

+/-87 ACRES LAND

Route 519, North Strabane, PA 15317



FOR SALE
LAND

Presented By:

Richard Beynon

412.261.3640

rbeynon@beynonandco.com

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SECTION 1 PROPERTY INFORMATION

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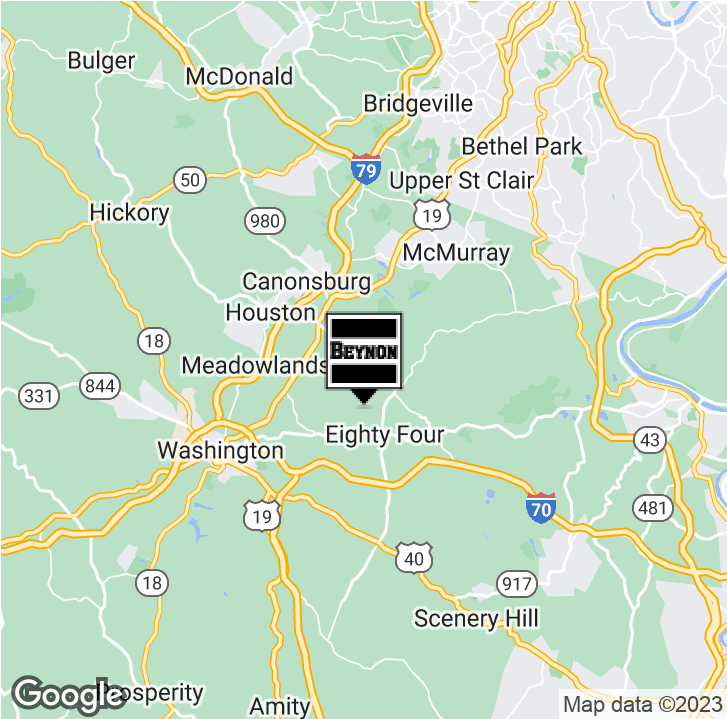
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Size:	+/- 87 Acres
Parcel Number:	A Portion of 520-009-00-00-0023
Zoning:	A-2
Market:	Pittsburgh
Submarket:	Canonsburg
Utilities:	Water, Sewer, Gas & Electric
Minerals:	Surface Only

PROPERTY OVERVIEW

The subject property is approximately 87 acres of land, formerly Linden Creek Farms, a premier harness horse racing farm located North Strabane Township of Washington County, PA.

The property boasts Incredible views, rolling hills, and both natural woods and cultivated pastures.

The immediate neighborhood is highly desirable and consists of primary rural residential properties with significant area of farm land. Rapid growth in the area had been due to a great quality of life, low taxes, award winning schools, ease of access, and convenience to shopping, entertainment, and employment centers.

LOCATION OVERVIEW

Located off State Route 519 in North Strabane Township, Washington County PA. Over 1,100' of frontage on SR519 provides a direct link to regional shopping hubs located on Rt 19 (2.4 miles), and access to I-79 (3.7 miles) and I-70 (5.1 miles).



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ADDITIONAL PHOTOS



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SECTION 2 LOCATION INFORMATION

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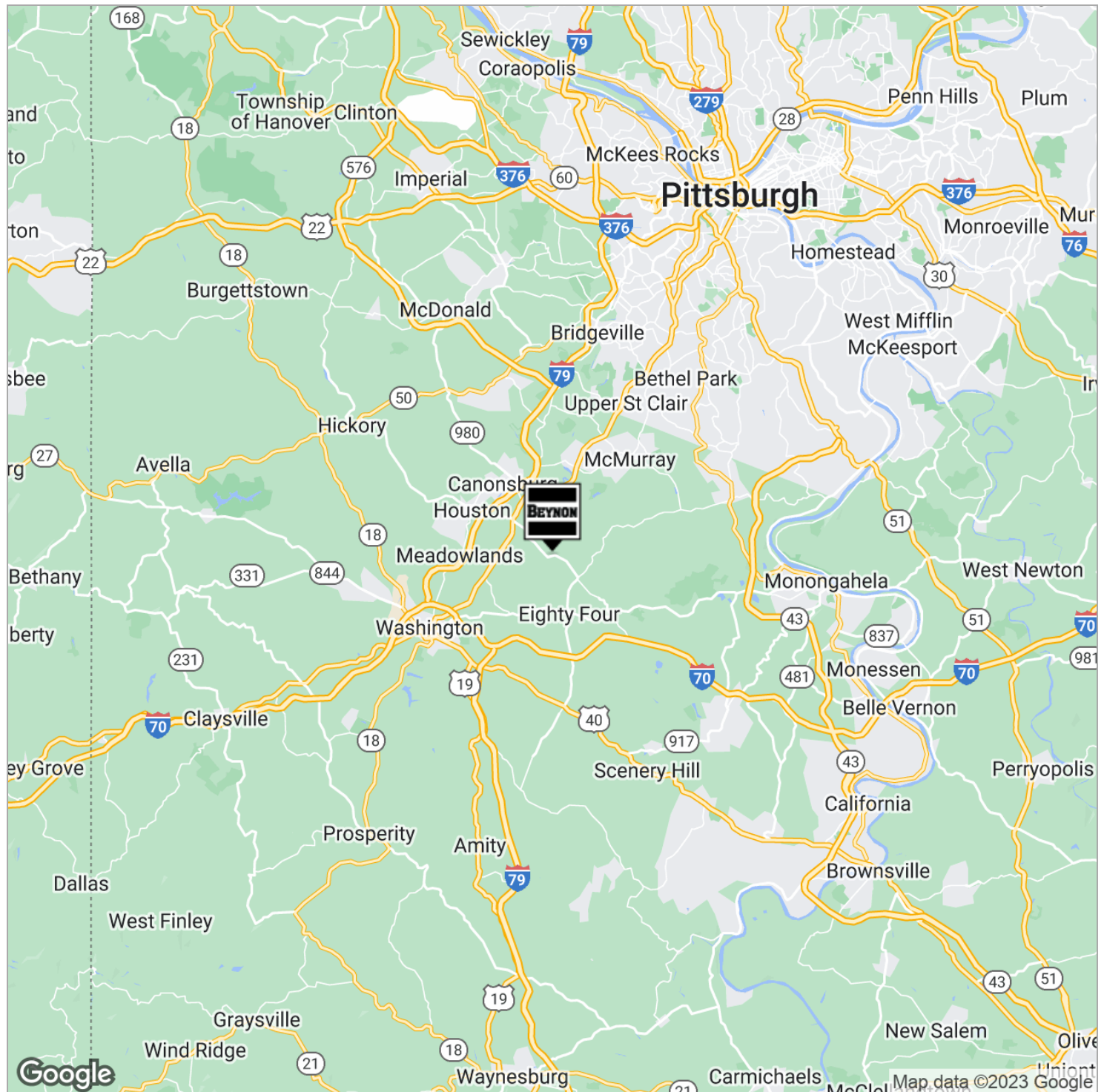
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REGIONAL MAP

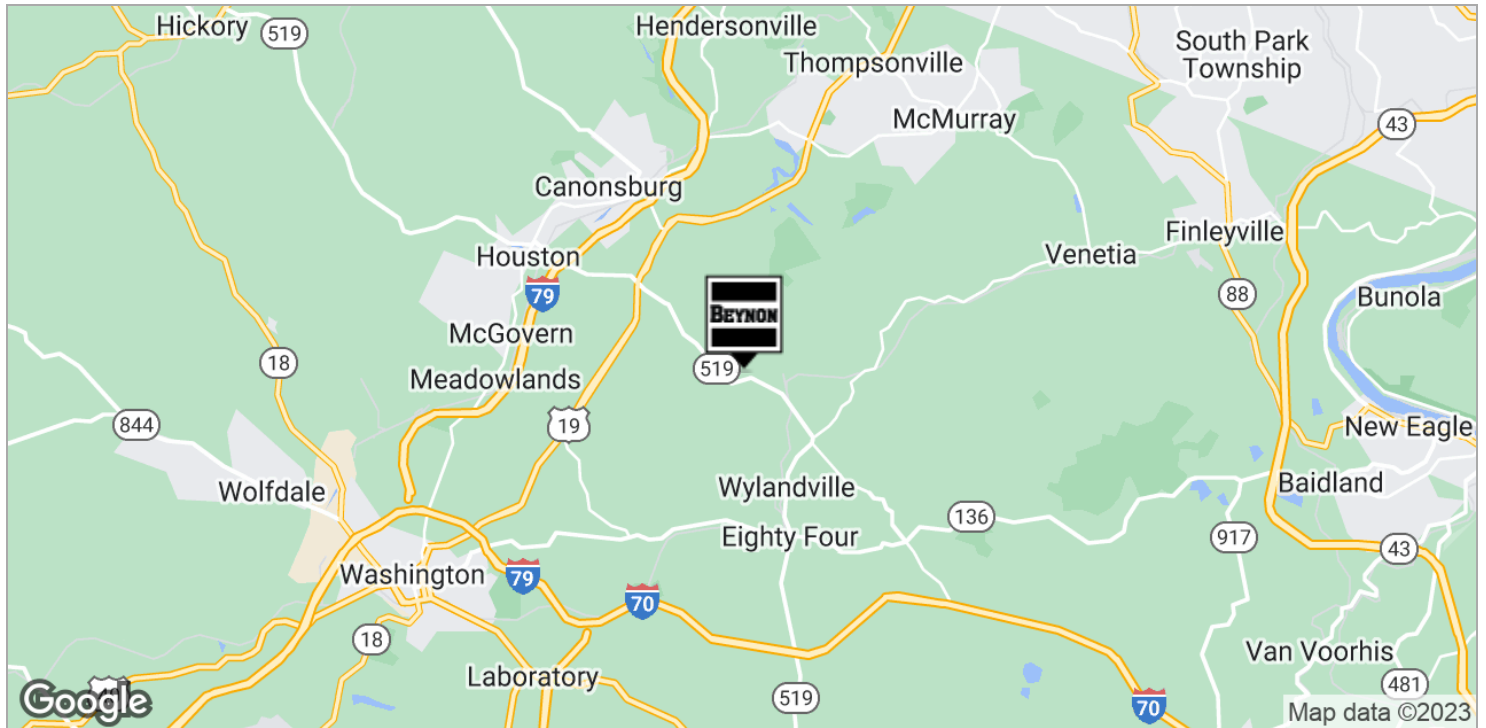


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LOCATION MAPS



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SITE PLAN

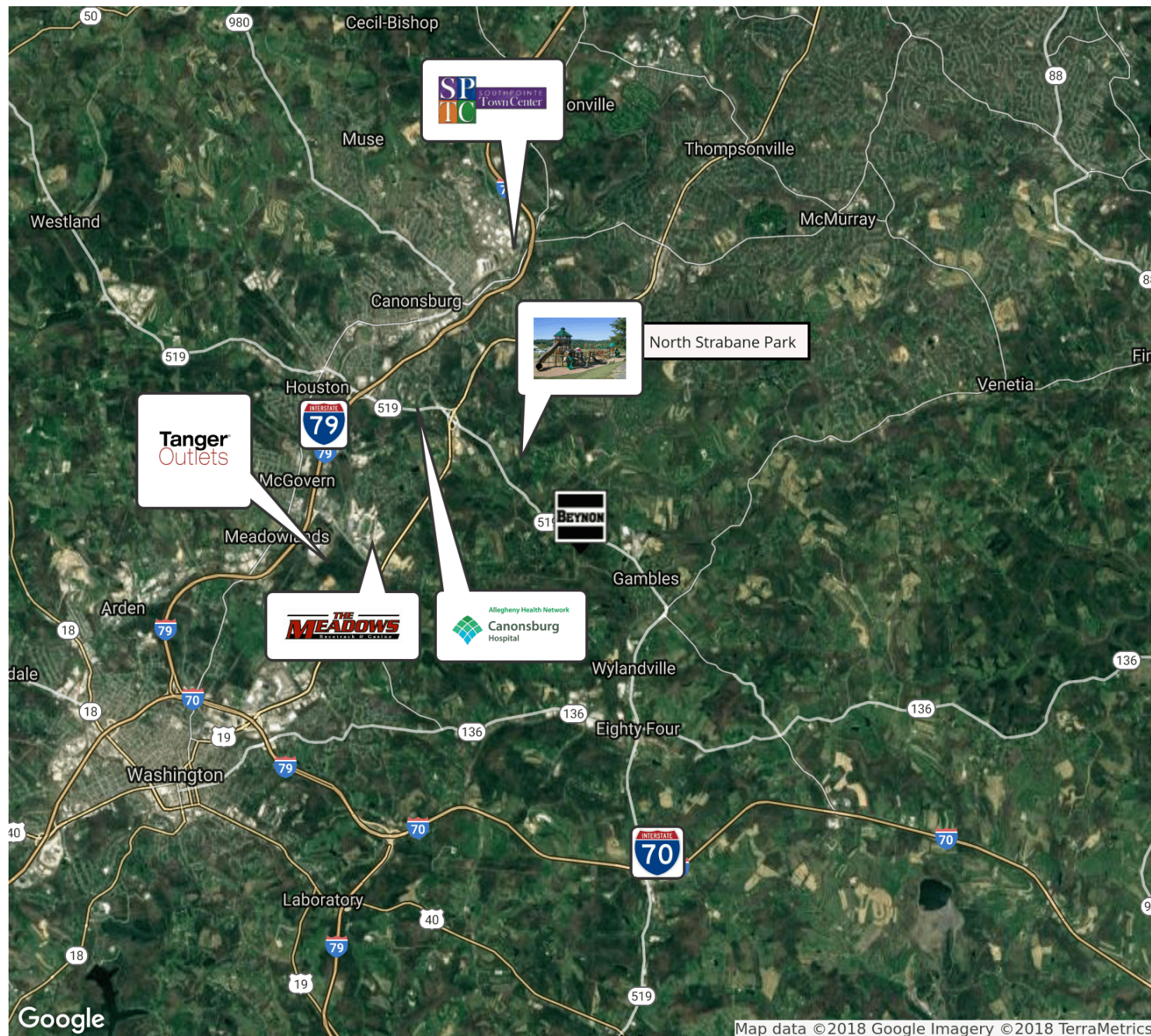


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REGIONAL AMENITIES MAP



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SECTION 3 TAX INFORMATION

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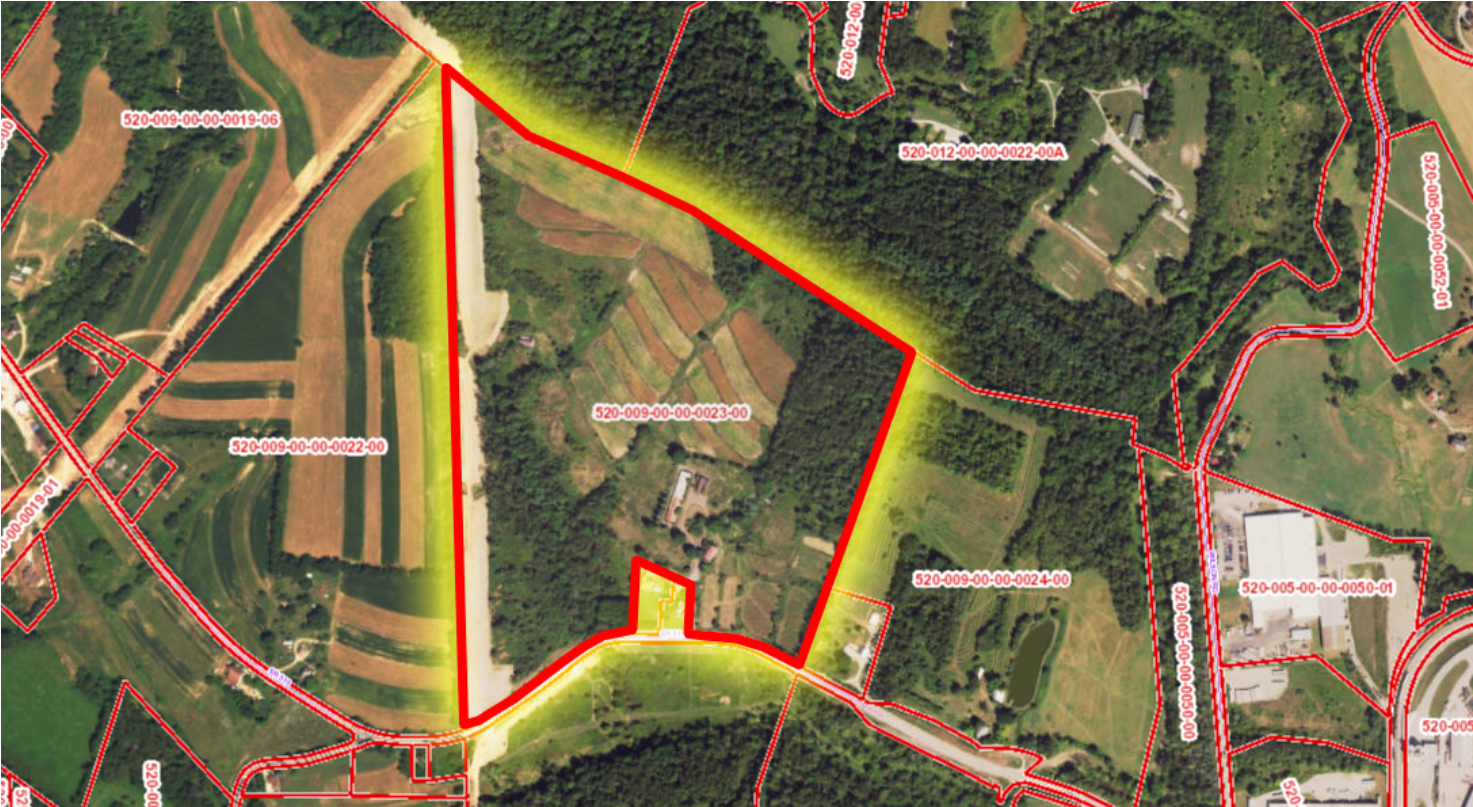
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TAX INFORMATION



CURRENT TOTAL PARCEL LAND VALUES

Total Parcel	172.36 Acres
Land Value	\$70,900.00
Building Value	\$34,700.00
Total Tax Value	\$105,600.00

FOR SALE PARCEL LAND VALUES

Parcel For Sale	87 Acres
Land Value	\$35,790.32
Building Value	\$17,516.56
Total Tax Value	\$53,306.88



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TAX INFORMATION

CLEAN AND GREEN PROGRAM

This property is currently a part of Pennsylvania's Clean and Green Program.

"Clean and Green is a preferential tax assessment program, that bases property taxes on use values rather than fair market values. This ordinarily results in a tax savings for landowners."

For more information visit: www.agriculture.pa.gov/Encourage/farmland/clean

PRORATED TAXES FOR 87 ACRES BASED ON CURRENT TAXES FOR 172.36 ACRE PARCEL

	Market Value	Millage	/1000	Face	Discount	Monthly
Washington County	\$53,306.88	2.43	0.00243	129.54	126.95	10.58
North Strabane Municipality	\$53,306.88	1.03	0.00103	54.91	53.81	4.48
North Strabane School District	\$53,306.88	11.09	0.01109	591.17	579.35	48.28
Totals				775.62	760.10	63.36



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SECTION 4 DEMOGRAPHICS

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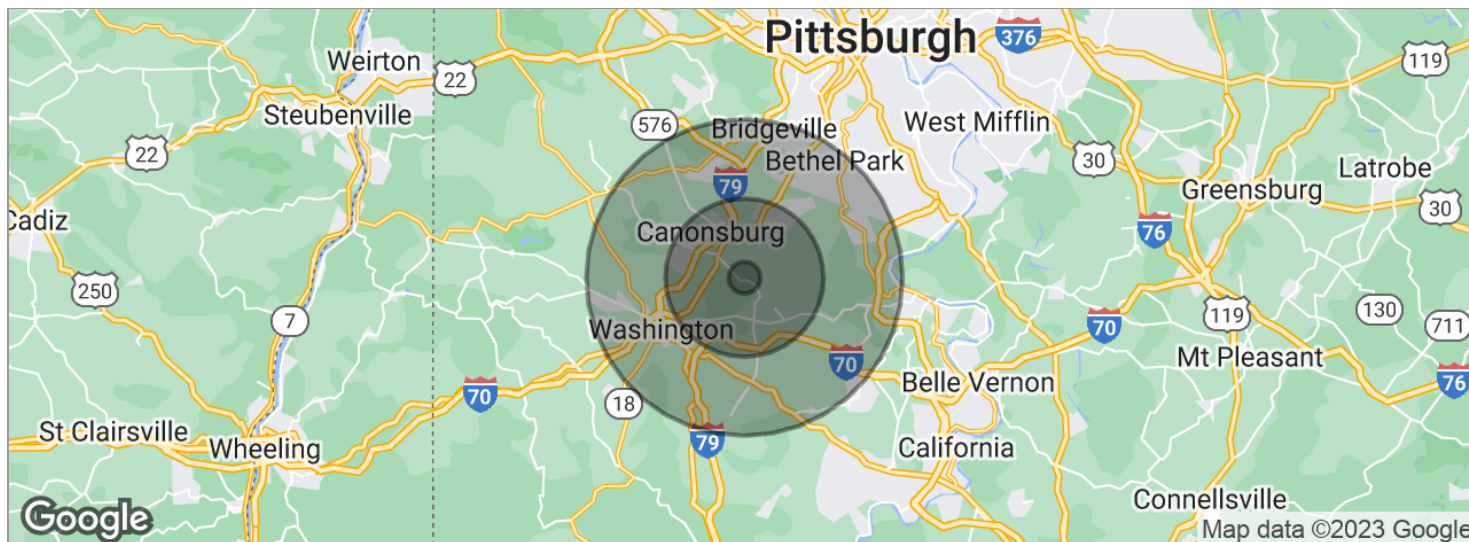
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	618	46,908	189,885
Median age	44.9	43.3	43.2
Median age (male)	39.3	42.0	41.5
Median age (Female)	50.2	44.7	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	251	18,650	75,117
# of persons per HH	2.5	2.5	2.5
Average HH income	\$85,762	\$74,977	\$79,906
Average house value		\$213,765	\$216,570

* Demographic data derived from 2020 ACS - US Census



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SECTION 5 ADVISOR BIOS

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ADVISOR BIO & CONTACT 1

RICHARD BEYNON

Broker/President

102 Broadway Street, Suite 500
Carnegie, PA 15106
T 412.261.3640
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PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon is President and an owner of Beynon & Company, Incorporated. With more than 30 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and is responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. He has also purchased and developed properties for different investment partnerships.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS & AFFILIATIONS

BOARD OF DIRECTORS: Mr. Beynon chaired Wesley Family Services Foundation. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and chairs the Executive Committee, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

COMMITTEES: Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He is active in helping the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, Wesley Family Service Young Life Education Partnership, and fundraising for the American Cancer Society.



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