

FOR SALE > LAND

630-640 Hookstown Grade Road
 C-1 & R-3 Zoning
 Moon Township - Allegheny County, PA

\$1,375,000
22 + Gross Acres
(8 + Developable Acres MOL)

Adjacent to
MARKETPLACE DISTRICT
MASTER PLAN
A LIVE - WORK - PLAY Community



VILLAGE AT MARKETPLACE

Multifamily townhomes and Estate Lots.
 A Heartland Homes Community.

DIAMOND RIDGE

Planned Class A office campus with luxury amenities. Phase 1 consisting of 172,000 SF is now available for Lease.
 A Burns Scalo Development.

PRISM AT DIAMOND RIDGE

A 336 unit class A apartment project - Now Open. A Thompson Thrift Development

HARMONY AT DIAMOND RIDGE

A 184 Unit Senior Living community by Smith Packett.



PROPERTY DETAILS

- Ideal location across from the entrance to the village at Marketplace.
- Zoning includes residential housing including **townhomes**, office, medical, daycare, animal care/veterinarian services.
- For more information visit: tarquincore.com

NEARBY AMENITIES

- Restaurants/Retail
- Moon Parks/Recreation
- Moon Golf Club
- Scally's Golf & Training Center
- Adjacent to Montour Trail System
- Minutes to The Mall at Robinson

For more information on this property, please contact:

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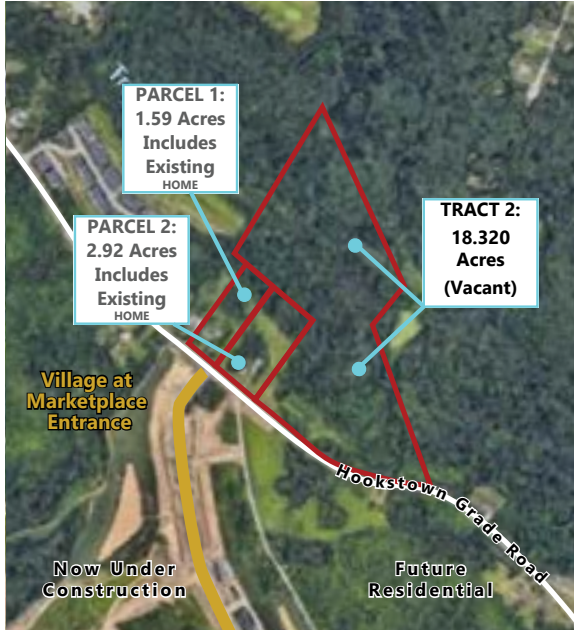
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 Pittsburgh, PA 15203
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TARQUINCoRE, LLC
We Know Land

**22+ Gross Acres
 (8 Developable Acres MOL)**

PRIME DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

C-1/R-3 Zoning

Prime opportunity to provide residential housing including townhomes or neighborhood services to the Marketplace Master Planned community. Located directly across from the entrance to the Heartland Homes Village at Marketplace, the site shares the intersection with the Village at Marketplace for easy access.

PROPERTY INCLUDES

Parcel 1: 1.59 Acres
Parcel 2: 2.92 Acres
Tract 2: 18.320 Acres
Total: 22.830 Acres MOL
 Property includes two existing homes.

MOON TOWNSHIP - Overview

Moon Township is a municipality of 27,000+ residents located in western Allegheny County PA. Moon borders a portion of 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. Homes to the Robert Morris University, Moon Twp also houses the 911th Airlift Wing and various other military facilities.

In addition, the township also boasts a number of regional and corporate offices, many of which are located along I-376 in various business parks. The new master plan Village at Marketplace is now under construction and will add hundred of residents. The overall Marketplace community will include senior housing, market rate apartments and townhomes, and Class A office buildings with exceptional amenities.



Village at Marketplace Townhomes by Heartland Homes

DEMOGRAPHICS (Source: ESRI, Inc. 2023)

Population: (5 mile radius)

2028 Projected Population: 75,921

Median Age: 43.3

2023 Population:

1 Mile 576
 3 Mile 27,305
 5 Mile 75,130

Median Home Value:

1 Mile \$475,000
 3 Mile \$307,984
 5 Mile \$262,215

Household & Income: (5 mile radius)

Total Households: 32,200

of people per HH: 2.24

Median HH Income:

1 Mile \$200,001
 3 Mile \$100,756
 5 Mile \$90,753

Traffic Counts:

Traffic counts and additional information available at Tarquincore.com/All-Properties

Visit us online at www.tarquincore.com for additional details on this property.

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