

# 7 AC PARCEL

28 FAIRWOOD DRIVE, NORTH HUNTINGDON, PA 15642

# FOR SALE



## OFFERING SUMMARY

Sale Price:	\$900,000
Available SF:	
Lot Size:	7 Acres
Price / Acre:	\$128,571
Zoning:	RM
Market:	Pittsburgh
Submarket:	Westmoreland County

## PROPERTY OVERVIEW

Discover an exceptional opportunity with this prime property, zoned RM for multifamily development and strategically positioned in the Pittsburgh area. Spanning 7 acres at a signalized intersection, this site holds significant potential for residential and multifamily investment. With a new bridge installation scheduled for Spring 2024, the property's access and connectivity will be further enhanced, paving the way for future growth and substantial ROI. Its proximity to key amenities and services, combined with favorable market conditions, sets the stage for high rental demand and long-term investment success. As infrastructure improvements continue to enhance accessibility, this property presents a compelling prospect for investors seeking to capitalize on the thriving multifamily market in the Pittsburgh area.

## PROPERTY HIGHLIGHTS

- - Zoned RM for multifamily development
- - Prime location in the Pittsburgh area
- - New bridge installation in Spring 2024
- - Ideal for residential and multifamily investment
- - Strategic positioning for future growth
- - Proximity to key amenities and services

ONE

**JAIME BONGIORNO**

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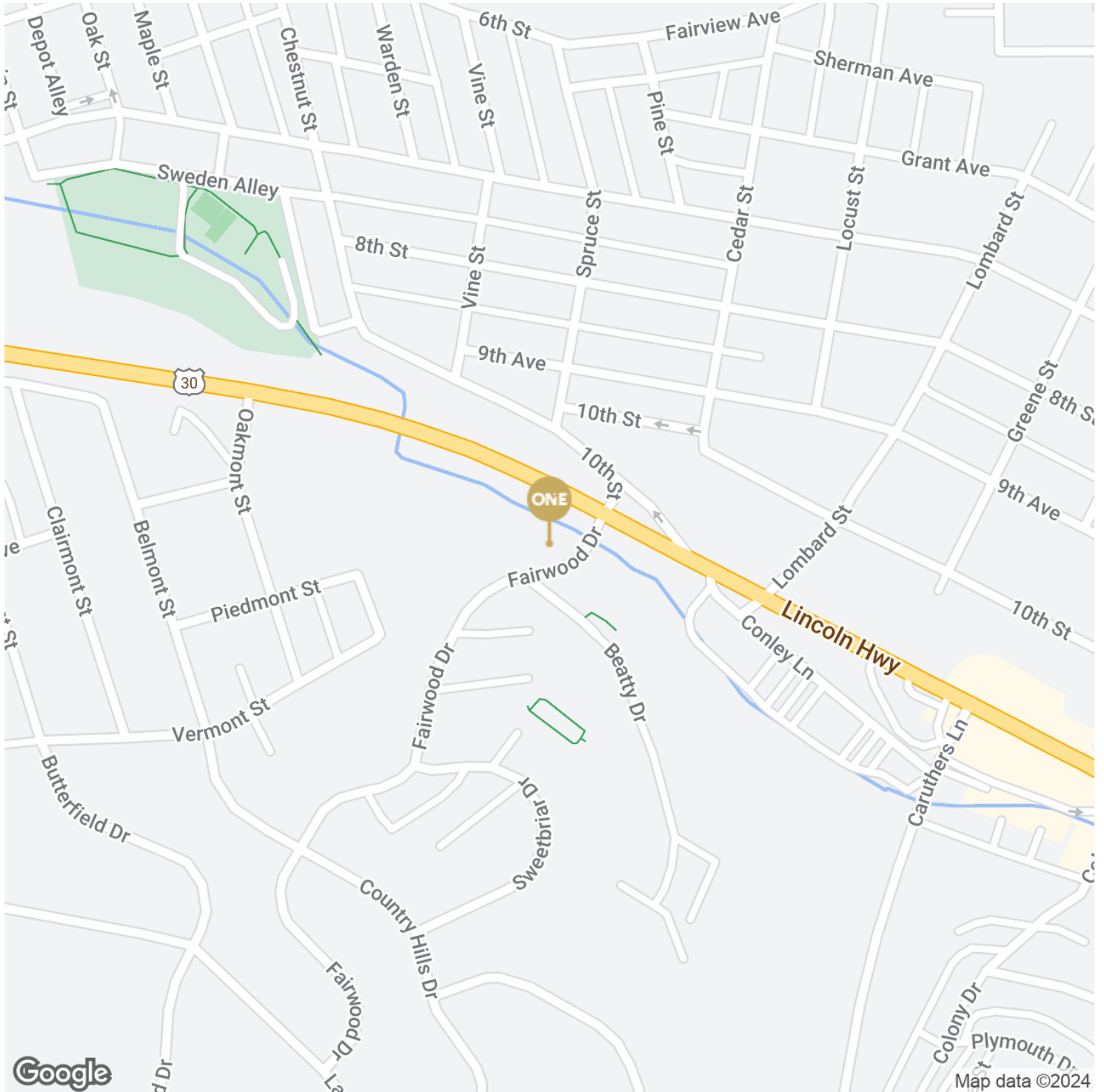
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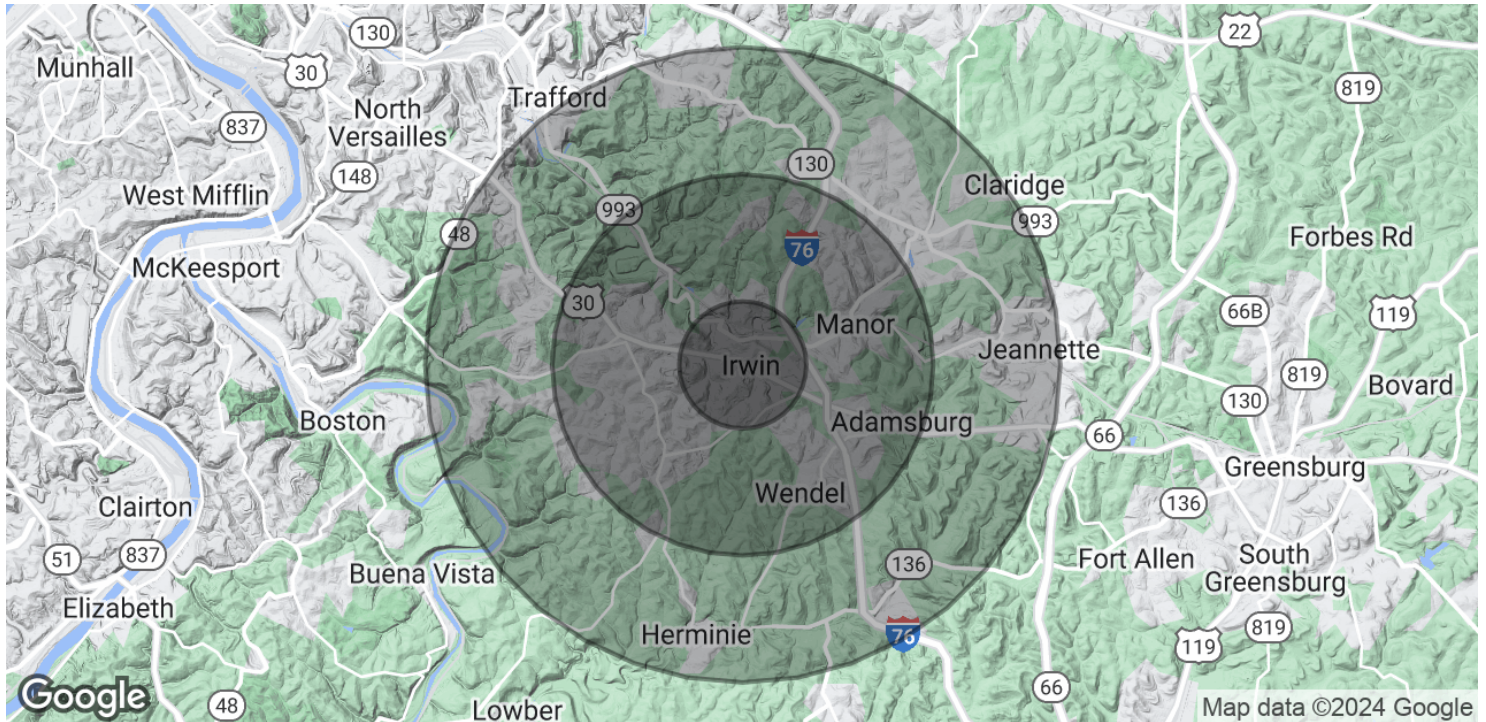
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	7,748	35,010	72,138
Average Age	44	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	3,627	14,535	30,242
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$99,977	\$113,372	\$105,981
Average House Value	\$261,156	\$284,889	\$267,949

Demographics data derived from AlphaMap



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