

LAND AND MINERAL RIGHTS OFFERING

# 241.65± ACRES FOR SALE

**SURFACE AND OIL GAS MINERAL RIGHTS**

+ an additional 40.59± Acres of Oil Gas Mineral Rights Only



PITTSBURGH, PENNSYLVANIA - PITTSBURGH AIRPORT CORRIDOR

**SELLER FINANCING FOR QUALIFIED BUYERS**

*FOR MORE INFORMATION, CONTACT:*

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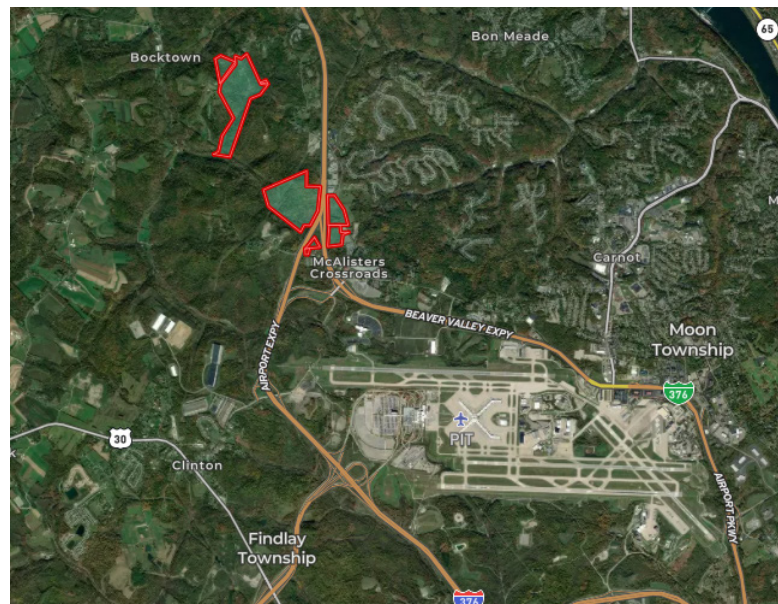
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## 01. PROPERTY OVERVIEW

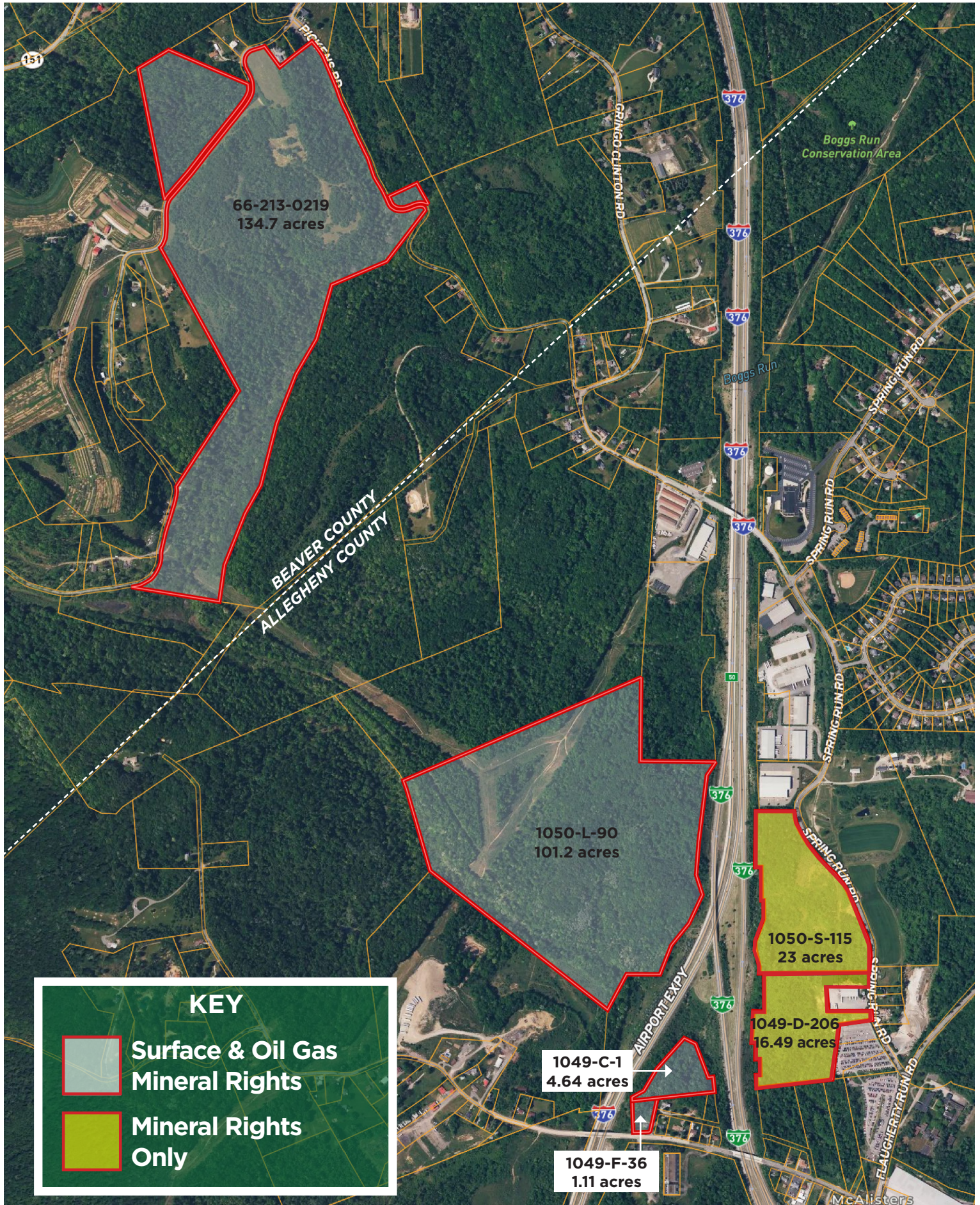
<b>ACRES</b>	241.65 +/- Acres with Surface & OGM with 40.59 +/- Acres with OGM only
<b>ZONING</b>	Mixed / Agricultural Township is open to rezoning
<b>TERRAIN</b>	Relatively Level / Rolling
<b>LOCATION</b>	2.80 Miles to Pittsburgh International Airport 10 Miles to Shell Cracker Facility 1.9 Miles to Exit 48 / Hopewell Business
<b>PRICE</b>	Available Upon Request (Seller financing for qualified buyers)



PARCEL NUMBER	ACREAGE	LOCATION	SALE TYPE	COUNTY
66-213-0219	134.7	219 New Bethlehem	Surface & OGM	Beaver
1050-L-90	101.2	Spring Run Rd.	Surface & OGM	Allegheny
1049-C-1	4.64	Hookstown Grade Rd.	Surface & OGM	Allegheny
1049-F-36	1.11	2351 Hookstown Grade Rd.	Surface & OGM	Allegheny
1050-S-115	23	1001 Birdie Drive	OGM Only	Allegheny
1049-D-206	16.49	Spring Run Road Ext.	OGM Only	Allegheny
1050-S-201	1.1	Spring Run Road Ext.	OGM Only	Allegheny

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# PROUD TO CALL PITTSBURGH HOME



Pittsburgh is home to a diverse array of businesses, from Fortune 500 companies to startups and nonprofits. Thanks to its picturesque location in western Pennsylvania, affordable real estate, access to top-tier talent, and competitive business initiatives, both large and small enterprises thrive in the Pittsburgh area. Many key businesses were established in Pittsburgh between the 19th and early 20th centuries, such as Giant Eagle, UPMC (University of Pittsburgh Medical Center), PNC Financial Services, Alcoa, Kraft Heinz, and PPG Industries. In the 21st century, Pittsburgh continues to attract top companies looking to establish new headquarters, campuses, distribution centers, and labs. Major corporations like Amazon, Apple, and Google are drawn to Pittsburgh, Allegheny County, and the surrounding region.





## PITTSBURGH BY THE NUMBERS

### EMPLOYMENT, BUSINESS & ECONOMY

#2 for Business Expansion in U.S. Northeast (Site Selection Magazine)  
#3 Most Livable City in the U.S. (The Economist)  
The Best Most Livable City in the U.S. (The Economist)  
Top 10 City Living in the Future (CNN Tech)  
130+ Daily nonstop flights per day from Pittsburgh International Airport and convenient access to major and nearby markets including D.C., New York, Ohio, Maryland, and more.  
\$165.2B In Gross Metropolitan Product (Forbes)  
2.6 million Population  
1.29 million Labor force

### INVESTMENT

600 Companies  
\$10.5B+ in investment in the past 10 years  
300+ firms from around the world invested in Pittsburgh companies in the last decade, including 16 making their first investment in the region in 2021.  
\$11 billion of university research over the past decade is fueling regional growth.  
\$21.3 billion of exit proceeds over the past decade.

### EDUCATIONAL DRIVERS

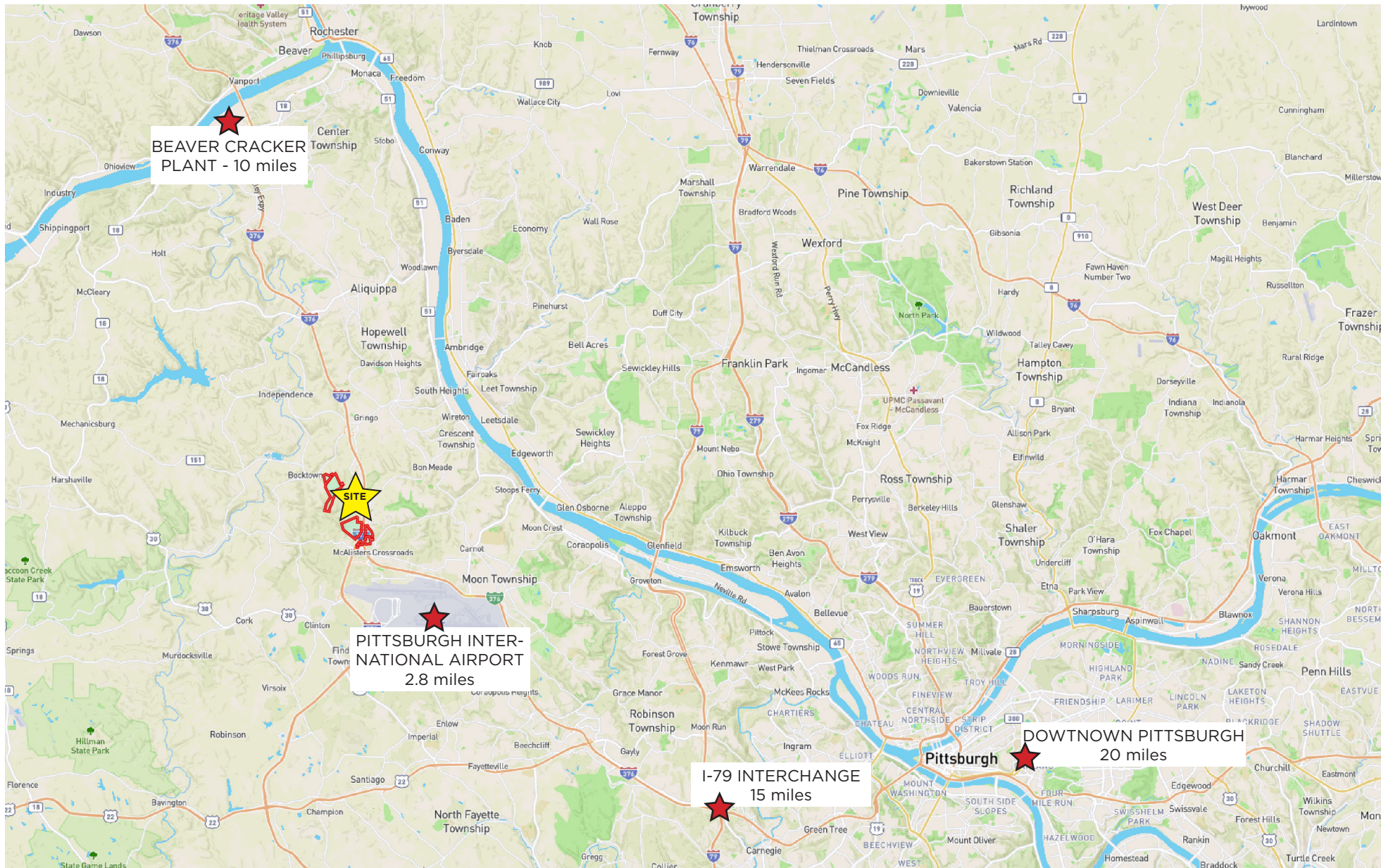
#1 Metro for College Graduates (Trulia & LinkedIn)  
11 Advanced industry sectors driving region's talent growth (Brookings)  
88 Colleges and Universities, including University of Pittsburgh and Carnegie Mellon University  
45,000 Grads Annually  
Top 10 Best Large City for College (Wallet Hub 2023)

### LIVABILITY

#1 US City for First-Time Home Buyers (CNBC, 2022)  
#2 Most Promising Housing Market for Homebuyers (GOBankingRates, 2023)  
\$179,000 Median home price in Pittsburgh (NAHB/Wells Fargo Housing Opportunity Index, 2023)  
\$1,432 The median monthly cost for Pittsburgh rentals (Zillow Observed Rent Index, 2023)

# OFFERING MEMORANDUM

## AIRPORT CORRIDOR LAND PARCELS



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AIRPORT CORRIDOR LAND PARCELS

