



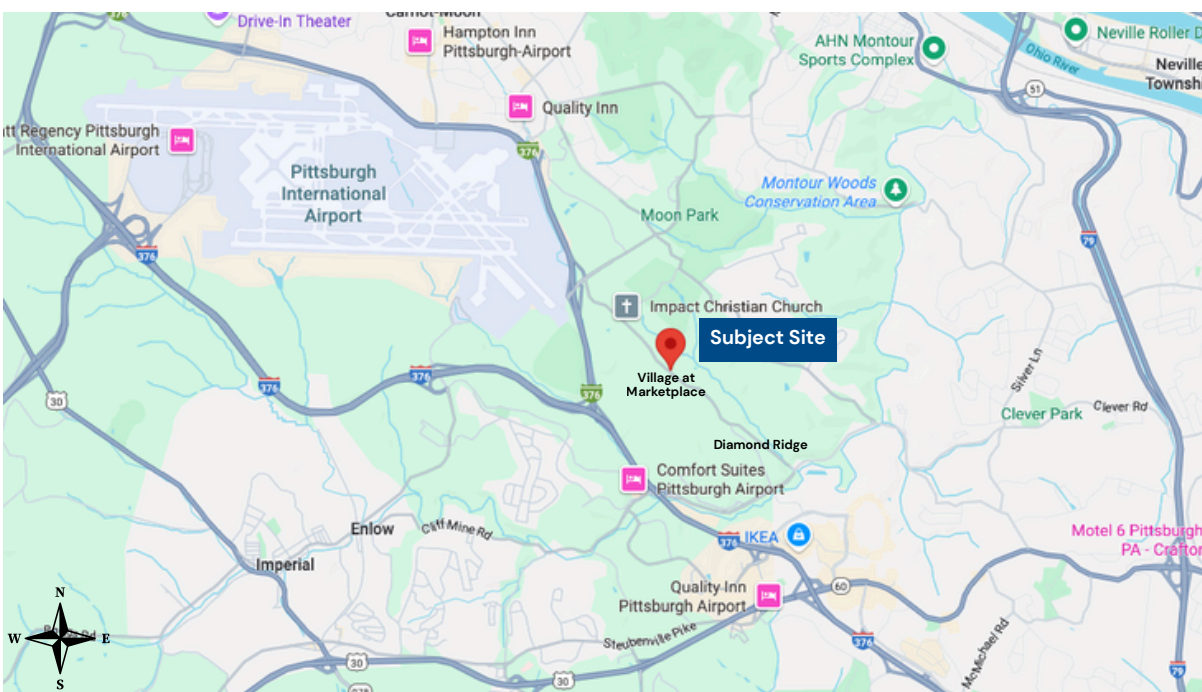
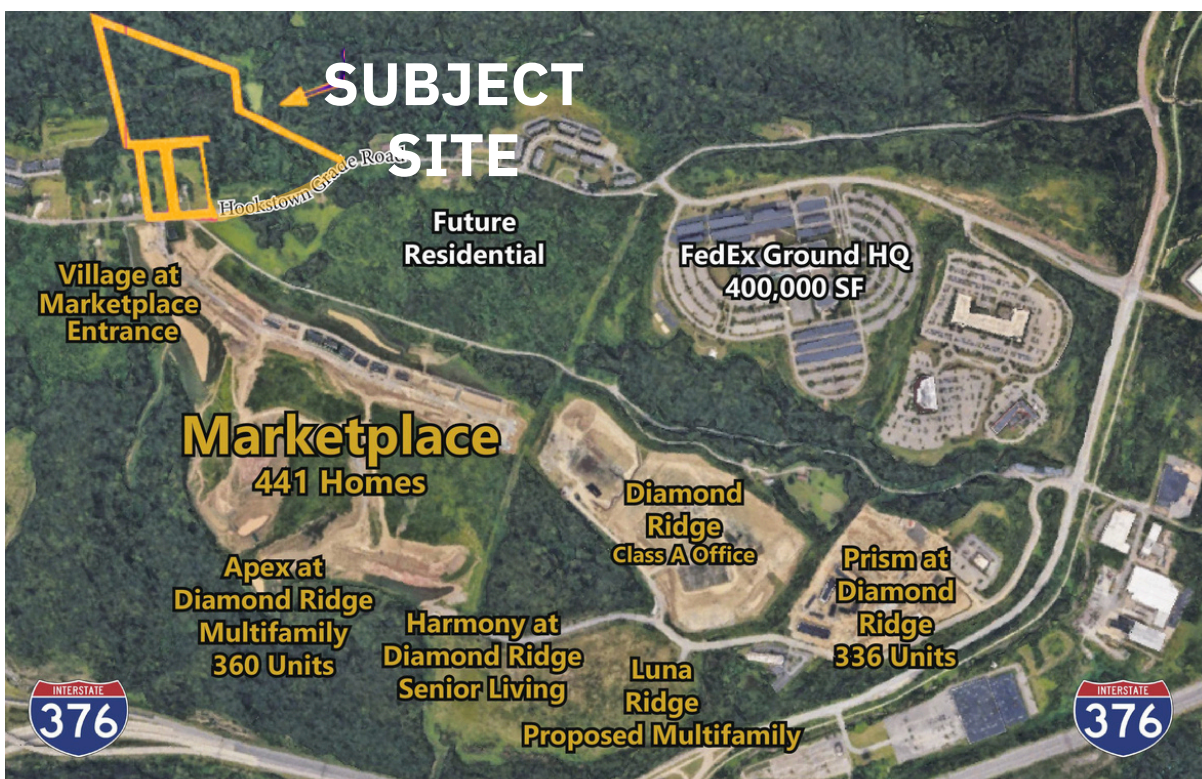
LAND FOR SALE

630-640 HOOKSTOWN GRADE ROAD
MOON TOWNSHIP - ALLEGHENY COUNTY, PA
C-1 & R-3 ZONING

*CONCEPTUAL PLAN ATTACHED BELOW

PROPERTY DETAILS

- ✓ Ideal location across from the entrance to the Village at Marketplace.
- ✓ Zoning includes office, medical, daycare, animal care services and limited residential



\$1,375,000

22+ GROSS ACRES
8 + DEVELOPABLE ACRES MOL

ADJACENT TO
MARKETPLACE/DIAMOND RIDGE
LIVE - WORK - PLAY COMMUNITIES

MASTER PLAN INCLUDES:

- | | |
|---|---|
| VILLAGE AT MARKETPLACE
Multifamily townhomes and Estate Lots. A Heartland Home Community. | PRISM AT DIAMOND RIDGE
A 336 unit class A apartment project - Now Open. A Thompson Thrift Development |
| DIAMOND RIDGE
Planned Class A office campus with luxury amenities. | HARMONY AT DIAMOND RIDGE
A 184 Unit Senior Living community by Smith Packett. |
| APEX AT DIAMOND RIDGE
A 352 unit multifamily Apartment/Townhome community currently under construction by Alpha Residential | THE PARK AT LUNA RIDGE
Proposed by Kossman Development. |
| | FUTURE PARK & TRAIL SYSTEM |

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

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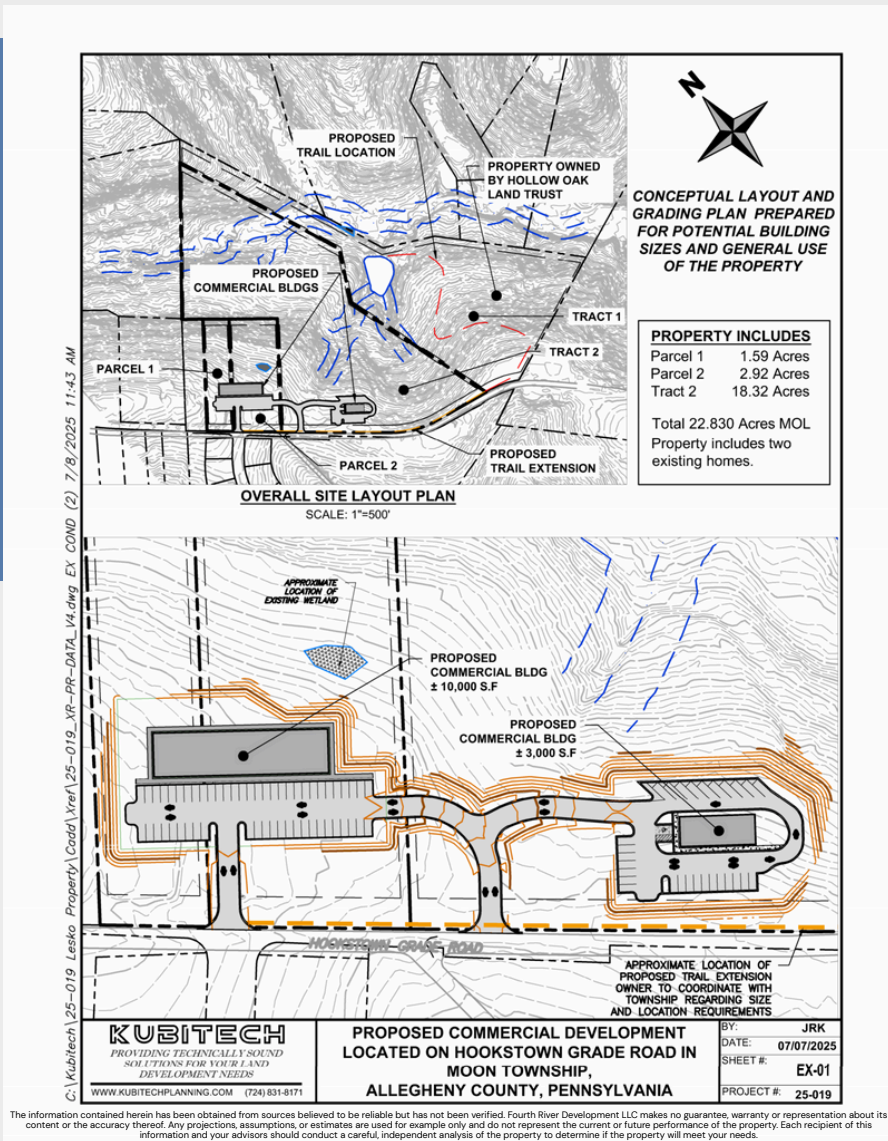
FOURTH RIVER
DEVELOPMENT LLC
Fourth River Development LLC
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PROPERTY OVERVIEW

C-1/R-3 Zoning

PRIME opportunity to provide neighborhood services to the adjacent Master Planned communities of VILLAGE AT MARKETPLACE and DIAMOND RIDGE. Located directly across from the entrance to the Heartland Homes Village at Marketplace consisting of 441 estate homes and elegant townhomes.



MOON TOWNSHIP – OVERVIEW

Moon Township is a municipality of approximately 27,000 residents located in western Allegheny County, PA. Moon Township borders a portion of the new Pittsburgh International Airport scheduled to open in the Fall of 2025, and is uniquely accessed by several interchanges along I-376. Its abundant residential communities enjoy quality parks and recreation, an expanding trail system, golfing and other sports. Home to Robert Morris University, the township also houses the 911th Airlift Wing and various other military facilities including a Commissary. In addition, Allegheny County Emergency Services facility is located nearby.

The township boasts a number of corporate and regional offices, many of which are located along I-376 in the various business parks.

The new master planned Village at Marketplace is well underway and will add to the hundreds of residents who will 'live, work and play' in the pedestrian-oriented communities.



DEMOGRAPHICS (SOURCE: COSTAR 2025)

POPULATION: (5 mile radius)

2028 Projected Population: 75,921
 Median Age: 42

2024 Population:

1 Mile 576
 3 Mile 26,354
 5 Mile 71,828

Median Home Value:

1 Mile \$524,648
 3 Mile \$307,984

HOUSEHOLD & INCOME: (5 mile radius)

Total Households: 30,050
 # of people per HH 2.3

Median HH Income:

1 Mile \$199,999
 3 Mile \$100,672
 5 Mile \$89,613

2024 Average Age:

1 Mile 45
 3 Mile 42
 5 Mile 42

FOR MORE INFORMATION ON DEMOGRAPHICS AND ZONING, VISIT:
WWW.MOONTWP.US

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