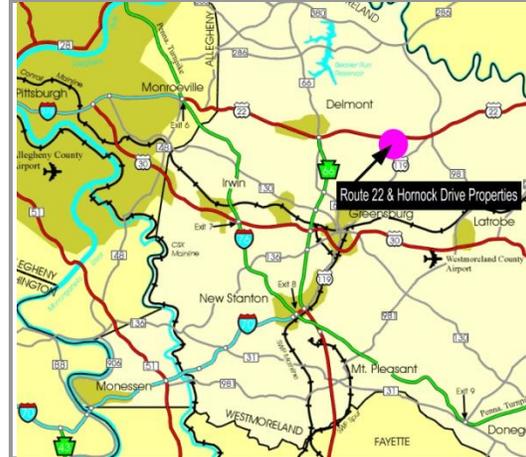


ROUTE 22 & HORNOCK DRIVE PROPERTIES



MUNICIPALITY:		Salem Township		UTILITIES:	
LOCATION:		Route 22 & Hornock Drive Google Map		Electricity:	
ADDRESS:		New Alexandria, PA 15670		Gas:	
GOOGLE MAP				Water:	
SITE DESCRIPTION:				Sewage:	
Property Zoning:		No Zoning		Telecommunications:	
Acreage:		33 - 208 acres		Comments:	
Comments:		<p>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.</p> <p>All parcels include any gas rights and free gas.</p> <p>Parcels #1 and #2 include approximately 33+ acres – sale price - \$25,500 per acre.</p> <p>Parcels #3 and #4 include 175+ acres including two houses and a barn – sale price \$16,900 per acre.</p>		TRANSPORTATION:	
		Nearest Highway:		Located on U.S. Route 22 Toll 66 – 5 miles PA Turnpike, Pittsburgh – 16 miles	
		Nearest Commercial Airport:		Arnold Palmer Regional Airport - 5 miles	
		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.	