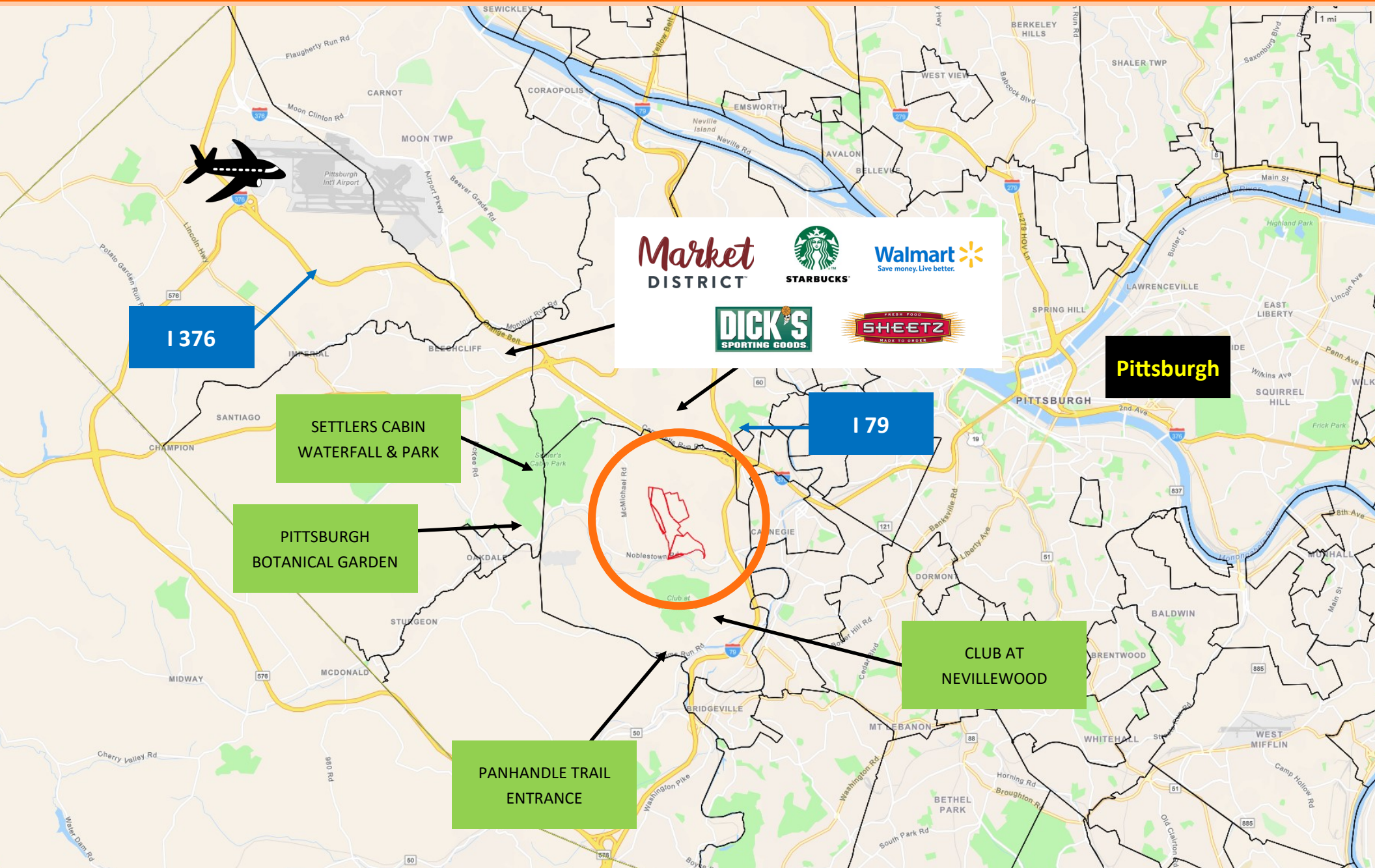




Southbound Enterprises, LLC
REAL STATE SALES, LEASING, DEVELOPMENT AND MANAGEMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL
INVESTMENT—LAND—MINERALS

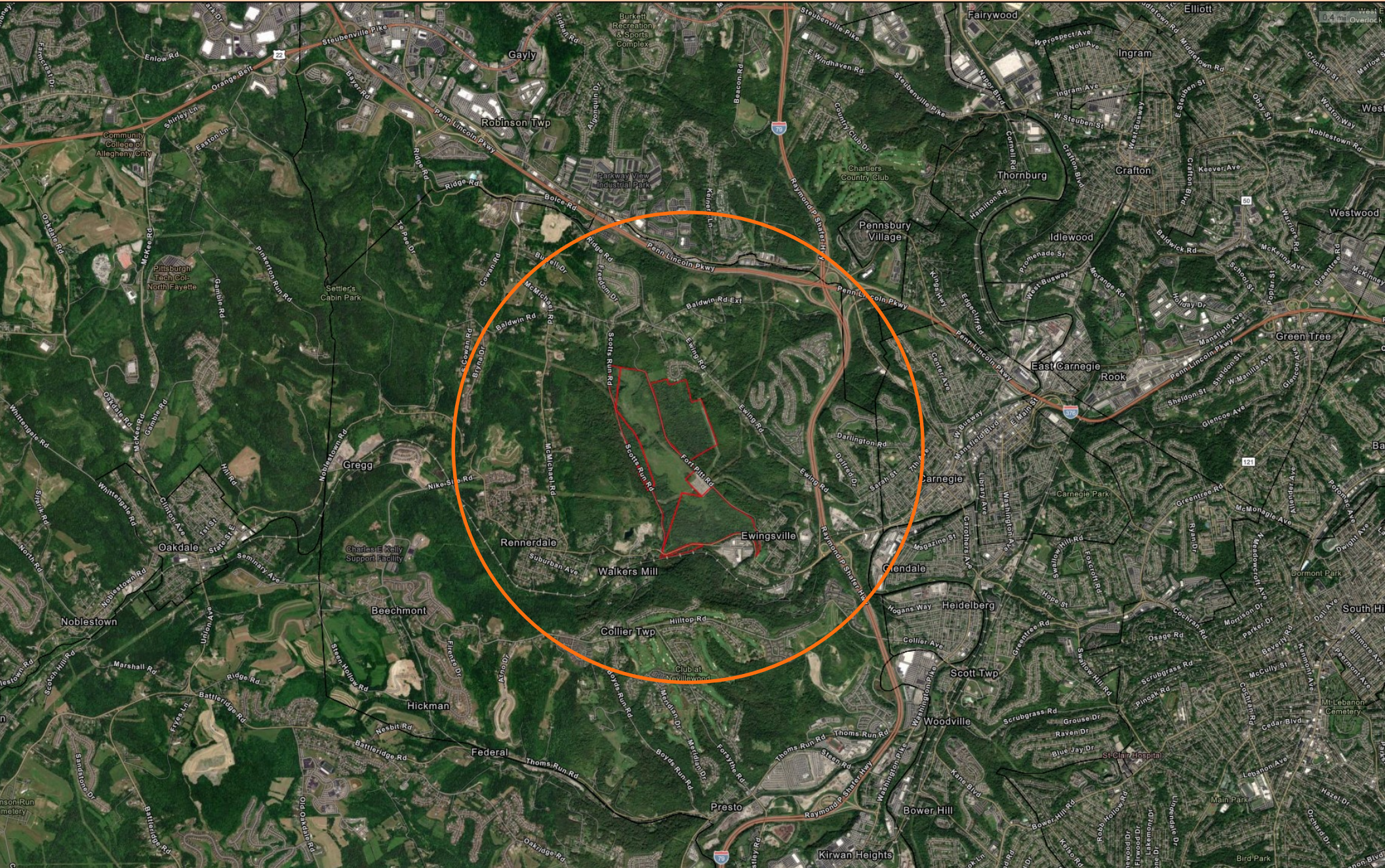
357.07+/- PRIME MIXED USE ACRES
OIL, GAS AND MINERAL RIGHTS ARE AVAILABLE
COLLIERS TOWNSHIP, ALLEGHENY COUNTY, PA





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357.07+/- PRIME MIXED USE ACRES OIL, GAS AND MINERAL RIGHTS ARE AVAILABLE COLLIERS TOWNSHIP, ALLEGHENY COUNTY, PA

357.07+/- Prime Mixed Use (PEDD Zoning) acres in Colliers Township, Allegheny County, Pennsylvania. Water, electric, sewer and gas are available. Powerline and gas line easements in place.

Conveniently located near the I-79 and I-376 interchange— a short drive to the Pittsburgh International Airport (13.5 miles) and downtown Pittsburgh (8.5 miles to Heinz Field).

Abundance of shopping, restaurants, and recreational opportunities in the immediate area. Road frontage on Fort Pitt, Scotts Run, and Noblestown Road.

Combination of open fields and wooded areas.

All public utilities are available.

PEDD Zoning allows for many uses: Permitted by Use, Permitted by Conditional Use and Permitted by Special Exemption. View Colliers Township ecode 360 site for zoning table uses.

Chartiers Valley School District.

Property is registered Clean and Green. Advertised taxes reflect what they would be without Clean and Green tax exemption.

MLS: 1556527

Oil, gas and mineral rights are available—ask for oil and gas map.

Gross Acres: 357.07+/-

Net Mineral Acres Available: 357.07+/-

Unitized: No

Well/Unit Name: No

Producing: No

Lessee: N/A

Royalty Rate: N/A

Royalty Type: N/A

Lease Date: N/A

Primary Term Length: N/A

Extension Term Length: N/A

Extension Payment Amount: N/A

Land Offered At: \$4,228,351.52

Oil, Gas & Mineral Rights Offered At: \$1,148,852.14

Parcel #:

200-D-5

201-K-2

201-E-2

202-N-1

201-K-1

200-L-1

For Questions or To Make An Offer:

Will Smith

Associate Broker

willsmith@southboundenterprises.com

412-327-7466

Southbound Enterprises, LLC

3591 School Rd

Murrysville, PA 15668

southboundenterprises.com

412-999-7612

All information furnished regarding this property for sale, or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior sale, lease, or financing or withdrawal without notice.

Southbound Enterprises, LLC will make no representations and assume no obligation regarding the accuracy of this data and assumes no risk for hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.