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YOUR LAND & RURAL HOME *Experts*



April 24, 2025

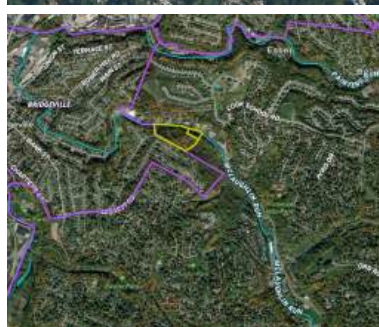
CONFIDENTIAL INFORMATION MEMORANDUM

Exclusive Development Opportunity

– 15 Acres in Upper Saint Clair Township, Pittsburgh, PA

We are pleased to present a rare investment opportunity in one of the most sought-after locations in the South Hills of Pittsburgh. Located at **1372 and 1400 McLaughlin Run Road**, within the **award-winning Upper Saint Clair School District**, this property offers prime development potential. Minutes from Routes 19 and 79, the site provides easy access to Downtown Pittsburgh and the airport.

Zoned RLI (Residential Limited Intensity), the site is well-suited for a **gated residential community featuring estate lots**. Alternatively, a rezoning request could **unlock the potential for higher-density, multi-family housing**. The property combines privacy, natural beauty, and upscale development potential. Included on the smaller parcel is a 4-bedroom, 1,740 sq. ft. home. A bridge crossing McLaughlin Run stream serves as one of several potential access points to the site.



Property Highlights:

- **Size:** 14.89 +/- acres
- **Parcels:** 254P00005000000/13.21 acres, 321C00155000000/1.68 acres
- **Location:** Upper St Clair Township, 5 minutes to 19, 7 minutes to I-79, 10 minutes to Southpointe
- **Development Potential:** One of the few available multi-acre parcels in the area with prime potential
- **Zoning:** R-LI with potential to request approval for re-zoning for multi-family / higher density housing
- **School District:** Upper Saint Clair – one of the most desirable districts in the South Hills
- **Utilities:** Public utilities accessible
- **Accessibility:** McLaughlin Run Rd
- **Seller does not own OGM rights**

EXPLORE NEXT STEPS

We are selectively engaging a small group of prospective buyers before publicly listing the property in May 2025. This is a confidential offering, and we invite interested parties to schedule a meeting to discuss further details or present an offer.

Please contact us at your earliest convenience if you would like to explore this exceptional development opportunity.

Contact US FOR MORE INFORMATION

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