

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

FOR MORE INFORMATION, CONTACT:

AJ PANTONI

HANNA COMMERCIAL PITTSBURGH
VICE PRESIDENT OF INDUSTRIAL SERVICES

ajpantoni@hannacre.com

412-261-7134

TABLE OF CONTENTS

- 01. *PROPERTY OVERVIEW*
- 02. *PARCEL OUTLINES*
- 03. *PITTSBURGH MARKET*
- 04. *AREA MAP*



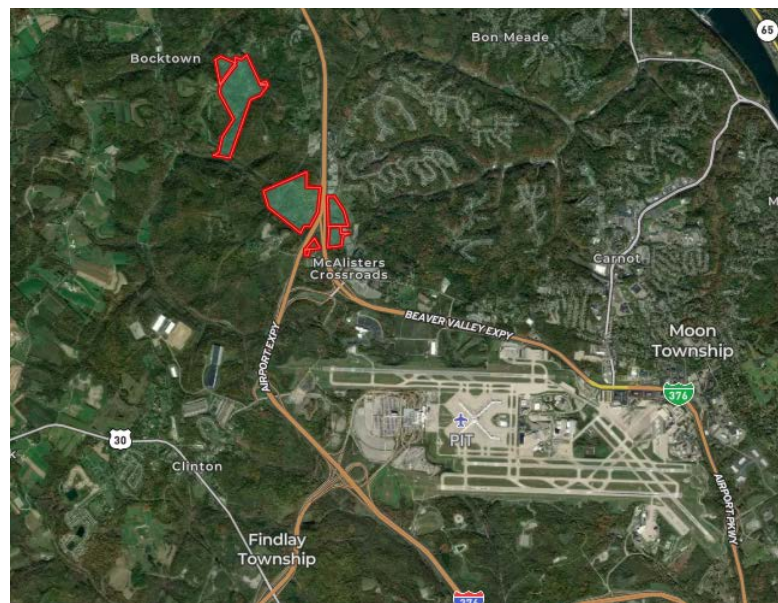
Hanna Commercial Real Estate
11 Stanwix Street, Suite 1024, Pittsburgh, PA 15222
412.261.2200 - hannacre.com

AJ PANTONI
VICE PRESIDENT OF INDUSTRIAL SERVICES
ajpantoni@hannacre.com
412-261-7134

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

01. PROPERTY OVERVIEW

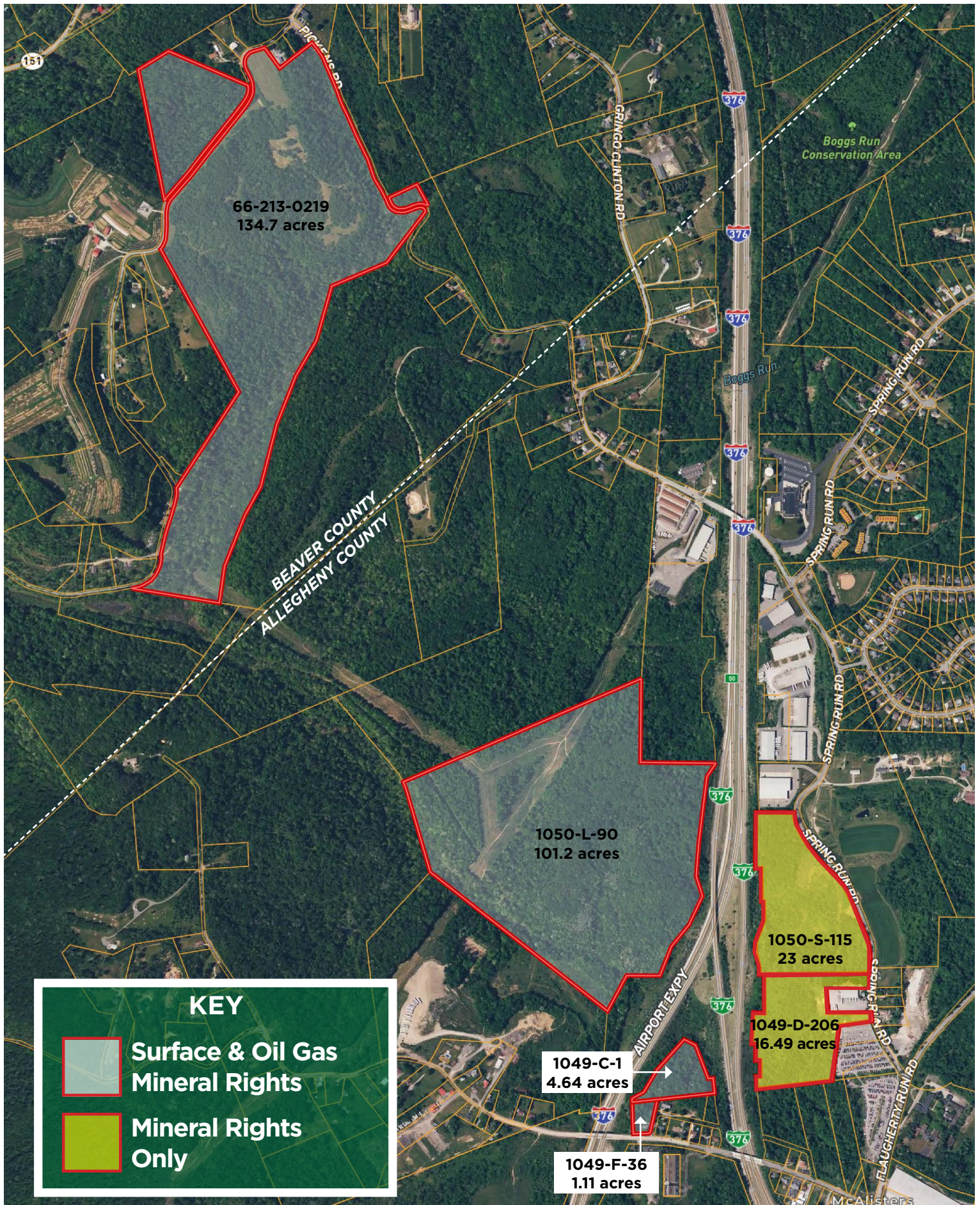
| | |
|-----------------|--|
| ACRES | 241.65 +/- Acres with Surface & OGM with 40.59 +/- Acres with OGM only |
| ZONING | Mixed / Agricultural Township is open to rezoning |
| TERRAIN | Relatively Level / Rolling |
| LOCATION | 2.80 Miles to Pittsburgh International Airport 10 Miles to Shell Cracker Facility 1.9 Miles to Exit 48 / Hopewell Business |
| PRICE | Available Upon Request |



| 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 |

241.65± ACRES FOR SALE - SURFACE AND OIL GAS MINERAL RIGHTS

+ an additional 40.59± Acres of Oil Gas Mineral Rights Only - PITTSBURGH AIRPORT CORRIDOR



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.



PPG Industries

Google

Aurora

PHILIPS



Ansys

duolingo



amazon

BOSCH



Westinghouse

A P T I V



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)

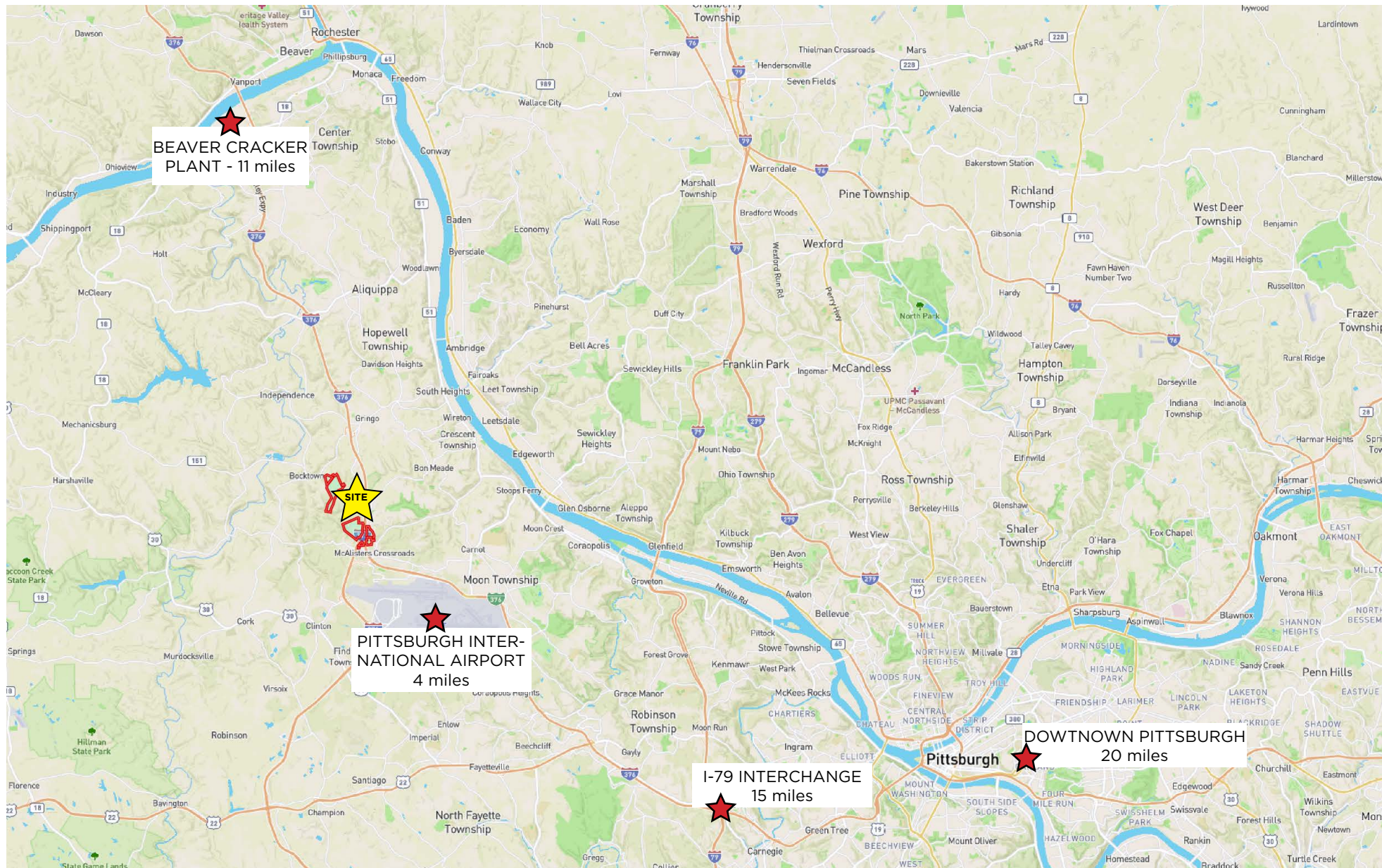
#2 Most Promising Housing Market for Homebuyers (GOBankingRates, 2023)

\$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



OFFERING MEMORANDUM

AIRPORT CORRIDOR LAND PARCELS

