



**LOT 4R | 1.61 + AC**

**LAND LEASE  
BUILD-TO-SUIT | PAD READY SITE**

## **JACKSON'S POINTE - LOT 4R**

**22083 Perry Highway  
Zelienople, PA 16063**

Jackson's Pointe is a newly developed park located in Butler County off the Evans City / SR 528 exit of I-79. This new and desirable park is perfect for office, retail, distribution, flex, technology, and light manufacturing with direct access to Rt. 19 / Perry Highway. Also located minutes from historical downtown Zelienople.

- Serviced by three (3) signalized intersections
- Zoned - CC Commercial Corridor
- High visibility from all directions
- Average daily traffic (ADT) 23,000 - 32,000 along Route 19
- All utilities to the site

**For more information:**

**Gregg Broujos**

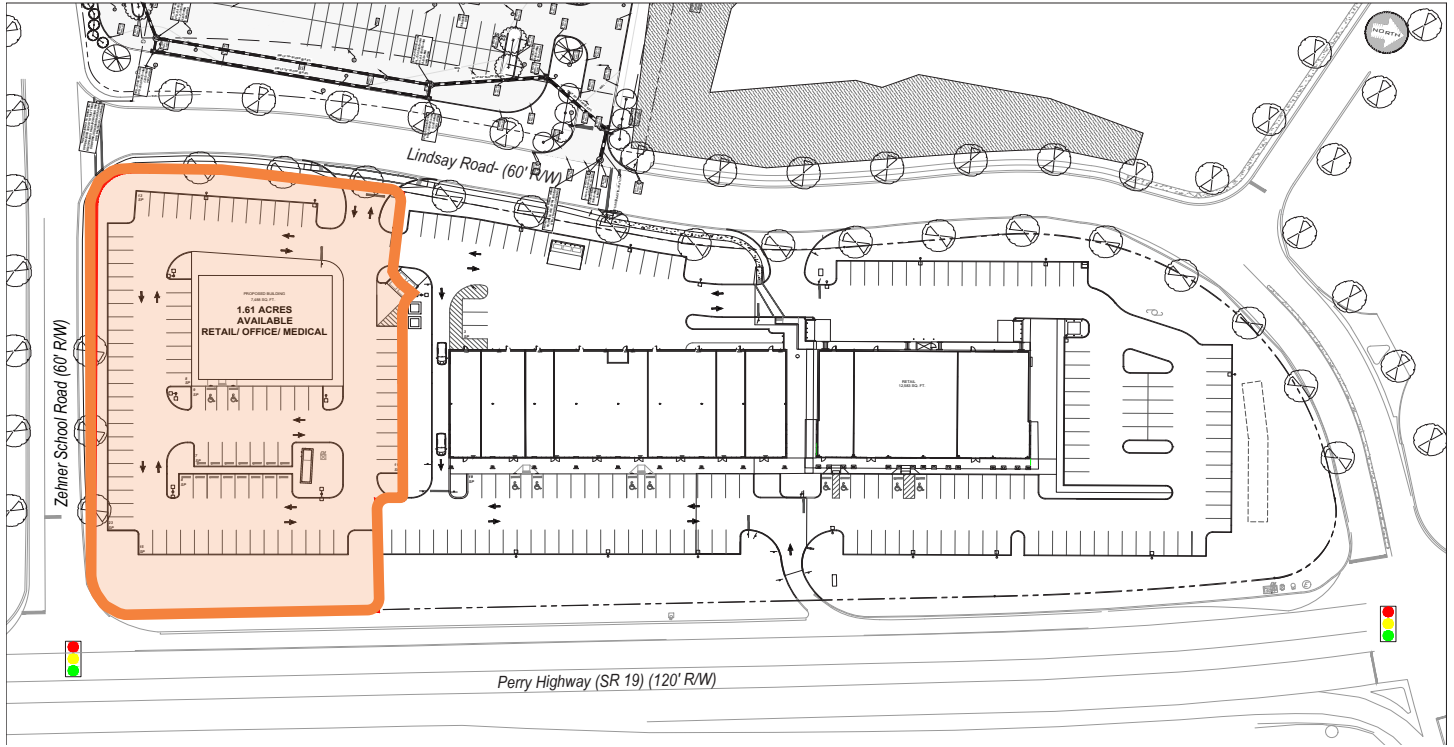
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**BUNCHER**  
COMPANY

# SITE PLAN & LOCATION



## BOUNDARIES

### EAST BOUNDARY

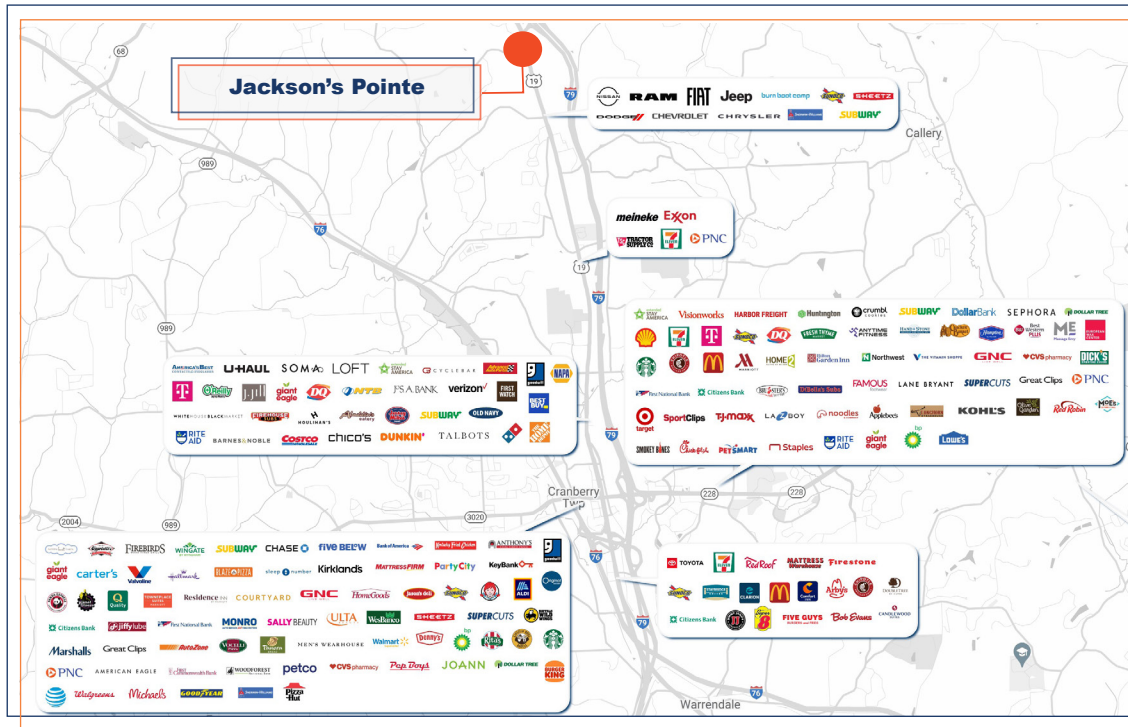
Abuts Southbound I-79 @ Evans City Interchange

### WEST BOUNDARY

Abuts Northbound S.R. 19

### NORTH BOUNDARY

Abuts Lindsay Road (S.R. 528) at its signalized intersection with S.R. 19



## 20 Minute Drive-Time Demographics



Population | 116,557



Households | 45,578



HH. Income | \$170,233



Businesses | 4,681