

ROUTE 22 & HORNOCK DRIVE PROPERTIES



<https://maps.google.com/maps/ms?msid=204601485797962574329.0004d40c8b0377121f925&msa=0&ll=40.397124,-79.457803&spn=0.01791,0.041327&iwloc=0004d40cb2baae58c8b07>

MUNICIPALITY:		Salem Township	UTILITIES:	
LOCATION:		Route 22 & Hornock Drive	Electricity:	West Penn Power
ADDRESS:		New Alexandria, PA 15670	Gas:	Peoples Natural Gas
			Water:	Municipal Authority of Westmoreland County
SITE DESCRIPTION:			Sewage:	None
Property Zoning:	No Zoning		Telecommunications:	Unknown
Acreage:	33 - 208 acres		Comments:	All gas rights are included and free gas.
Comments:	Four separate parcels offered with Route 22 frontage. Parcel #1 has access to the red light at Hornock Drive. This would give all parcels access if purchased together.	TRANSPORTATION:		
	All parcels include any gas rights and free gas.	Nearest Highway:	Located on U.S. Route 22 Toll 66 – 5 miles PA Turnpike, Pittsburgh – 16 miles	
	Parcels #1 and #2 include approximately 33+ acres – sale price - \$25,500 per acre.	Nearest Commercial Airport:	Arnold Palmer Regional Airport - 5 miles	
	Parcels #3 and #4 include 175+ acres including two houses and a barn – sale price \$16,900 per acre.	Rail Accessible:	No	
		Water Access:	No	
		Comments:	Route 22 frontage.	
		STATUS:		
	Available For:	Sale – Parcels #1 and #2 - \$25,500 per acre Parcels #3 and #4 - \$16,900 per acre		
	Consider Subdivision:	Yes		
CONTACT:	WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org		NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.	