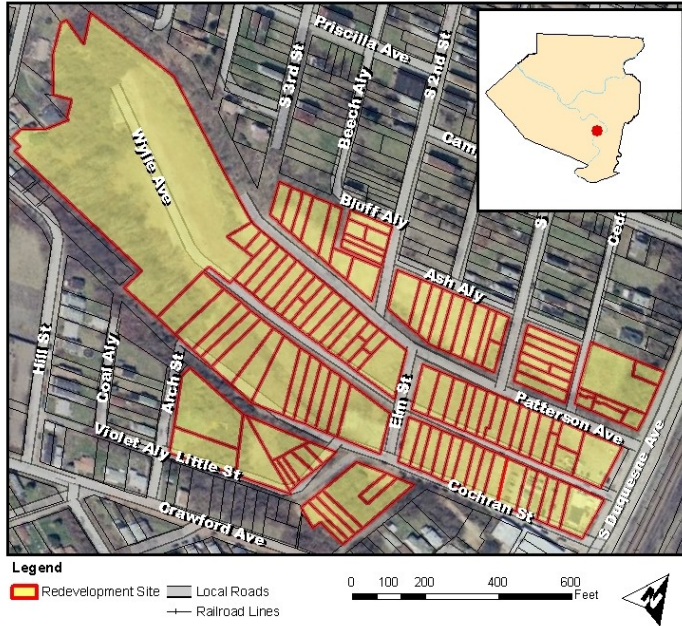


# Cochrandale Redevelopment Site

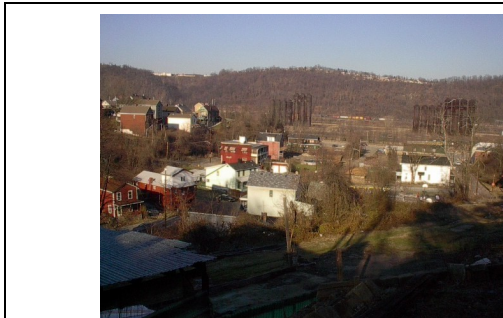
City of Duquesne, Pennsylvania



## SITE OVERVIEW:

The Redevelopment Authority of Allegheny County (RAAC) acquired this 14 acre brown-field site in 2004. Using the Urban Redevelopment Development Law 119 severely blighted and many tax delinquent parcels (including relocations) located in City of Duquesne were acquired to form the Cochrandale Redevelopment Site.

Over the past several years the site has been cleared of all homes and other structures. It has also been rough graded and includes a new intersection from rt. 837, adjoining parking lot, and new Wylie Avenue, so as to facilitate subdivision development and resale.



*Site Prior to Demolition*



*Site After Demo and Rough Grading*

## SITE LOCATION:

Rt. 837 and Wylie Ave, City of Duquesne.

- Distance to PIT Airport: 30 miles
- Distance to County Airport: 5 miles
- Distance to Pittsburgh CBD: 7 miles
- Located on rt. 837

## PRIOR USE:

Residential Housing Development.

## UTILITIES:

Water, sewer, electric, natural gas, phone, and internet providers have expressed interest to extend lines to the site once a developer has been identified.

## PROPOSED USE:

Located near the Duquesne RIDC facility along rt. 837 this site is geared for commercial and light industrial reuse. Facilities suitable for the site include flex office buildings and light industrial buildings.

### **For Detailed Information:**

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