

LOT 18 DETAILS



SIVERLING ROAD, CLARION, PA 16214

FOR SALE OR BUILD TO SUIT: 2.14 ACRES

**SITE SUITABLE FOR
RESIDENTIAL OR MIXED-USE**

Lot	18
Acreage	2.14
Municipality	Monroe Township, Clarion County
Zoning	None – Trinity Point DCR Apply
Frontage	380' on Siverling Road
Pad Area	Ready - graded for carriage/town homes/apartment building
Parcel ID	Part of 019-030-011-000-00
Taxes	No local or state taxes through 2034 as part of a Keystone Opportunity Zone (KOZ)
Utilities	All utilities are fully installed, including: <i>Internet:</i> Dedicated fiber internet with speeds exceeding 100/100 Gbps with multiple providers; <i>Electric:</i> West Penn Power; <i>Natural Gas:</i> National Fuel - 2" service line
Site Status	Subdivided – pad ready
Location	I-80: 25,000 average daily traffic; signalized intersection providing direct access to I-80
Price	Email us for details

Amenities of Lot 18

- West Penn Power, 3-phase service via 12,000 kV transmission line from Clarion's substation
- Onsite power generation with natural gas permitted
- Lot development ready to 70% impervious coverage
- Geothermal cooling permitted
- Redundant power supply
- Remote terminal with Verizon, AT&T; Comcast main fiber loop
- Water: PA American Water 12" main
- Sewage: Monroe Twp. 8" main
- Trinity Point stormwater system
- Permits and utilities in place

Clarion Trinity Development Co., Owner

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