

Route 30 - Latrobe - Westmoreland - 81
Route 30
Latrobe, PA 15650

\$2,800,000
81± Acres
Westmoreland County



Route 30 - Latrobe - Westmoreland - 81
Latrobe, PA / Westmoreland County

SUMMARY

Address

Route 30

City, State Zip

Latrobe, PA 15650

County

Westmoreland County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Undeveloped Land, Commercial, Horse Property, Business Opportunity

Latitude / Longitude

40.284237 / -79.425893

Taxes (Annually)

3529

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

81

Price

\$2,800,000

Property Website

<https://www.mossoakproperties.com/property/route-30-latrobe-westmoreland-81-westmoreland-pennsylvania/49964/>



Route 30 - Latrobe - Westmoreland - 81 Latrobe, PA / Westmoreland County

PROPERTY DESCRIPTION

Prime 81 +/- Acre Property in Latrobe, PA – Exceptional Location for Development or Investment!

Location is key! This 81 +/- acre property in Unity Township, Westmoreland County is a rare and valuable opportunity along the Route 30 corridor. With over 2,400 feet of road frontage, access to utilities, and proximity to major amenities, this property is perfectly positioned for residential, commercial, or mixed-use development.

Property Highlights:

- Size: 81 +/- acres
- Prime Location: Highly sought-after Route 30 frontage in Latrobe, PA
- Road Frontage: 2,400 feet for maximum visibility & accessibility
- Utilities Available for future development
- Zoning: Unity Township Split Zoning – R1 & B3 (Residential & Business)
- Great Latrobe School District – One of the top districts in the region, offering excellent education opportunities
- Gas Rights: Conventional well gas rights will be conveyed, house gas available (seller to reserves deep well OGMs, can be negotiable)
- Residence: Existing home on the property sold as-is

Unmatched Accessibility & Convenience:

- Minutes from: Latrobe Airport for easy travel access
- St. Vincent College (Host of Pittsburgh Steelers Training Camp)
- Major shopping centers, restaurants, and entertainment
- 45 minutes to Seven Springs Ski Resort
- 1 hour to Pittsburgh
- 1 hour 15 minutes to Pittsburgh International Airport

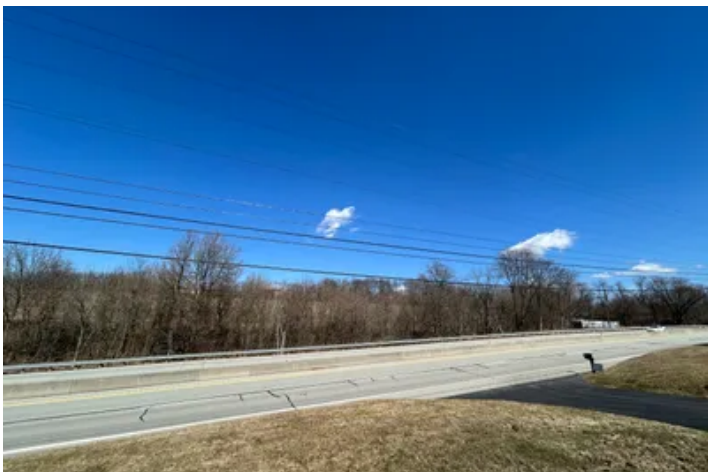
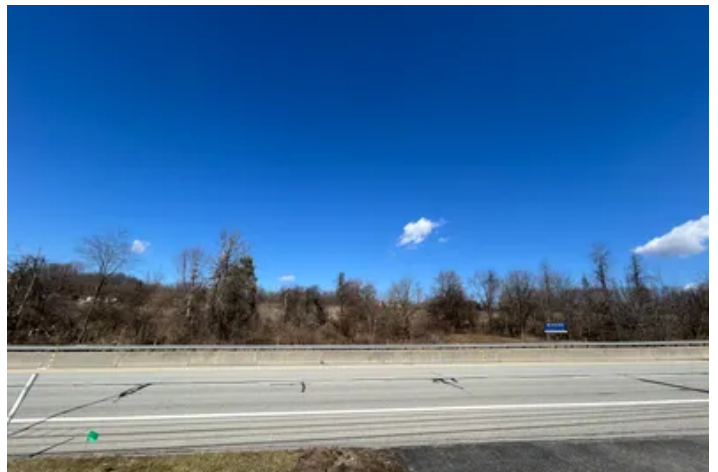
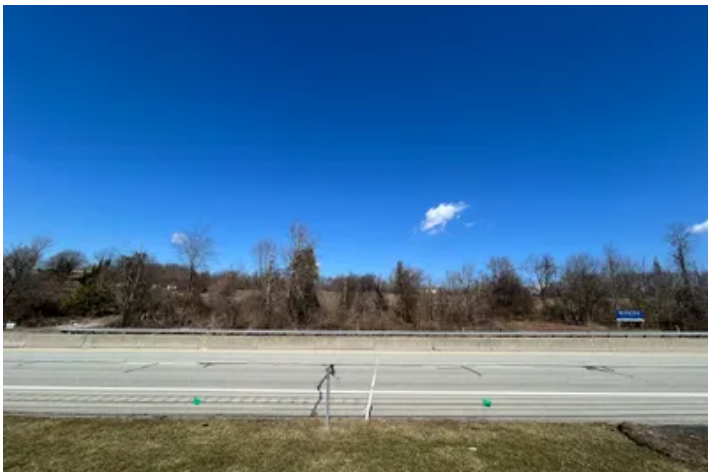
Endless Possibilities for Development & Investment:

- **Residential Development** – Ideal for a housing community or private estate
- **Commercial Potential** – Perfect for retail, office space, or mixed-use projects
- **Investment Opportunity** – A rare find in a high-demand area with strong growth potential
- **Prime Visibility & Accessibility** – Location is the key, making this property an outstanding choice for developers and investors alike

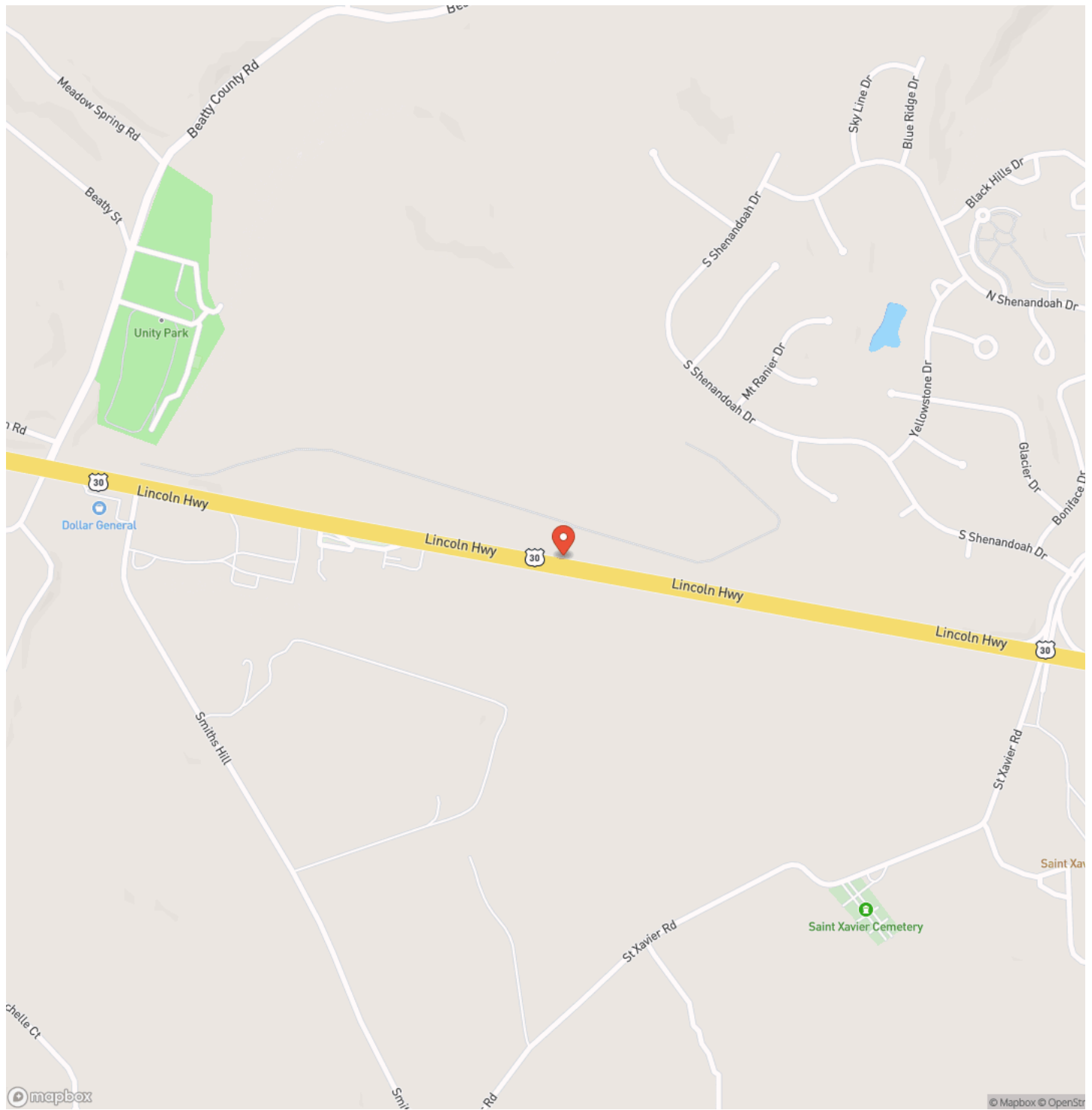
This property is a truly rare find along Route 30, offering unparalleled potential in one of Westmoreland County's most desirable locations.

Don't miss out—contact us today to explore this exceptional opportunity!

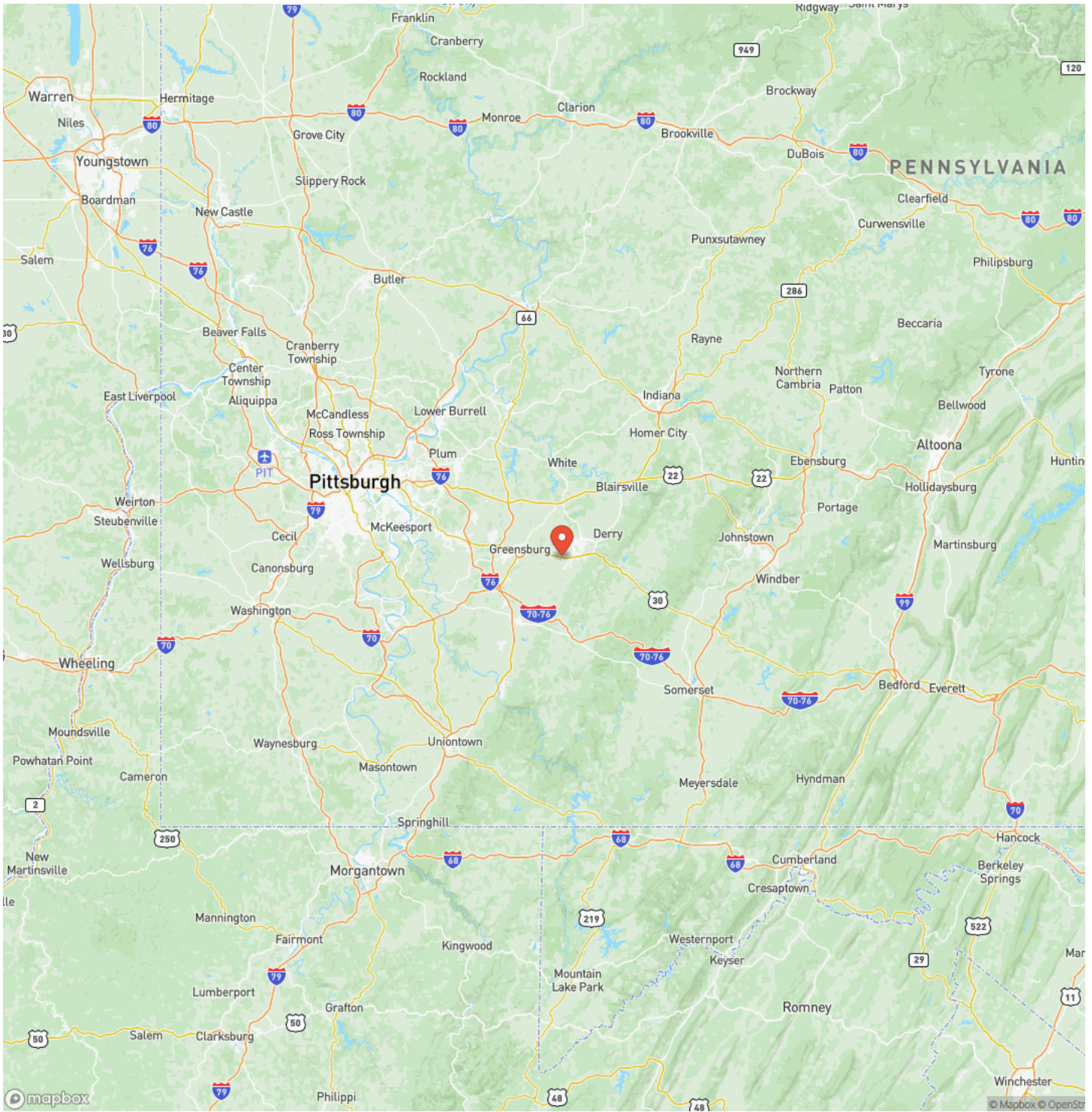
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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