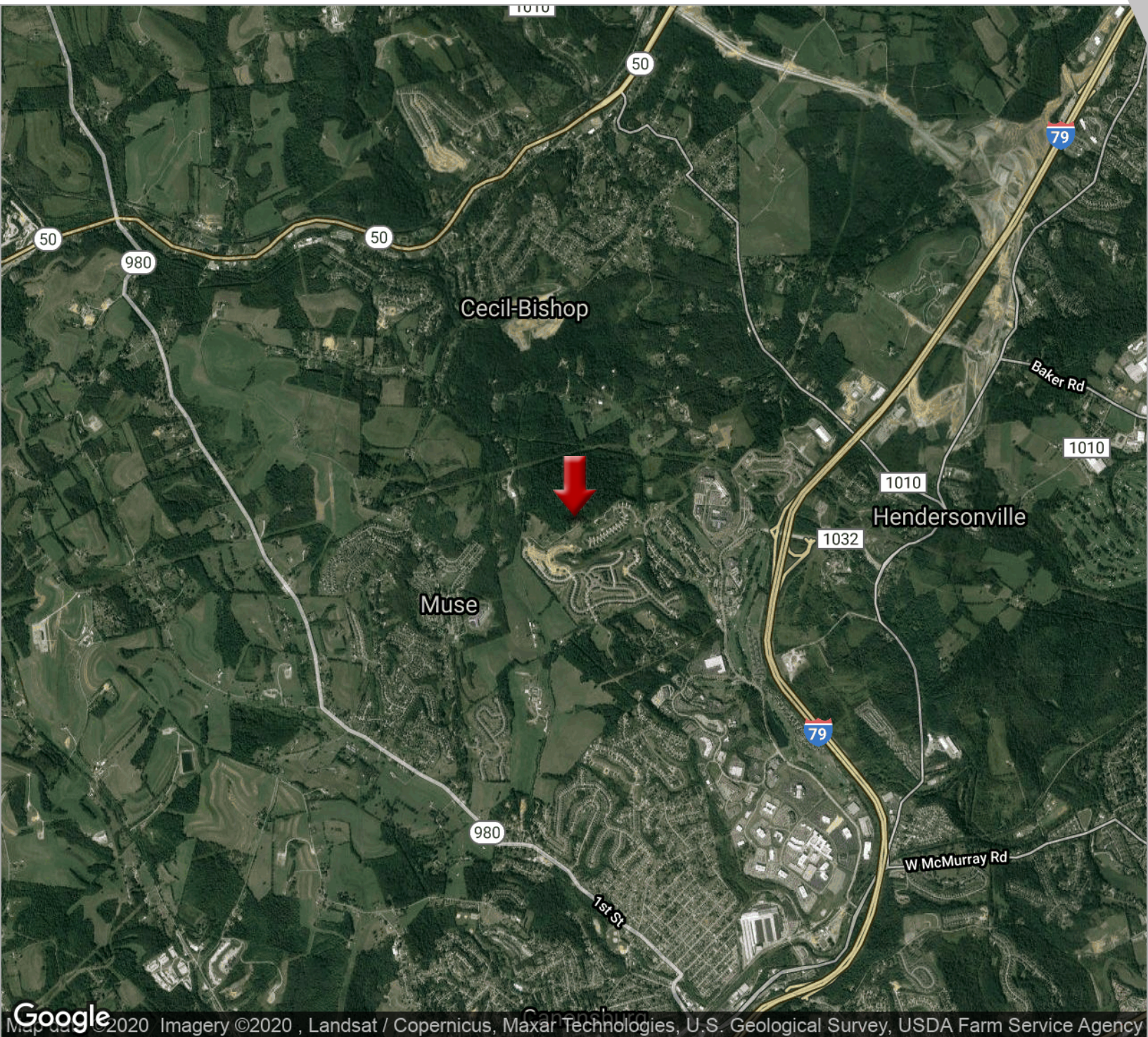
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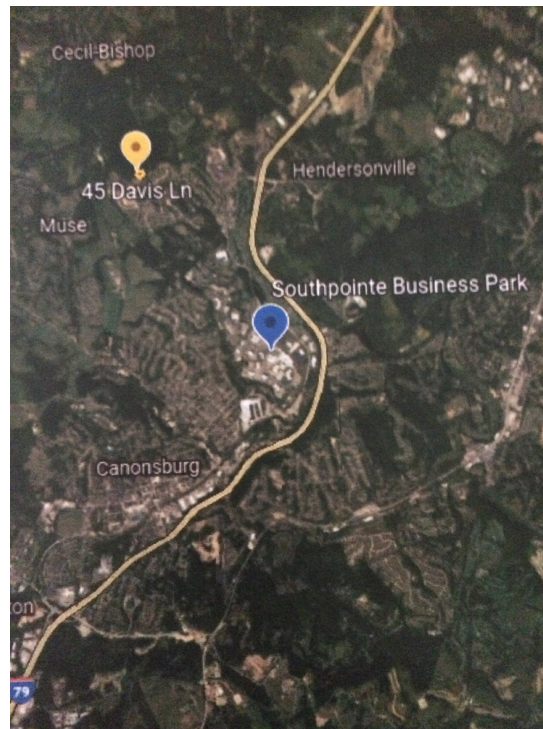
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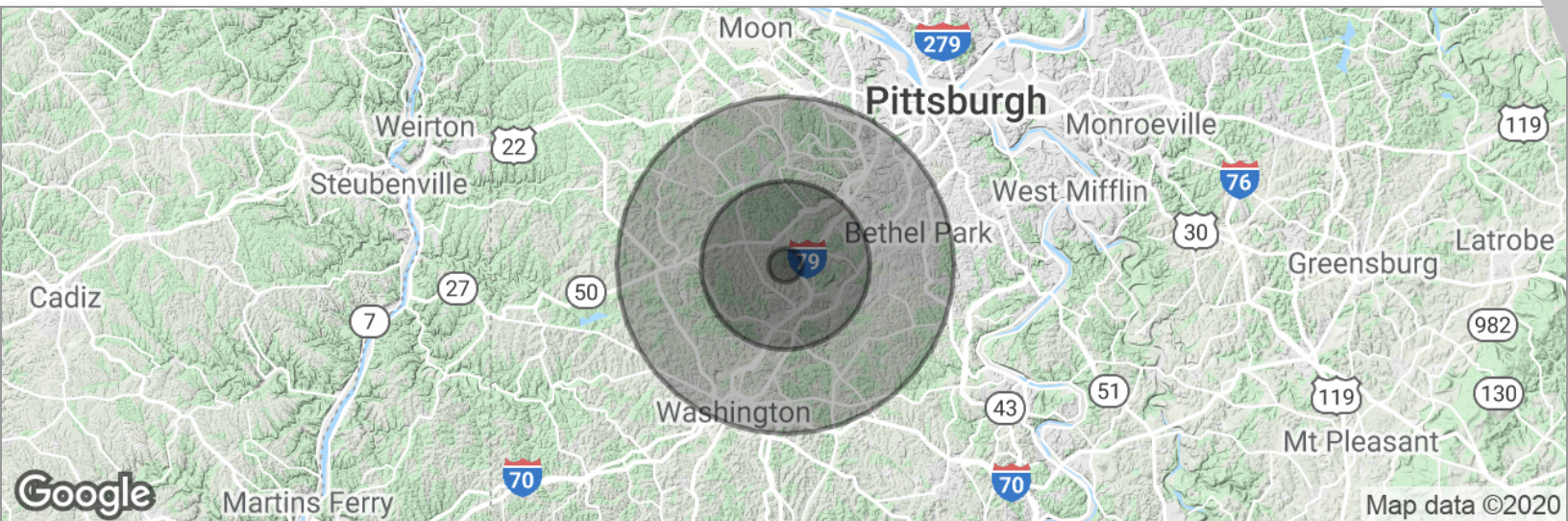
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,639	55,150	225,310
Median age	39.7	41.8	43.3
Median age (male)	38.7	40.6	41.7
Median age (Female)	40.0	42.8	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	583	22,105	90,678
# of persons per HH	2.8	2.5	2.5
Average HH income	\$92,839	\$73,534	\$81,220
Average house value	\$230,869	\$192,210	\$210,266

\* Demographic data derived from 2010 US Census

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