



FOR SALE

7 SOUTH 12TH STREET
Midland, PA 15059

*Former Midland
Innovation and Technology
Charter School*

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LEGACY
REALTY PARTNERS



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or LEGACY REALTY PARTNERS, Inc. (“LEGACY REALTY PARTNERS”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LEGACY REALTY PARTNERS. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to LEGACY REALTY PARTNERS.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LEGACY REALTY PARTNERS, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

01

Executive Summary



Executive Summary

Legacy Realty Partners is pleased to present the opportunity to acquire the former Midland Innovation and Technology Charter School, a recently constructed, state-of-the-art educational facility on 4.1 acres. Completed in 2022, this specialty asset is now available for sale. Purpose-built with the highest quality materials and modern construction standards, the Property offers investors and owner-users an institutional-grade asset designed to support a wide range of academic, community, or adaptive reuse possibilities.

Strategically located in Midland, the Property benefits from strong regional accessibility and proximity to key transportation corridors serving Western Pennsylvania and the greater Pittsburgh metropolitan area. Midland's ongoing revitalization efforts, combined with its accessibility to major employment hubs, position the Property within a stable and evolving market environment attractive to long-term investors and operators alike.

The building showcases contemporary design, durable exterior materials, and high-quality interior finishes consistent with the latest construction standards. The layout accommodates spacious classrooms, administrative offices, specialized collaborative learning areas, and multipurpose spaces, all supported by modern mechanical systems and infrastructure. The expansive site not only supports ample parking and efficient circulation, but also offers a unique opportunity for future expansion on either wing of the existing structure.

This property offers plenty of flexibility for a variety of potential uses, including charter or private education, vocational training, healthcare, nonprofit headquarters, religious assembly, or adaptive reuse (subject to zoning).

Offered to qualified investors, developers, and owner-users, this represents a rare opportunity to acquire a recently delivered, high-caliber institutional asset in Midland, PA. With modern construction, flexible design, and strong regional connectivity, the former Midland Innovation and Technology Charter School is exceptionally well-positioned for its next chapter of ownership and value creation.



02 About the Offering





4.1 acres

South 12th Street

Site Outline

PROPERTY OVERVIEW



BUILDING OVERVIEW

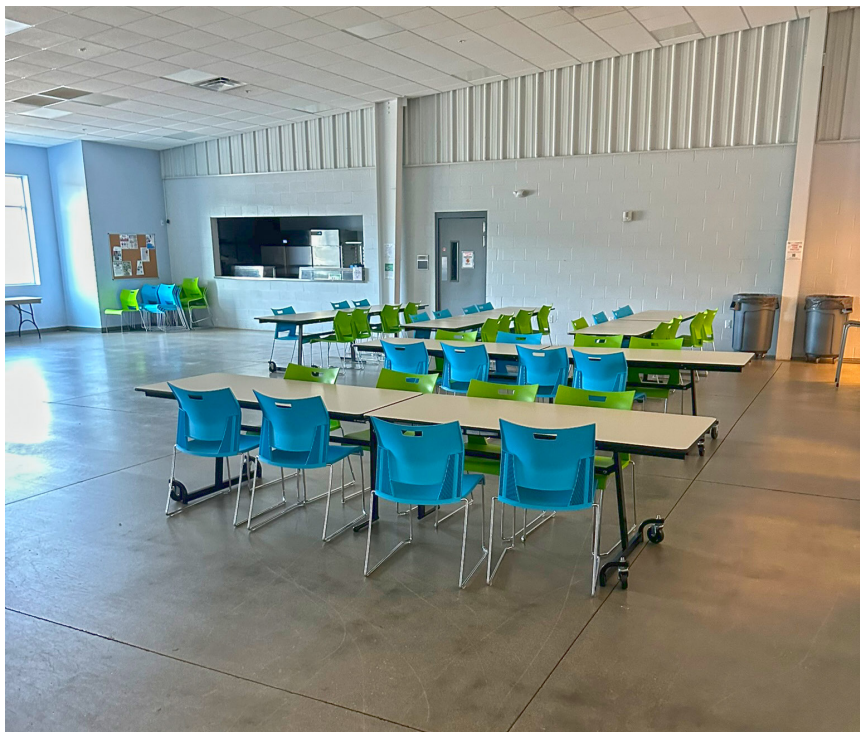
Property Address	7 South 12th Street Midland, PA 15059
Gross Building Size	30,148 sq. ft.
Lot Size	4.1 acres
Parking	76 existing spaces
Zoning	Primarily, I-2, General Industrial
Use	Special Training and Schooling Services

BUILDING SPECIFICS

Ceiling Heights	First Floor: 16'9" - 23' Second Floor Height: 9'9" - 19'3"
Passenger Elevator	One; 2,500 lb pound capacity
Drive In Doors	One, 10'x12'
Sprinklers	Yes, Wet
HVAC	Two 30 ton units Four 7.5 ton units
Power	800A 480/277V 3 PH 4W
Restrooms	10 total, with 4 having oversized capacity

UTILITIES

Gas	Peoples Gas
Water & Sewer	Midland Municipal Authority
Electric	Duquesne Light
Cable / Phone	Comcast

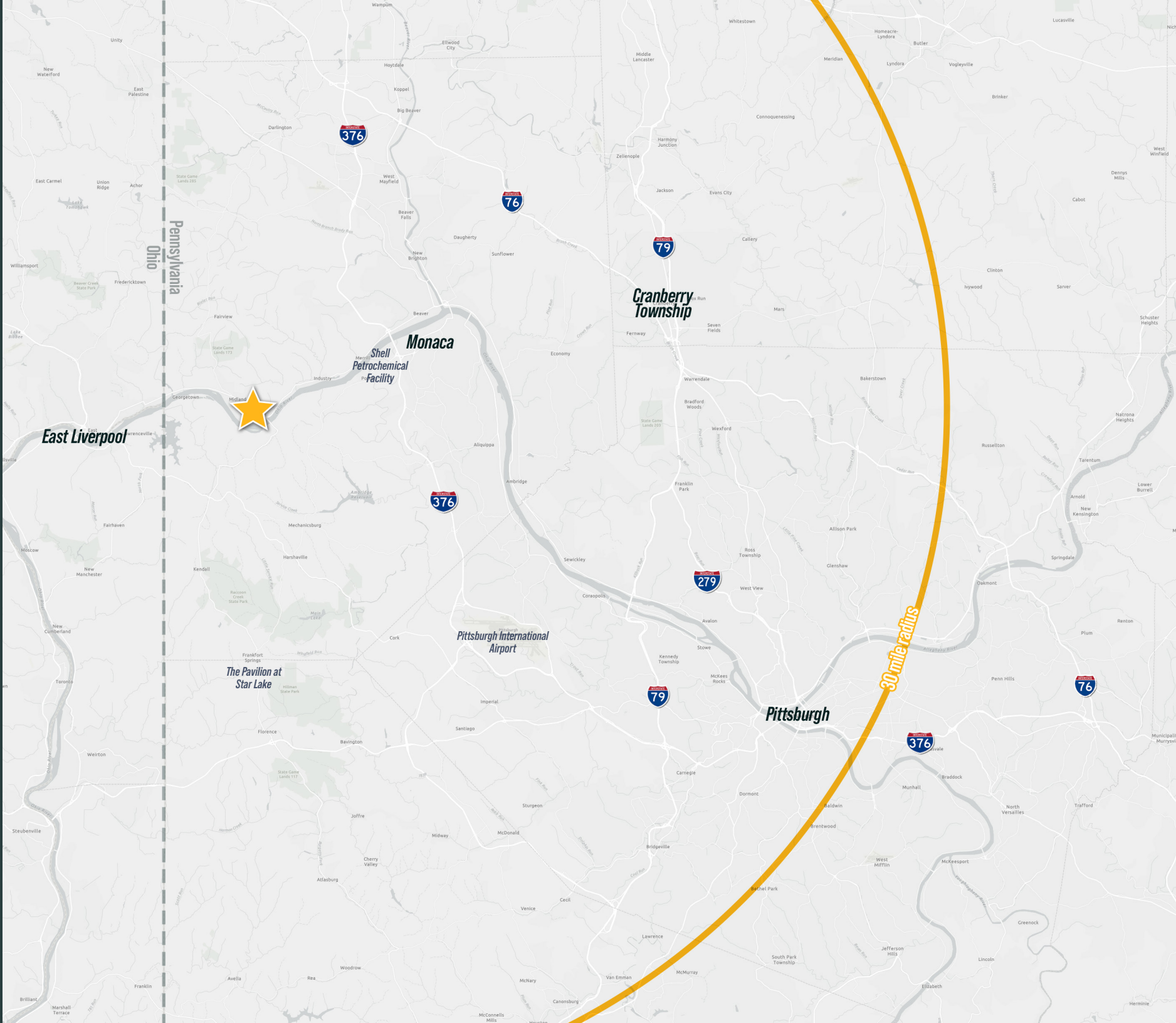








REGIONAL MAP



03

Midland Beaver County



MIDLAND WRAP-UP

Located in the heart of western Beaver County along the scenic Ohio River, Midland offers a unique blend of small-town character and regional connectivity within the Pittsburgh metropolitan area. Though rooted in its industrial tradition, the community continues evolving with a diverse economic base and nearby employment options that make it an attractive location for business, educational, or adaptive reuse opportunities.

Midland's tight-knit population of roughly 2,400 residents enjoys a riverfront setting with easy access to major travel corridors, including PA Route 68 and broader connections across southwestern Pennsylvania. The borough benefits from its proximity to nearby Beaver County job centers – with employment opportunities growing across manufacturing, logistics, education, healthcare, and service sectors in the surrounding region. Major employers across Beaver County include healthcare providers, manufacturing and industrial firms, county government, and distribution operations, underscoring the depth of the local workforce and economy.

Just a short drive from Midland, the larger Pittsburgh region offers access to major corporate, medical, and tech employers – including national healthcare systems and research institutions – creating added workforce and commuter appeal for businesses and tenants alike.

YOUR CORPORATE NEIGHBORS

PA Cyber Charter School
ATI
Energy Harbor / Beaver Valley Nuclear Power Station
Mawson Infrastructure Group
Heritage Valley Health System
South Side School District
Blackhawk School District
Eaton Corporation
Veka Inc.
Stoelzle Glass USA
Tenaris Bay City
McGuire Memorial
Beaver County Rehabilitation Center
Central Valley School District
Beaver Area School District

SHELL PETROCHEMICAL SITE

Strategically positioned near one of Pennsylvania's largest industrial investments, this exceptional property in Midland benefits from close proximity to the Shell Pennsylvania Petrochemicals Complex in Potter Township – a multi-hundred-acre ethane cracker and polyethylene production facility that has become an anchor of regional industrial activity. Located just minutes away, the Shell complex has catalyzed workforce growth, supply chain expansion, and infrastructure investment across Beaver County, linking the Midland site to a thriving manufacturing and logistics corridor within the Pittsburgh metropolitan region.

BY THE NUMBERS

2022

when operations began

386

acres

20

minute drive from site

600

employs over 600 workers

04

Pittsburgh Overview



ABOUT PITTSBURGH

Many may not expect to see Pittsburgh on the lists of “Bests”. Like Best Place to Live, Best City to Retire, Best Place to Travel, or Best City for Graduates to Live. But those people would be wrong. When watching Monday Night Football when the Steelers are hosting, you will see the flashy shots of the fiery blast furnaces at the one of the two steel mills in Allegheny County that are still in production today. But what they should be showing are the robots at the Carnegie Mellon University Robotics labs, the doctors at UPMC studying groundbreaking cancer treatments, or the engineers at Astrobiotics that put a lunar lander on the moon. Although not as dramatic, these are more accurate depictions of the city today.

Although Pittsburgh will always be known as the “Steel City”, the current economy has diversified and is now driven by these sectors; healthcare, education, technology, robotics, and financial services. Some of the largest employers are the University of Pittsburgh Medical Center (UPMC), PNC Financial Services, and Highmark Health. Yes, US Steel is still here, but “Eds and Meds” are the backbone of the city today.

Pittsburgh has been able to attract top talent, businesses, and innovation, particularly for Gen Z and millennials. As of 2025, Pittsburgh is among the top 20 U.S. cities with the largest Gen Z workforce. Gen Z displays unique characteristics such as digital technology proficiency and a blend of virtual and off-line experiences. They prioritize job interest over salary, and they seek companies that value ethical corporate behavior and prioritize



Environmental, Social, and Governance (ESG) issues. Pittsburgh's education services and healthcare sectors are particularly attractive to this generation, offering meaningful careers with growth potential.

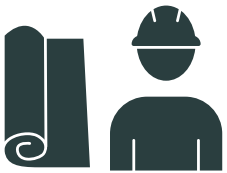
A passionate fan base, rich sports history, and successful professional teams – Pittsburgh is fanatical about their sports teams. The city is home to three major league sports teams: the Pittsburgh Steelers (NFL), the Pittsburgh Penguins (NHL), and the Pittsburgh Pirates (MLB). The Steelers have won six Super Bowl titles, the Penguins have five Stanley Cup championships, and the Pirates have five World Series titles. The city's sports fans are known for their loyalty and enthusiasm and are always good for creating a vibrant environment. Loyal citizens as well as ex-pats coming to Pittsburgh to see a game, the seats at the stadiums and arenas are always filled. PPG Paints Arena has hosted the First and Second Rounds of the NCAA Men's Basketball Championship seven times. This April, the NFL will be holding the 2026 draft in Pittsburgh. It is estimated that over 500,000 people will be traveling to Pittsburgh for this huge event.

Pittsburgh's food scene is gaining national and international recognition with BBC Good Food naming it as one of the top-10 destinations for foodies in 2019 and Zagat crowning it as the "No. 1 Food City" in 2015, and more recently, the #13 Foodie City in 2025. The city hosts several James Beard Award semifinalists and new restaurants that have contributed to its culinary renaissance. Pittsburgh is home to over 100 restaurants and numerous annual food festivals, including Little Italy Days and Picklesburgh, which has been named the #1 Specialty Food Festival in 2025. The city's food scene has been shaped by its rich history, including traditional culinary staples introduced by European immigrants. Restaurants have undoubtedly played a significant role in revitalization of the city from steel to science. The appeal of living in a trendy food city encourages young people to visit, move, and stay in the city.



TECH IN THE BURGH

Tech companies are retreating from high-cost markets and exploring secondary cities with the talent and infrastructure they need. Pittsburgh, with its robust infrastructure and skilled workforce, is becoming an attractive option for these forward-thinking businesses. The city is home to top-tier universities, including the University of Pittsburgh and Carnegie Mellon University, which fuel innovation and foster new talent. A software developer earning \$150,000 in the Bay Area could maintain the same lifestyle in Pittsburgh with an income of \$90,000.



#6 BEST CITIES FOR
STEM JOBS

Wallet Hub 2026



#1 FASTEST GROWING TECH
HUB

*Salary Dice Tech Salary
Report, 2022*

\$7.5B

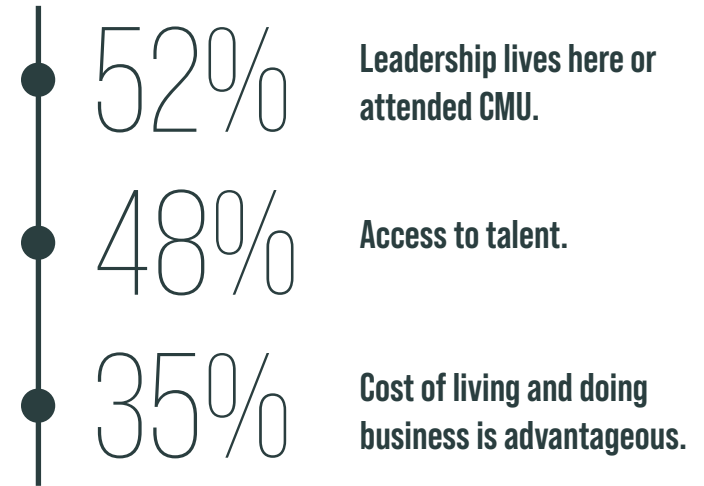
INVESTMENTS IN ROBOTICS
COMPANIES

Pittsburgh Robotics Network

WHY DO THEY STAY IN PITTSBURGH?

The Pittsburgh Robotics Network regularly surveys the Southwestern Pennsylvania robotics, autonomy, and AI community and reports their findings in "Ecosystem Snapshot".

They report a variety of reasons that they stay in Pittsburgh.



FOCUS ON HEALTHCARE

The healthcare system is anchored by UPMC, which operates numerous hospitals and specialty clinics throughout the city. Allegheny Health Network is another key player in the city's healthcare landscape. These two health systems are also top employers and responsible for a portion of the city's visitors - families will travel from near and far to visit these world renowned facilities.

These healthcare systems foster new talent that come out of the local universities medical programs including doctors, researchers, and nurses.



#8 IN THE NATION | CHILDREN'S HOSPITAL OF PITTSBURGH
PEDIATRIC DIABETES & ENDOCRINOLOGY
PEDIATRIC PULMONOLOGY & LUNG SURGERY

US News and World Reports - 2024



#11 IN THE NATION | UPMC
BEST NURSING SCHOOLS

US News and World Reports - 2024



NATIONALLY RANKED | UPMC
MEDICAL SCHOOLS
FOR RESEARCH AND PRIMARY CARE

US News and World Reports - 2024

An aerial photograph of the Carnegie Mellon University campus in Pittsburgh. The image shows a mix of historic stone buildings with arched windows and modern, multi-story structures with glass facades. A large green lawn is visible in the center, surrounded by trees and walkways. The campus is set against a backdrop of lush green hills.

Carnegie Mellon University

#1 IN ARTIFICIAL INTELLIGENCE 2025
US NEWS AND WORLD REPORT

"Pittsburgh is used to being the center of the universe when it comes to powering the economy in this country," Pennsylvania Governor Josh Shapiro said. "Whether it was the steel we forged or the energy we produced, Pittsburgh has been on the map for generations. This is now our next chapter, and to me, it seems like the AI and robotics technology that we are building here in Pittsburgh is the next big thing, and we are poised to seriously take advantage of it."

PITTSBURGH & ARTIFICIAL INTELLIGENCE

At the recent "AI Horizons and Beyond" hosted by Carnegie Mellon University, CMU researchers showcased AI's expanding role in enhancing human capabilities across fields like healthcare, education, and the arts. The event also highlighted collaborations among academics, policymakers, and private sector leaders, aiming to drive responsible AI development with ethical and human-centered priorities, reinforcing Pittsburgh's emerging status as a leader in AI research. Professors from CMU stressed the importance of retaining talent locally to build a sustainable AI ecosystem in Pittsburgh, which they believe can lead the nation in AI advancement.

Attendance and participation by multiple prominent policymakers, business leaders, and academic heads reinforce Pittsburgh's emerging status as a leader in AI research.



THE "EDS" MAKE THE GRADE

The higher education systems in and around Pittsburgh play an extremely important role in the identity and economy - of Pittsburgh and beyond. In 2021, the University of Pittsburgh reported that Pittsburgh campus operations generated over \$4.9 billion in economic impact for Pennsylvania and support over 43,000 jobs. The Pittsburgh campus also generated \$254.7 million in direct and indirect tax payments in Pennsylvania. Additionally, about 65% of Pitt graduates stay in Pennsylvania, further contributing to the state's economy. Carnegie Mellon University conducted its own study on their economic impact on the local and state economy. Since 2016, CMU's economic impact rose over 23% in just four years - nearly \$600 million. CMU reported it is responsible for 19,600 direct, indirect, and induced jobs across the state. With an additional 20+ colleges in and around the Pittsburgh area, the significance of these institutes is economically vital.

**Carnegie
Mellon
University**

16,676 total enrollment - 2024



**University of
Pittsburgh**

31,237 total enrollment - Fall 2025



**DUQUESNE
UNIVERSITY**

8,234 total enrollment - Fall 2024

**chatham
UNIVERSITY**

2,319 total enrollment - Fall 2024

**POINT
PARK
UNIVERSITY**

3,648 total enrollment - Fall 2025

**CARLOW
UNIVERSITY**

2,453 total enrollment - Fall 2025



**LA ROCHE
UNIVERSITY**

2,153 total enrollment - Fall 2024



3,764 total enrollment - Fall 2024

CCAC



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