



PROPERTY DETAILS

- Six (6+/-) gross acres
- Parcel 414-E-137
- Linear site within MB-TND Boundary
- Utilities available
- Hookstown Grade Road access
- Existing structures on site
- Adjacent to the Heartland Homes new Village at Marketplace!

AMENITIES

- Restaurants/Retail
- Moon Parks/Recreation
- Moon Golf Club
- Montour Trail system
- The Mall at Robinson



For more information on this property, please contact:

LYNN DELORENZO

Principal

412-381-7433

lynn@tarquincore.com

CINDY JOHNSTON

Associate

412-381-7433

cindy@tarquincore.com

2403 Sidney Street, Suite 200

Pittsburgh, PA 15203

office: (412)-381-7433

tarquincore.com

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MOON TOWNSHIP – Overview

Moon Township is a municipality of 27,000+ residents located in western Allegheny County, PA. Moon borders a portion of the Pittsburgh International Airport and is accessed by multiple interchanges along I-376. Its abundant residential communities enjoy quality parks and recreation, numerous trails, golfing and other sports. Home to Robert Morris University, Moon Township also houses the 911th Airlift Wing and various other military facilities. In addition to university and military uses, the township also boasts a number of regional and corporate offices, much of which is located along I-376 in various business parks. The new master plan Village at Marketplace is now under construction and will add hundreds of residents. Market rate and senior apartments, along with corporate offices are also planned.



VILLAGE AT MARKETPLACE TND Zoning District - Ordinance 669

In September 2017, Moon Township adopted a new traditional neighborhood design zoning regulation to allow for a mix of uses on over 200 acres located off of Montour Run Road. The purpose of the new plan is to allow for the mix of various uses integrated and located so as to share the same road network. Roads, bike and trail areas are designed to serve the needs of pedestrians and vehicles equally. Ordinance 669 also includes photographic examples to illustrate development form and character requirements. See moontwp.com for information on the MB-TND Zoning District.

DEMOGRAPHICS (Source: ESRI, Inc. 2021)

Population: (5 mile radius)

2026 Projected Population: 72,755

Median Age: 43.9

2021 Population:

3 Mile 25,665

5 Mile 72,162

Median Home Value:

1 Mile \$372,222

3 Mile \$255,314

Household & Income: (5 mile radius)

Total Households: 31,601

of people per HH: 2.23

Median HH Income:

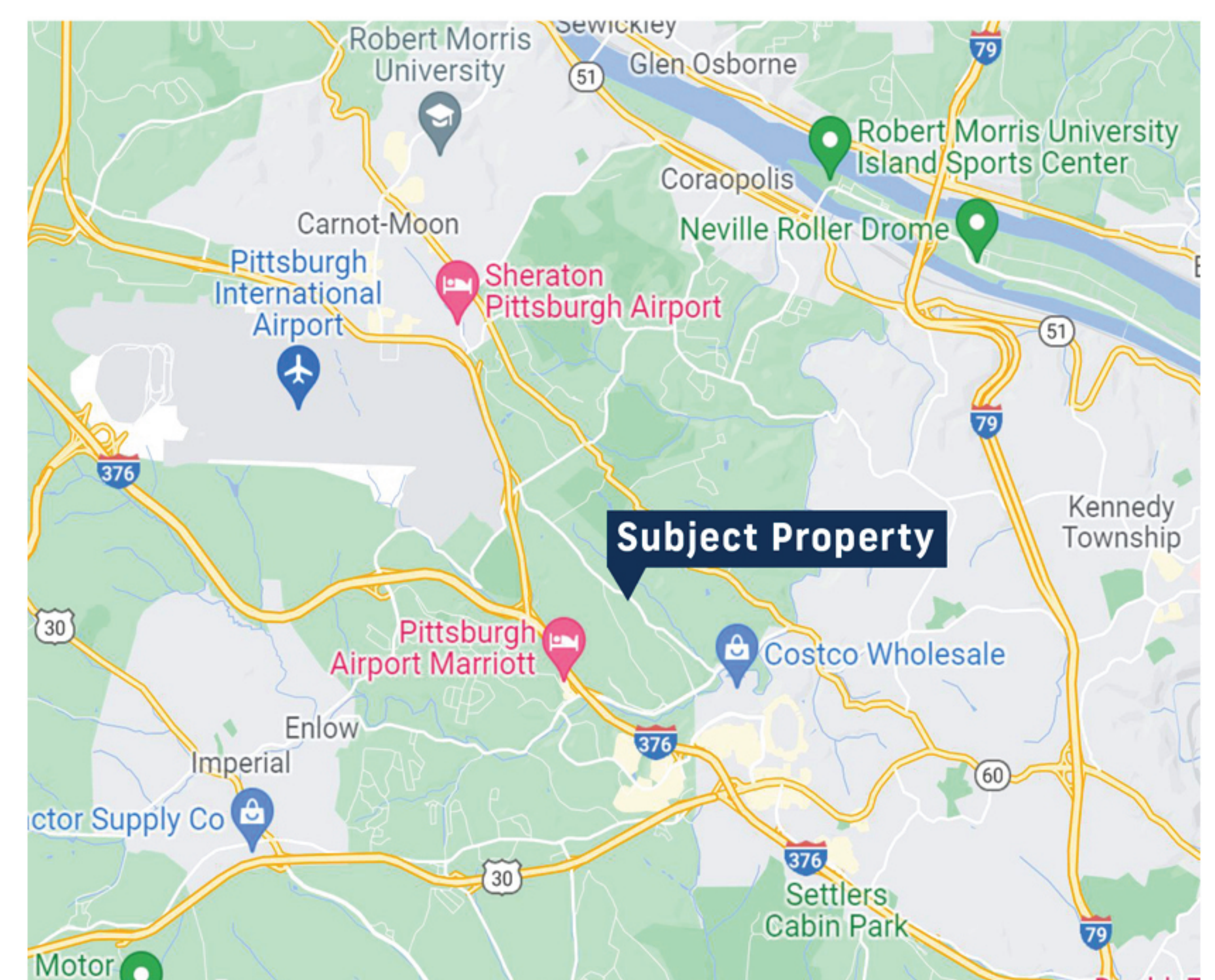
1 Mile \$138,810

3 Mile \$96,829

5 Mile \$81,811

Traffic Counts:

Available at Tarquincore.com - All Properties



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