

## Five Points Development Site

Laurel Road (PA Route 151)  
Hopewell Township  
Beaver County, PA

Point Bridge Realty Advisors, LLC  
Peter J. Licastro, President



**POINT BRIDGE**  
REALTY ADVISORS, LLC<sup>®</sup>

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## Executive Summary & Acquisition Highlights

### Offering Summary

Point Bridge Realty Advisors, LLC has been retained as the exclusive agent of the owner for the sale of the surface rights to ± 96 acres in Hopewell Township, Beaver County, Pennsylvania (the “Property”). The Property is offered for sale at \$499,000 (\$5,198 per acre).

The Property has ± 3000 feet of frontage on Laurel Road (PA Route 151) and is less than two miles to exit 48 of the Beaver Valley Expressway (Interstate 376), one mile from Constitution Boulevard (PA Route 51), three miles to Ohio River Boulevard (PA Route 65), and eight miles to the Pittsburgh International Airport.

Approximately 10 miles north of the Property (via the Beaver Valley Expressway - Interstate 376) is Shell Polymers Monaca, an ethylene cracker complex which commenced operations in November 2022. This ± 400-acre, multi-billion dollar facility created 6,000 jobs during construction over a five year period and hosts 600 permanent jobs. A significant multiplier effect is anticipated from third-party services and support, as well as manufacturers in the plastics industry locating near the source of a key raw material.

Existing “I-P Industrial Park” zoning provides for a wide range of “permitted uses”, including commerce park, office, warehouse / distribution, light manufacturing and R&D. A small portion of the Property is zoned “R-2 Low Density Residential” (approximately 4 acres). Potential for hotel development exists as a “conditional use” in the “I-P” district, with anticipated demand for new hotel and lodging services in Beaver County.

The Property is immediately adjacent to the “R-2 Low Density Residential” zoning district and offers the potential to be re-zoned for low-density residential development.

For more information on Beaver County and Pittsburgh regional economic development, please visit:

- Beaver County Corp. for Economic Development (BCCED) <http://www.beavercountyced.org/>
- Pittsburgh Regional Alliance (PRA) <http://www.pittsburghregion.org/>
- Power of 32 Site Development Fund <http://www.p32sitefund.com/>

### **Acquisition Highlights**

- 1) One of the largest contiguous undeveloped sites in the area. The Property is zoned “I-P Industrial Park” and “R-2 Residential, Low Density” district.
- 2) Estimated developable land of approximately 58 acres.
- 3) Minutes from major transportation arteries, including:
  - a. Beaver Valley Expressway (Interstate 376)
  - b. Constitution Boulevard (PA Route 51)
  - c. Ohio River Boulevard (PA Route 65)
  - d. Brodhead Road
- 4) Convenient access (via Interstate 376 - Beaver Valley Expressway) to the Shell Chemical ethylene cracker complex, as well as the Pittsburgh International Airport.
- 5) Income from existing billboard leases along PA Rt. 151 - Laurel Road (± \$3,175 annually).
- 6) Rare opportunity for a signature, campus-type location for a corporate occupier or owner-user.

All questions and inquiries regarding the Property should be directed to:

**Peter J. Licastro, President**  
**Point Bridge Realty Advisors, LLC**  
11676 Perry Highway  
Suite 2102  
Wexford, PA 15090

(412) 720-2822 cell  
pete@point-bridge.com  
www.point-bridge.com



## Limiting Conditions and Disclosures

This Offering Memorandum (“Offering”) was prepared by Point Bridge Realty Advisors, LLC (“Agent”) on behalf of Three Rivers Real Estate Company (“Owner”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire.

This Offering includes information, as well as assumptions and estimates, obtained from sources believed to be reliable, however, no guarantees, warranties or representations as to completeness or accuracy are made by anyone. It is provided subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice by the Owner or Agent. This Offering is not an offer to purchase or lease any property.

In this Offering, certain documents are described in summary form and do not purport to be complete or, necessarily, accurate descriptions of the documents or agreements involved, nor do they constitute a legal analysis of such documents or agreements. Interested parties are expected to independently review all documents, measurements, as-built conditions, etc. Approximate boundaries and data displayed on maps and aerial photographs are for informational purposes only. They are not survey accurate and are meant to only show a representation of property lines. Photographs and illustrations may be edited for marketing purposes.

This Offering is not intended as a substitute for obtaining legal, engineering, environmental, architectural, accounting, tax, or financial advice from professionals qualified in these areas. No opinion is being offered or rendered with respect to matters of zoning / land use, title, easements, gas, oil, coal or mineral rights, compliance with federal, state or local rules or regulations, including the Americans with Disabilities Act.

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 with any party at any time with or without notice, and for any reason or no reason. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering, or making an offer to purchase the Property, unless a written Agreement of Purchase and Sale is fully executed, delivered and approved by the Owner and any conditions to Owner’s obligations have been satisfied or waived. Agent is not authorized to make any representations or agreements on behalf of Owner.

No guarantee, warranty or representation is made by anyone regarding any information or statements contained in this Offering Memorandum. Each prospective purchaser is to rely upon its own independent investigation, due diligence, evaluation and judgment as to the advisability of purchasing the Property described herein.

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# CONSUMER NOTICE

## THIS IS NOT A CONTRACT

CN

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- Licensees may enter into the following agency relationships with consumers:

### *Seller Agent*

As a seller agent the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

### *Buyer Agent*

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

### *Dual Agent*

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

### *Designated Agent*

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- In addition, a licensee may serve as a Transaction Licensee.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- Regardless of the business relationship selected, all licensees owe consumers the duty to:
  - Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived *by* the seller *where* the seller's property is under contract and the waiver is in writing.
  - Comply with the Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.
  - Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.
- The following contractual terms are *negotiable* between the licensee and the consumer and must be addressed in an agreement/disclosure statement:
  - The duration of the licensee's employment, listing agreement or contract.
  - The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
- All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.
- The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

**Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.**

**ACKNOWLEDGMENT**

I acknowledge that I have received this disclosure.

Date: \_\_\_\_\_  
 \_\_\_\_\_ (Consumer's Printed Name) \_\_\_\_\_ (Consumer's Signature)

Date: \_\_\_\_\_  
 \_\_\_\_\_ (Consumer's Printed Name) \_\_\_\_\_ (Consumer's Signature)

I certify that I have provided this document to the above consumer during the initial interview.

Date: 2-1-2024

Peter J. Licastro  
 (Licensee's Printed Name)



(Licensee's Signature)

\_\_\_\_\_  
 (License #)

## Property Information

Property	± 96 Acres	
	Laurel Road (PA Route 151) Near Brodhead Rd. / Five Points interchange	
Municipality	Hopewell Township	
County	Beaver County	
State	Pennsylvania	
School District	Hopewell Area School District	
Tax Parcel ID#	65-204-0106	
Interest	Surface Rights	
Zoning	"I-P" - Industrial Park (± 92 acres) "R-2" – Low Density Residential (± 4 acres)	
Utility Providers	Electric	Duquesne Light (412) 393-7100
	Gas	Dominion Peoples (866) 654-4660
	Water	Creswell Heights Joint Authority (724) 375-1303
	Sewage	Hopewell Township (724) 512-0156
Real Estate Taxes	2024 Assessed Value: \$383,000	
	<u>2024 Millage</u>	
	Beaver County	3.67
	Hopewell Twp.	2.36
	Hopewell S.D.*	<u>12.66</u> *estimated
	<b>Total</b>	<b>18.69</b>
	<b>\$7,158.27 total annual taxes*</b>	
Realty Transfer Taxes	Commonwealth of Pennsylvania	1.0%
	Local (school and municipal)	<u>1.0%</u>
	<b>Total</b>	<b>2.0%</b>

*Note: Realty transfer taxes are generally shared equally between purchaser and seller.*

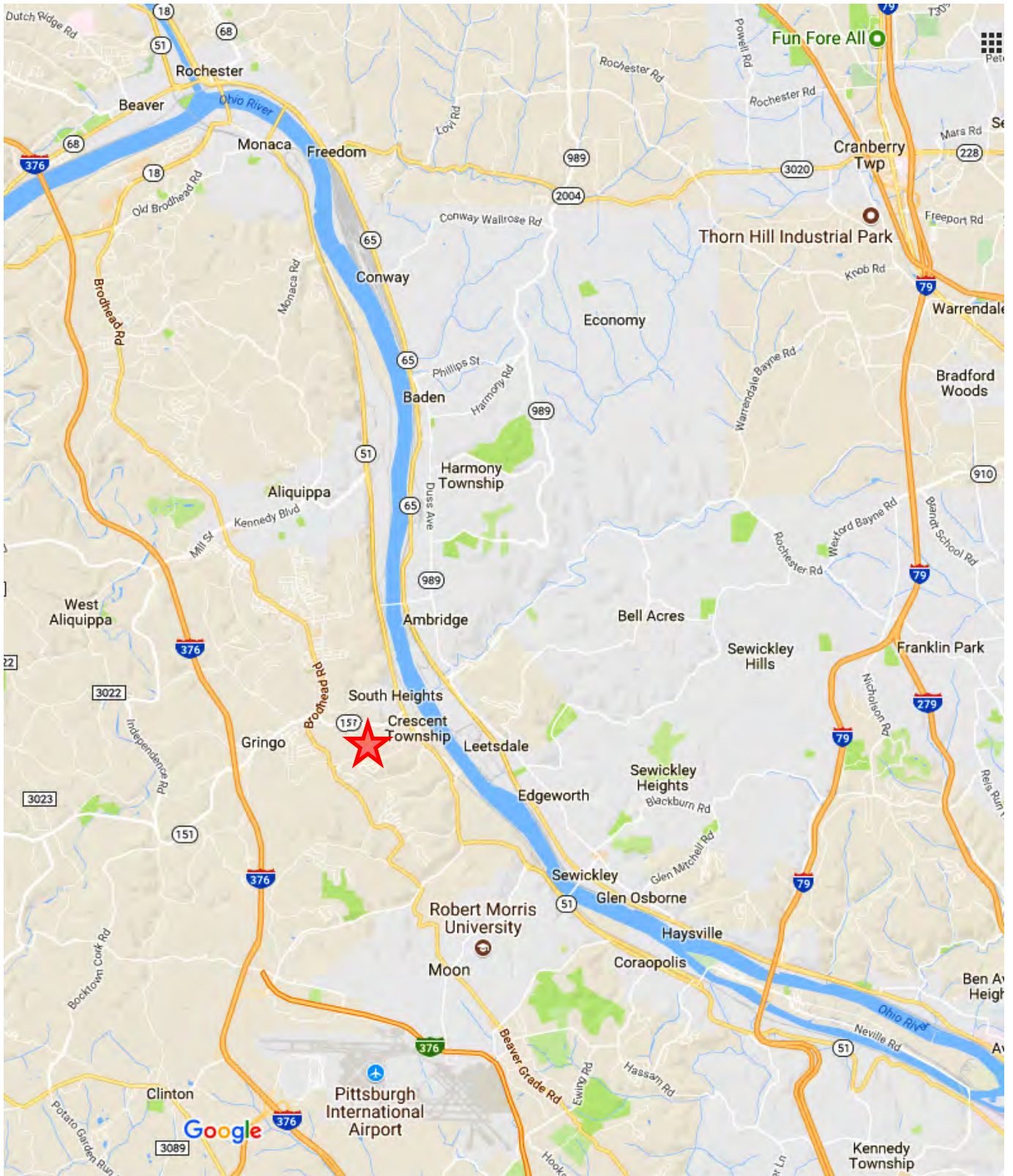




## Aerial Photographs



## Location and Site Description



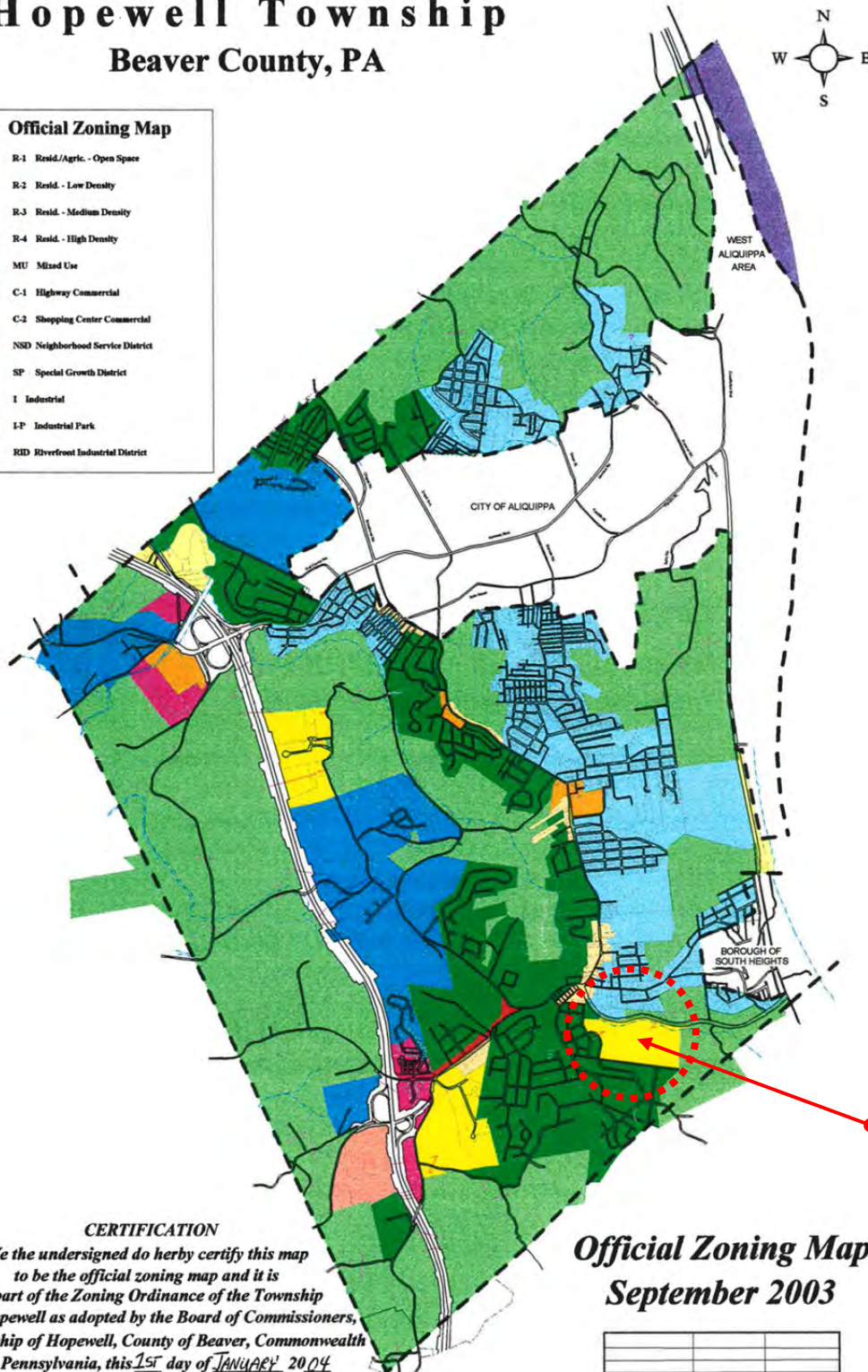
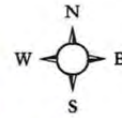


# Zoning Map

## Hopewell Township Beaver County, PA

**Official Zoning Map**

- R-1 Resid./Agric. - Open Space
- R-2 Resid. - Low Density
- R-3 Resid. - Medium Density
- R-4 Resid. - High Density
- MU Mixed Use
- C-1 Highway Commercial
- C-2 Shopping Center Commercial
- NSD Neighborhood Service District
- SP Special Growth District
- I Industrial
- I-P Industrial Park
- RID Riverfront Industrial District



**CERTIFICATION**  
 We the undersigned do hereby certify this map to be the official zoning map and it is a part of the Zoning Ordinance of the Township of Hopewell as adopted by the Board of Commissioners, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, this 15<sup>th</sup> day of JANUARY 2004

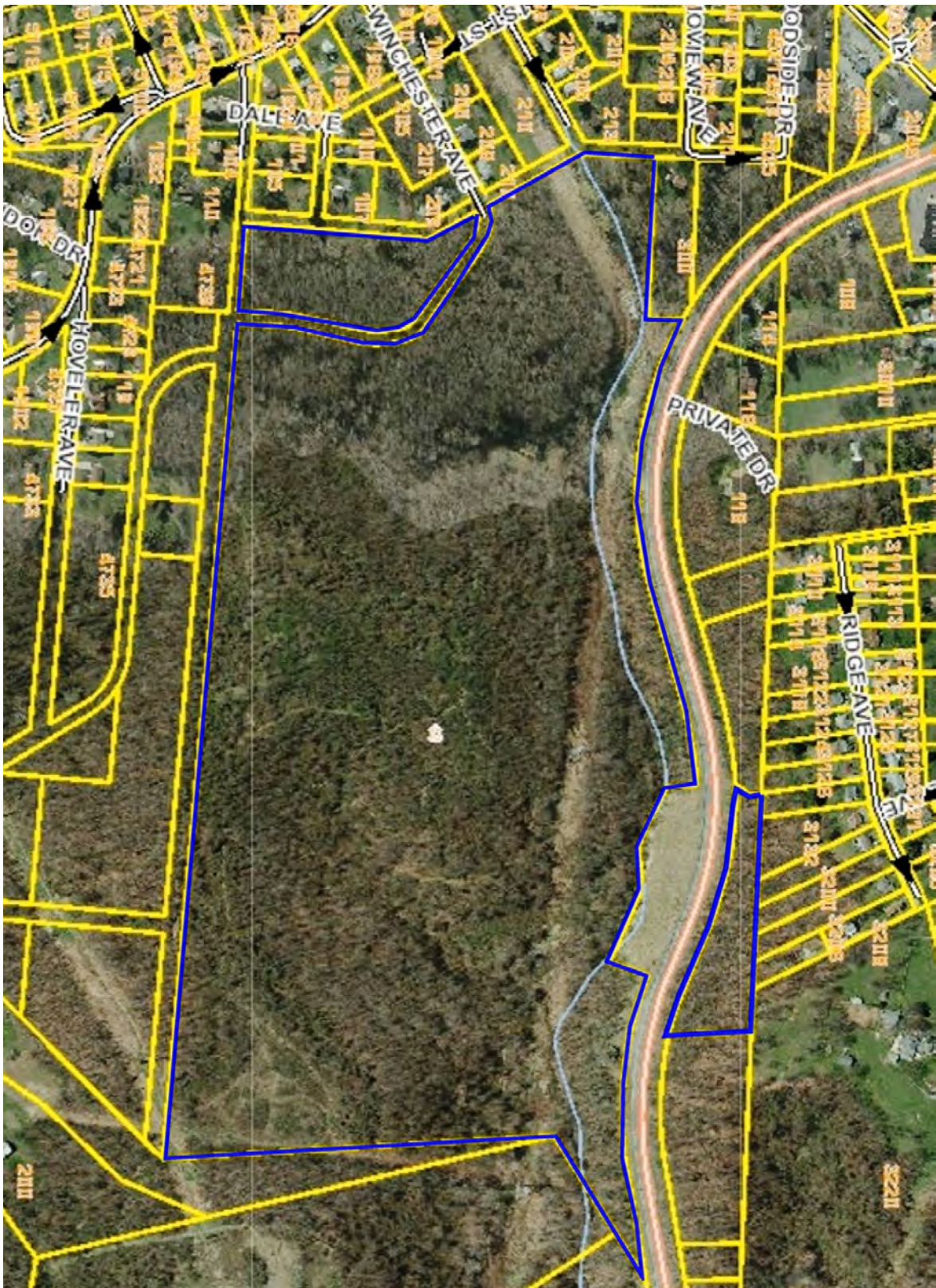
CHAIRMAN OF THE BOARD OF COMMISSIONERS  
 ATTESTED: *[Signature]* SECRETARY



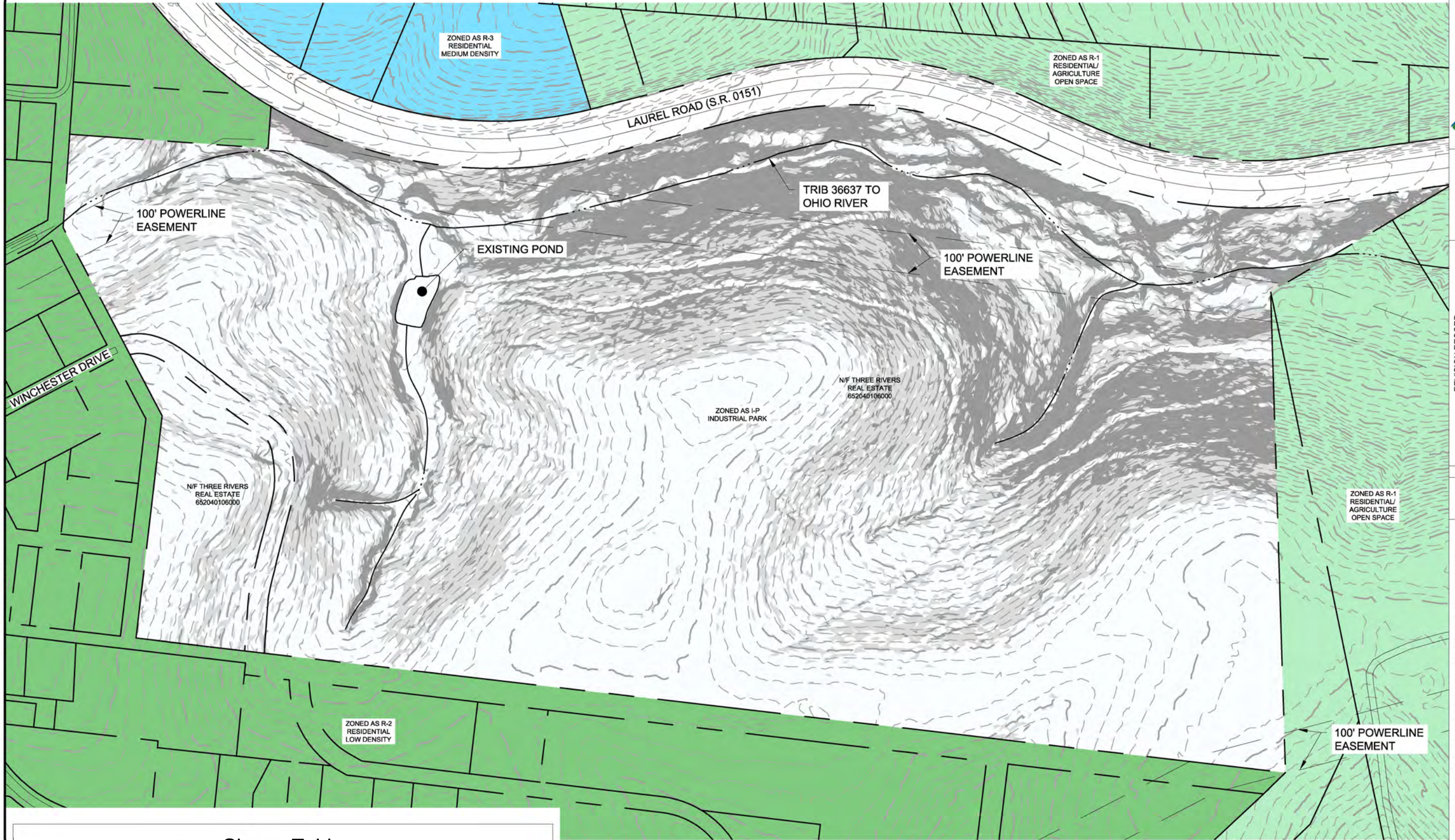
**Official Zoning Map  
 September 2003**




### Tax Parcel Map



I:\Path & Filename=G:\Projects\120001\2749 Hopewell\Twp\1-0002 Due Diligence\Dwg\01-Base\EX Base.dwg  
 Plot Date=10/16/2017 5:08 PM Michael J. Galet, E.I.T. Save Date=10/16/2017 4:57 PM



Slopes Table

Number	Minimum Slope	Maximum Slope	Area (AC)	Color
1	0%	25%	52.7	
2	25%	40%	24.2	
3	40%	600%	19.1	



GRAPHIC SCALE



( IN FEET )  
 1 inch = 250 ft.

REVISION RECORD

No.	Date
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02	
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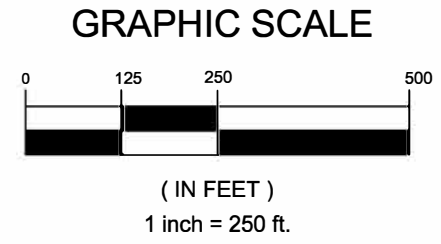
HOPEWELL TOWNSHIP DUE DILIGENCE  
 LAUREL ROAD (S.R. 0151)  
 HOPEWELL TOWNSHIP, BEAVER COUNTY PA  
 PREPARED FOR:  
**POINT BRIDGE REALTY ADVISORS, LLC**  
 1001 PERRY HIGHWAY  
 PITTSBURGH, PA 15237

EXISTING  
 CONDITIONS PLAN  
 Project Number: C-12749-0002  
 Drawing Scale: 1" = 250'  
 Date Issued: OCT 2017  
 Index Number: -  
 Drawn By: MJG  
 Checked By: -  
 Project Manager: DMH  
**EX CON**

Path & Filename: G:\Projects\12000\12749 Hopewell Twp\1-0002 Due Diligence\Dwg\01-Base\IPR Base (I-P Zoned Option)\_1\_12857\_4064.svs.dwg  
 Plot Date: 10/16/2017 5:51 PM Michael J. Galet, E.I.T. Save Date: 10/16/2017 5:41 PM  
 18.01



**EARTHWORK (I-P INDUSTRIAL PARK)**  
 CUT: 606,000 CY  
 FILL: 498,000 CY  
 NET: 108,000 CY (CUT)  
 \*EARTHWORK INCLUDES TOPSOIL



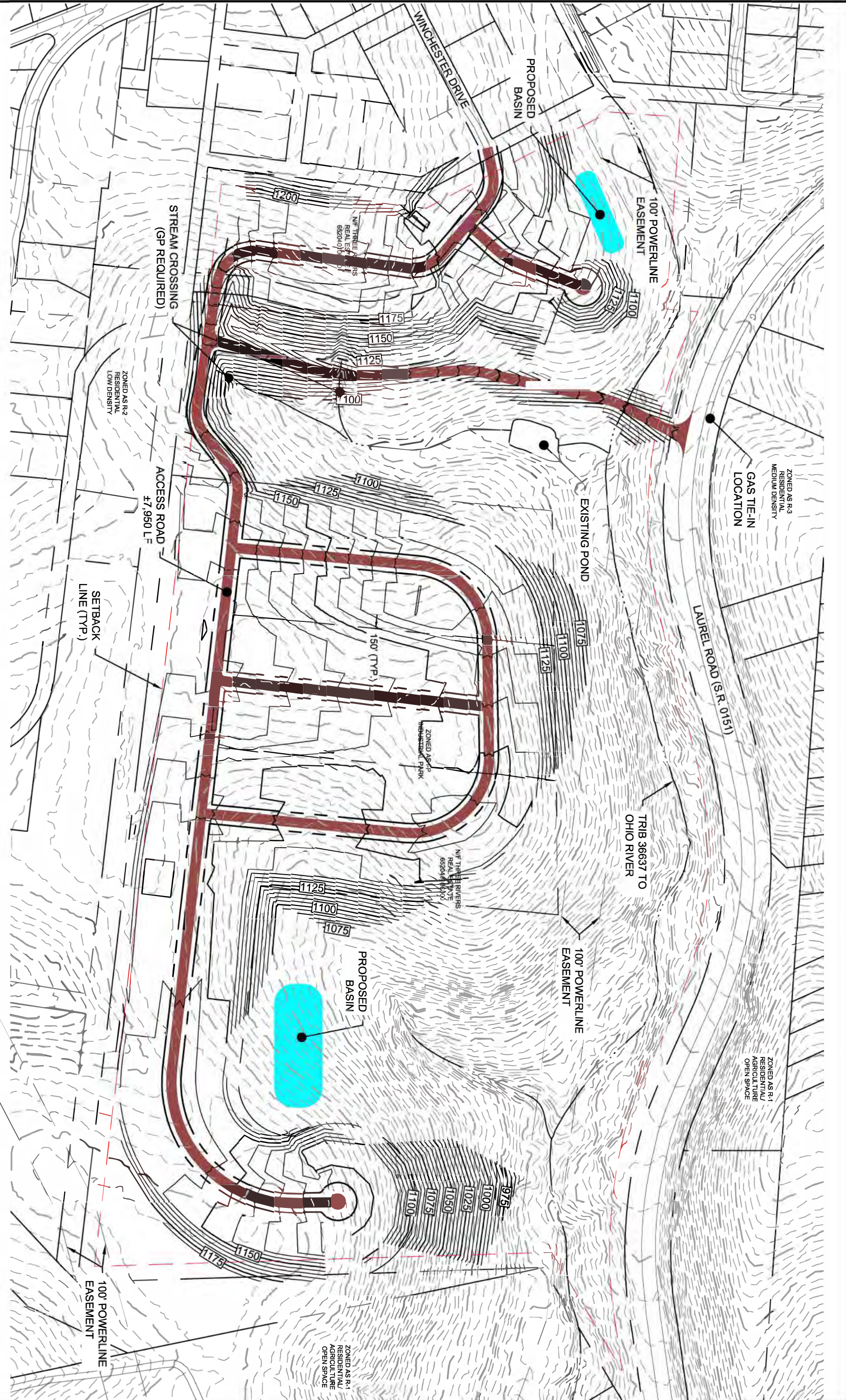
REVISION RECORD	
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**HOPEWELL TOWNSHIP DUE DILIGENCE**  
 LAUREL ROAD (S.R. 0151)  
 HOPEWELL TOWNSHIP, BEAVER COUNTY PA  
 PREPARED FOR:  
**POINT BRIDGE REALTY ADVISORS, LLC**  
 1001 PERRY HIGHWAY  
 PITTSBURGH, PA 15237

I-P INDUSTRIAL PARK  
 CONCEPT

Project Number: C-12749-0002  
 Drawing Scale: 1" = 250'  
 Date Issued: OCT 2017  
 Index Number: --  
 Drawn By: MJG  
 Checked By: --  
 Project Manager: DMH

**CON I-P**



**EARTHWORK (R-2 RESIDENTIAL)**  
 CUT: 648,000 CY  
 FILL: 444,000 CY  
 NET: 204,000 CY (CUT)  
 \*EARTHWORK INCLUDES TOPSOIL



**GRAPHIC SCALE**

REVISION RECORD	
No	Date
01	
02	
03	
04	
05	
06	
07	
08	

**HOPWELL TOWNSHIP DUE DILIGENCE**  
 LAUREL ROAD (S.R. 0151)  
 HOPWELL TOWNSHIP, BEAVER COUNTY PA  
 PREPARED FOR:  
**POINT BRIDGE REALTY ADVISORS, LLC**  
 1001 PERRY HIGHWAY  
 PITTSBURGH, PA 15237

R-2 RESIDENTIAL  
 -LOW DENSITY  
 CONCEPT  
 Project Number: C-12749-0002  
 Drawn By: M.J.G.  
 Checked By: M.J.G.  
 Date Issued: OCT 2017  
 Index Number: ---  
**CON R-2**

**GATEWAY**  
 The Gateway Engineers, Inc.  
 Full-Service Civil Engineering & Surveying  
 Pittsburgh, PA  
 gatewayengineers.com 855-634-9264



## ***SHELL BEGINS OPERATIONS AT POLYMERS PLANT***



Shell Chemical Appalachia LLC, a subsidiary of Shell plc, today announced it has commenced operations of its Pennsylvania Chemical project, Shell Polymers Monaca (SPM). The Pennsylvania facility is the first major polyethylene manufacturing complex in the Northeastern United States and has a designed output of 1.6 million tonnes annually.

“Building this world-class facility is a fantastic achievement and one the team can be proud of; it’s a showcase of Shell’s project delivery expertise,” said Huibert Vigeveno, Shell Downstream Director. “With great market access, innovative offers and connected infrastructure, Shell Polymers Monaca is well positioned and ready to serve customers with high-quality, competitive products.”

Strategically located within a 700-mile radius of 70 percent of the U.S. polyethylene market, SPM sits on 384 acres adjacent to the Ohio River in Beaver County, Pennsylvania. SPM contracted most of its natural gas feedstock at Final Investment Decision from the nearby Utica and Marcellus basins. The advantages of proximity are not limited to production; SPM also offers customers shorter supply chains, which translates to increased flexibility and access to polyethylene pellets that can be used in a wide variety of products such as common household goods, consumer and food packaging, as well as industrial and utility products.

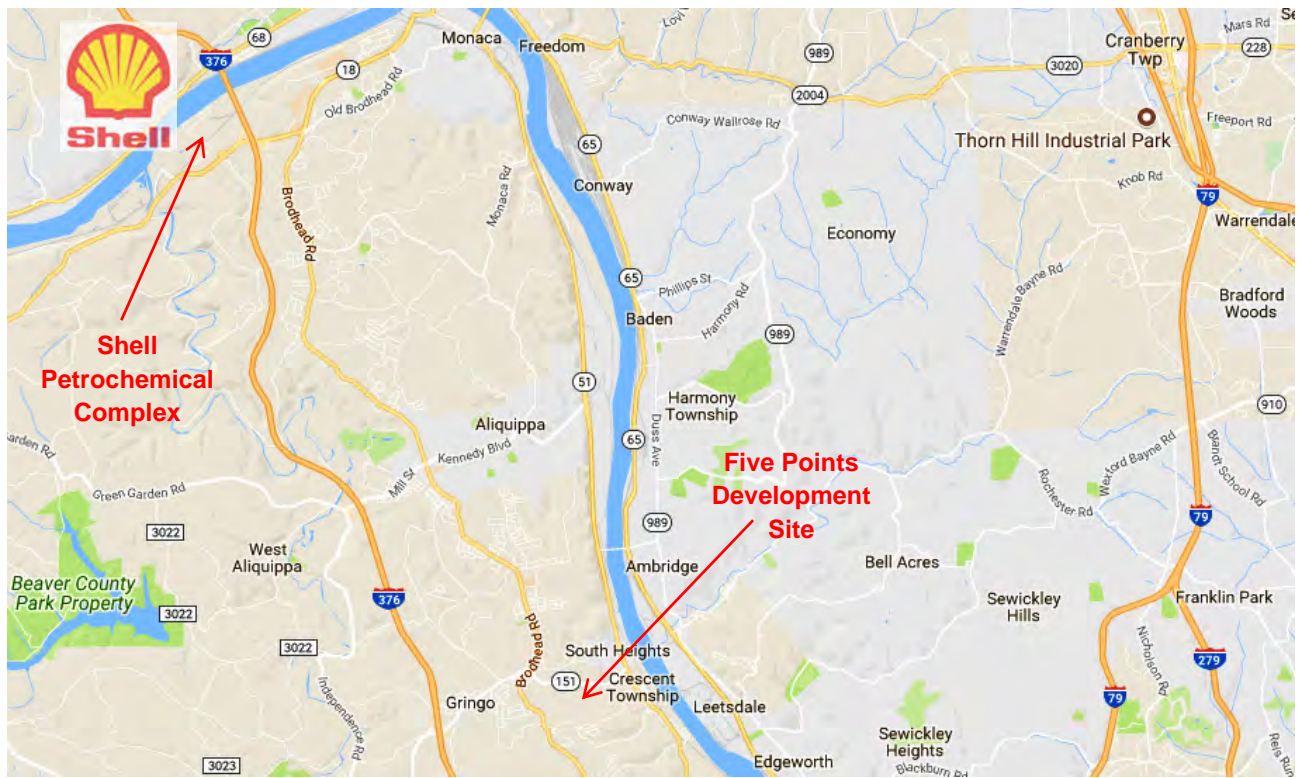
The start-up of Shell Polymers Monaca represents an important step in growing Shell’s chemicals business as part of its Powering Progress strategy. The company is increasingly participating in value chains closer to end-use customers and using advantaged feedstocks to deliver more high value products while reducing exposure to commodity chemicals over time.

“I’m proud that in delivering this facility we’ve had a strong and innovative safety focus; invested in the community through employment and education; and helped repair and improve the local environment by remediating a brownfield site. These commitments are core to Shell’s Powering Progress strategy today and will remain so in the years to come,” said Vigeveno.

*Source: Shell Media Release, November 15, 2022*

- Shell started main construction at Shell Polymers Monaca in April 2017 after taking a **Final Investment Decision** in June 2016.
- Shell Polymers Monaca will produce ~ 3.5 billion pounds (1.6 million tonnes) of polyethylene annually and is expected to ramp up to full production by the second half of 2023.
- The plant will have three reactors: two gas phase reactors and a slurry reactor.
- SPM products will serve customers who manufacture commodity and specialty films, pipe, blow-moulded containers and injection-moulded parts.
- SPM hosts 600 full time positions with several thousand more resulting from private industry and public services required for support.
- Shell has invested in measures to prevent pellet loss and as a member of Operation Clean Sweep is applying and sharing industry best practices.
- Shell continues to invest in the plastic circular economy globally and is a founding member of the **Alliance to End Plastic Waste**.
- Powering Progress sets out Shell's strategy to accelerate our transition to a net-zero emissions energy business, including reducing emissions from our operations, from the fuels and other energy products we sell to our customers, and capturing and storing any remaining emissions using technology or balancing them with offsets. For more information visit [www.shell.com/poweringprogress](http://www.shell.com/poweringprogress)

For more details visit <https://www.shell.us/about-us/projects-and-locations/shell-polymers.html>



## **ARTICLE XIV**

### **I-P INDUSTRIAL PARK DISTRICT**

#### **SECTION 1400 PURPOSE**

The purpose of the I-P Industrial Park District is to provide areas for light industrial and manufacturing uses in collective settings including non-retail commercial uses and business and related uses which are not noxious or offensive by reason of the emission of noise, odor, vibrations, dust, smoke, etc. beyond the confines of the building.

#### **SECTION 1401 PERMITTED USES**

A. Principal Uses:

1. Commerce park.
2. Research and development facilities.
3. Wholesale packaging, storage, warehousing and/or distribution facilities excluding self-storage or mini-storage centers.
4. Light manufacturing, compounding, processing and/or assembly facilities.
5. Printing and publishing facilities.
6. Wholesale supply yards.
7. General contractor and construction industries, offices and facilities including but not limited to general, electric, plumbing and HVAC.
8. Professional and business offices.
9. Restaurants.
10. Forestry.

B. Accessory Uses:

1. All uses customarily incidental to a principal permitted use.
2. Signs as provided for in Article XX.
3. Parking and loading as provided for in Article XXI.

#### **SECTION 1402 CONDITIONAL USES**

Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 of this Ordinance.

- A. Transportation terminals (dispatch or maintenance) (See Section 2304N)
- B. Hotels, motels. (See Section 2304D)

### **SECTION 1403 USES BY SPECIAL EXCEPTION**

Uses listed herein shall be reviewed, and approved as per the provisions of Section 2301 of this Ordinance.

- A. Public Utility Structures. (See Section 2302I)
- B. Cellular Telecommunications Facilities (See Section 2302B)

### **SECTION 1404 LOT AND AREA REQUIREMENTS**

- A. Minimum Lot Area and Lot Width:
  - 1. A lot in the I-P District shall be of such size and dimensions as shall be necessary to properly accommodate the intended use or structure in accordance with all applicable provisions of this Ordinance and other state or local laws that may be applicable.
- B. Minimum Front Yard Dimensional Setbacks:
  - 1. All uses - 50 feet
- C. Minimum Side Yard Dimensional Setbacks:
  - 1. Contiguous to a lot in another I-P, C-1, C-2, or I District - no requirement.
  - 2. Contiguous to a lot in an R-1, R-2, R-3, R-4, SP, NSD or MU District - 80 feet total, 30 foot minimum one side.
- D. Minimum Rear Yard Dimensional Setbacks:
  - 1. All uses - 50 feet
- E. Maximum Building Height:
  - 1. All uses - 40 feet
- F. Accessory Uses and Structures:
  - 1. Shall be located in the rear yard
  - 2. Shall be no closer than ten (10) feet to all lot boundary lines
- G. Maximum Lot Coverage- no maximum

### **SECTION 1405 BUFFERYARD**

A bufferyard may be required, where deemed necessary by the Board of Commissioners, in this District in order to minimize the effects of glare from headlights of vehicles, exterior lighting from structures or parking areas, noise, movement of people and vehicles and to shield activities from adjacent properties, etc. In order to establish an adequate buffer, the minimum width shall be twenty feet (20') with a fifty/fifty percent (50%/50%) mix of evergreen and deciduous trees a minimum of two inch (2") caliper planted in staggered rows on ten foot (10') centers.

**SECTION 1406 SCREENING OF EXTERIOR STORAGE**

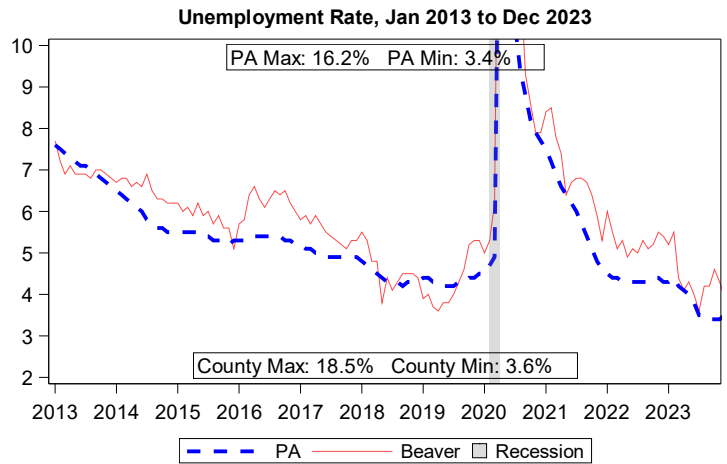
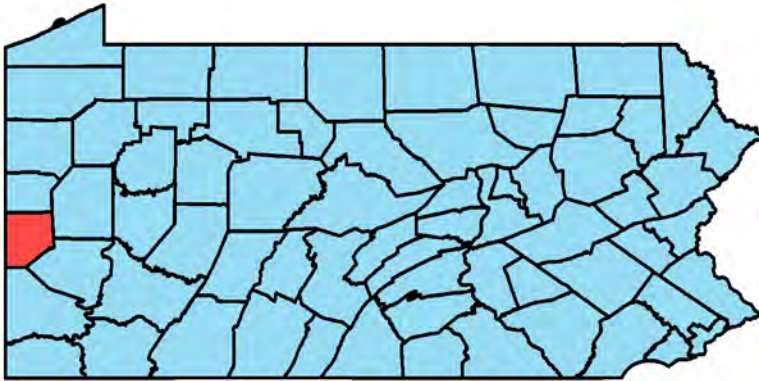
No exterior storage of material or equipment shall be permitted in connection with any use unless such storage is effectively screened from sight by trees, landscaped earth forms, fencing, walls, or combination of these, in a minimum ten foot (10') wide bufferyard.

**SECTION 1407 STORAGE OF HAZARDOUS MATERIALS**

Outside storage of materials, which are classified as hazardous by the Pennsylvania Department of Environmental Protection (PaDEP), is prohibited in this District.

# Beaver County Profile

January 2024



2022 Population		
Demographic	County	PA
Total Population	167,629	12,989,208
Female	85,460	6,578,442
Male	82,169	6,410,766

Population by Race		
White	88.6%	77.1%
Black	6.0%	10.8%
Other	5.3%	12.1%
Hispanic Origin (all races)	1.9%	8.1%

Population by Age		
Ages 0 to 17	19.3%	20.5%
Ages 18 to 24	7.2%	9.2%
Ages 25 to 34	11.7%	13.1%
Ages 35 to 44	11.9%	12.1%
Ages 45 to 54	12.2%	12.4%
Ages 55 to 64	15.7%	14.0%
Ages 65 to 74	12.7%	10.8%
Ages 75 and Older	9.3%	7.9%
Median Age	44.9	40.8

Source: U.S. Census 5 Year Estimate 2018-2022 (Tables: DP05 and B01001)

Online Job Postings	County	PA
December 2023	2,090	188,345
December 2022	977	99,875
Annual Percent Change	113.9%	88.6%
Annual Volume Change	1,113	88,470

Source: The Conference Board - LightCast - Help Wanted OnLine™

2022 Veterans	County	PA
Total Veterans	11,033	680,824
Veteran Median Income	\$43,692	\$46,106
Non-Veteran Median Income	\$36,047	\$37,475
Veteran Unemployment Rate	6.3%	4.2%
Non-Veteran Unemployment Rate	5.5%	5.3%

Source: U.S. Census 5 Year Estimate 2018-2022 (Table: S2101)

2022 Resident Income	County	PA
Per Capita Income	\$54,812	\$64,506
Total Personal Income (in thousands)	\$9,081,089	\$836,778,334
Total Earnings (in thousands)	\$5,335,998	\$511,019,899
Total Dividends/Interest/Rent (in thousands)	\$1,251,316	\$151,238,652
Total Transfer Payments (in thousands)	\$2,493,775	\$174,519,783

Source: Bureau of Economic Analysis

Local Area Unemployment Statistics		
Dec 2023	County	PA
Unemployment Rate	3.9%	3.5%
Labor Force	81,400	6,528,000
Employed	78,300	6,303,000
Unemployed	3,100	226,000

Notes: Current month's data are preliminary. Data are Seasonally Adjusted.

Unemployment Compensation Exhaustees				
Jan 2023 to Dec 2023	Volume		Percent of Total	
	County	PA	County	PA
Natural Resources & Mining	0	320	0.0%	0.5%
Construction	280	6,290	32.0%	14.5%
Manufacturing	30	4,730	3.5%	11.0%
Trade, Transportation & Utilities	160	8,250	18.5%	19.0%
Information	20	1,050	2.5%	2.5%
Financial Activities	70	2,610	8.0%	6.0%
Professional & Business Services	180	9,030	20.5%	20.5%
Education & Health Services	80	6,720	9.0%	15.5%
Leisure & Hospitality	30	2,990	3.5%	7.0%
Other Services	10	1,030	1.0%	2.5%
Government	10	880	1.0%	2.0%
Info Not Available	0	80	0.0%	0.0%
<b>Total</b>	<b>870</b>	<b>43,980</b>	<b>100%</b>	<b>100%</b>

Note: Percentages less than 0.5% will be displayed as 0.0%.  
Source: Pennsylvania Unemployment Compensation System

Top 10 Employers by Employment in Q2 of 2023	
Valley Medical Facilities Inc	Beaver County
Wal-Mart Associates Inc	Beaver County
Energy Harbor Nuclear Corp	
Lindy Paving Inc	
Tenaris Bay City Inc	
Chippewa Inc	
Giant Eagle Inc	
Veka Inc	
Heritage Valley Medical Group Inc	

Source: Quarterly Census of Employment and Wages

Quarterly Census of Employment and Wages, 2022 Annual Averages									
NAICS	NAICS Description	Estab.		Employment		Employment %		Wages	
		County	LQ	County	PA	County	PA	County	PA
	Total, All Industries	3,694	1.00	49,281	5,863,297	100.0%	100.0%	\$57,837	\$67,279
11	Agriculture, Forestry, Fishing and Hunting	10	0.18	40	27,150	0.1%	0.5%	\$30,093	\$42,543
21	Mining, Quarrying, and Oil & Gas	9	0.31	57	21,631	0.1%	0.4%	\$72,258	\$102,977
22	Utilities	32	4.37	1,230	33,477	2.5%	0.6%	\$124,811	\$106,982
23	Construction	374	1.81	4,060	267,291	8.2%	4.6%	\$95,825	\$75,093
31-33	Manufacturing	177	1.34	6,350	564,391	12.9%	9.6%	\$84,406	\$72,172
42	Wholesale Trade	113	0.65	1,158	213,153	2.3%	3.6%	\$79,913	\$95,505
44-45	Retail Trade	441	1.29	6,550	603,195	13.3%	10.3%	\$32,609	\$36,323
48-49	Transportation and Warehousing	163	1.00	2,909	344,384	5.9%	5.9%	\$59,508	\$56,878
51	Information	27	0.35	286	96,291	0.6%	1.6%	\$51,323	\$114,641
52	Finance and Insurance	171	0.37	840	269,171	1.7%	4.6%	\$70,445	\$114,792
53	Real Estate and Rental and Leasing	84	0.58	327	67,208	0.7%	1.1%	\$46,298	\$73,430
54	Professional and Technical Services	257	0.50	1,645	395,104	3.3%	6.7%	\$75,486	\$113,475
55	Management of Companies and Enterprises	35	0.30	362	145,205	0.7%	2.5%	\$106,854	\$145,955
56	Administrative and Waste Services	193	0.71	1,860	311,279	3.8%	5.3%	\$44,229	\$49,964
61	Educational Services	108	1.14	4,553	474,147	9.2%	8.1%	\$55,822	\$65,366
62	Health Care and Social Assistance	727	0.96	8,584	1,063,096	17.4%	18.1%	\$54,079	\$62,217
71	Arts, Entertainment, and Recreation	50	0.82	666	96,469	1.4%	1.6%	\$22,878	\$41,986
72	Accommodation and Food Services	312	1.19	4,452	443,283	9.0%	7.6%	\$18,142	\$23,614
81	Other Services (Except Public Administration)	334	0.91	1,519	197,858	3.1%	3.4%	\$27,115	\$42,746
92	Public Administration	77	0.95	1,833	229,515	3.7%	3.9%	\$53,170	\$70,964
	Total, Suppressed Local Industries	0		0		0.0%			

Company Ownership									
	Total, All Ownership	3,694	1.00	49,281	5,863,297	100.0%	100.0%	\$57,837	\$67,279
	Private Ownership	3,488	0.97	42,553	5,210,523	86.3%	88.9%	\$58,091	\$67,336
	Federal Ownership	24	0.36	303	99,050	0.6%	1.7%	\$66,376	\$85,530
	State Ownership	22	0.51	540	124,829	1.1%	2.1%	\$56,666	\$71,477
	Local Ownership	160	1.63	5,885	428,895	11.9%	7.3%	\$55,662	\$61,144

Notes: 'Estab.'-Establishments. 'LQ'-(Location Quotient) is the percent of county employment by sector divided by the percent of PA's employment by sector.

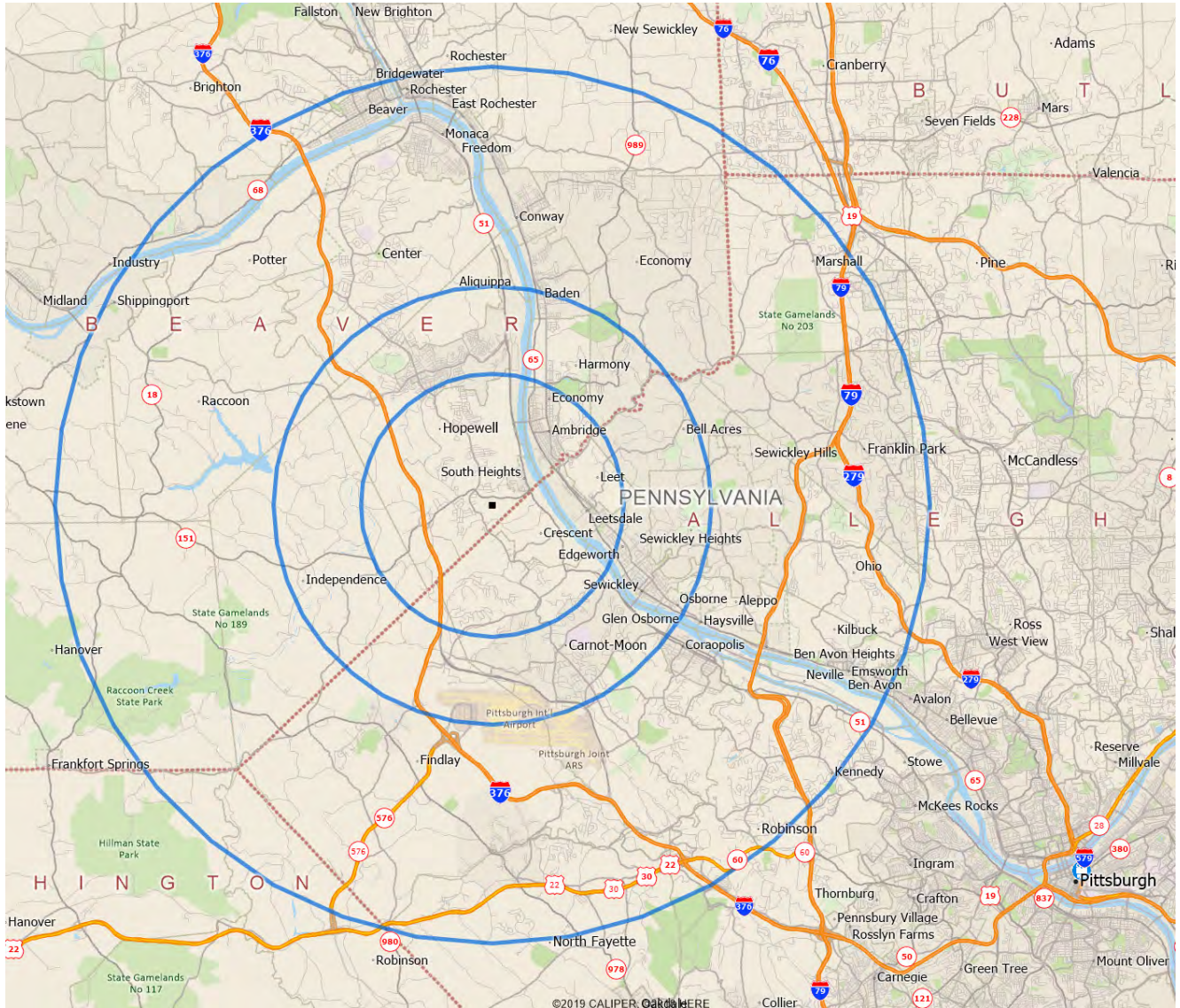
Occupational Wages, 2022 Annual Averages					
SOC Code	Major Occupational Group	Entry-Level Wage		Average Wage	
		County	PA	County	PA
00-0000	Total, All Occupations	\$26,920	\$27,980	\$53,530	\$58,470
11-0000	Management	\$56,410	\$61,570	\$110,220	\$126,450
13-0000	Business & Financial Operations	\$43,010	\$46,220	\$77,130	\$80,280
15-0000	Computer & Mathematical	\$45,710	\$52,800	\$80,500	\$94,730
17-0000	Architecture & Engineering	\$57,700	\$53,320	\$91,770	\$89,330
19-0000	Life, Physical, & Social Science	\$49,540	\$44,240	\$79,220	\$75,920
21-0000	Community & Social Service	\$32,770	\$33,860	\$50,060	\$51,980
23-0000	Legal	\$40,830	\$48,780	\$77,240	\$109,460
25-0000	Educational Instruction & Library	\$35,970	\$32,650	\$63,330	\$66,040
27-0000	Arts, Design, Entertainment, Sports, & Media	\$26,590	\$30,610	\$50,620	\$59,420
29-0000	Healthcare Practitioners & Technical	\$40,960	\$45,120	\$79,920	\$89,820
31-0000	Healthcare Support	\$24,650	\$25,040	\$32,300	\$33,120
33-0000	Protective Service	\$27,870	\$27,470	\$53,060	\$52,870
35-0000	Food Preparation & Serving Related	\$19,500	\$20,130	\$28,100	\$29,460
37-0000	Building & Grounds Cleaning & Maintenance	\$24,170	\$25,020	\$33,990	\$34,860
39-0000	Personal Care & Service	\$20,290	\$20,700	\$31,780	\$33,020
41-0000	Sales & Related	\$22,040	\$23,000	\$40,070	\$47,010
43-0000	Office & Administrative Support	\$28,420	\$29,710	\$43,130	\$44,850
45-0000	Farming, Fishing, & Forestry	\$23,190	\$25,180	\$39,270	\$39,290
47-0000	Construction & Extraction	\$42,320	\$38,120	\$68,050	\$59,770
49-0000	Installation, Maintenance, & Repair	\$34,860	\$35,130	\$56,260	\$55,080
51-0000	Production	\$33,240	\$31,100	\$51,470	\$45,620
53-0000	Transportation & Material Moving	\$27,320	\$28,010	\$41,400	\$42,490

Note: 'ND' represents Non-Disclosable information.



# Demographic Profile

## 3-5-10 Mile Radius





	1 - 3 Miles	1 - 5 Miles	1 - 10 Miles
Attribute			
N US Census Overlay	20	31	77
Estimated Median HH_Income	\$64,908	\$62,272	\$71,238
Estimated % Change in Median HH_Income	4.32%	1.67%	1.94%
Average HH_Income	\$80,047	\$82,125	\$90,779
% Change in Average HH_Income	4.25%	4.40%	3.78%
HH_Income <\$10K	694	1,864	3,886
HH_Income \$10K-14,999	669	1,324	3,328
HH_Income \$15K-24,999	1,068	2,837	7,481
HH_Income \$25K-34,999	1,221	2,766	7,359
HH_Income \$35K-49,999	1,785	3,954	9,837
HH_Income \$50K-74,999	2,215	4,804	14,196
HH_Income \$75K-99,999	1,774	3,436	11,498
HH_Income \$100K-149,999	2,142	4,356	14,428
HH_Income \$150K-199,999	777	1,674	5,871
HH_Income \$200K+	567	1,594	6,371
Population	30,983	68,328	202,211
% Change in Population	0.43%	0.12%	0.40%
Male	15,142	33,594	98,866
Female	15,841	34,734	103,345
Age 18+	24,519	54,631	160,572
Daytime Age 18+	23,738	58,287	173,344
Age 65+	5,294	11,601	36,016
White	27,525	58,222	180,139
Black	1,847	6,221	10,705
American Indian	23	91	211
Asian	477	1,636	5,652
Hawaiian	35	35	42
Other Race	199	410	893
2+ Races	878	1,713	4,570
Hispanic Origin	796	1,599	3,423
Households	12,911	28,610	84,255
HU_Occupied	12,911	28,610	84,255
HU_Vacant	1,663	3,797	8,243
Unique Households	13,879	32,237	90,868
Owner occupied	9,517	20,027	62,724
Renter occupied	3,395	8,583	21,531
2020 Population	31,167	67,782	198,105
2016 Buying Power	\$820,138,463	\$2,125,695,493	\$6,582,299,748
1: Hospital	0	2	2
2: Hotel	0	13	51
3: Museum	1	1	4
4: Restaurant	54	163	439
5: School	15	37	108
6: Shopping	0	0	9



# Drive Time Map

10-20-30 Minutes

