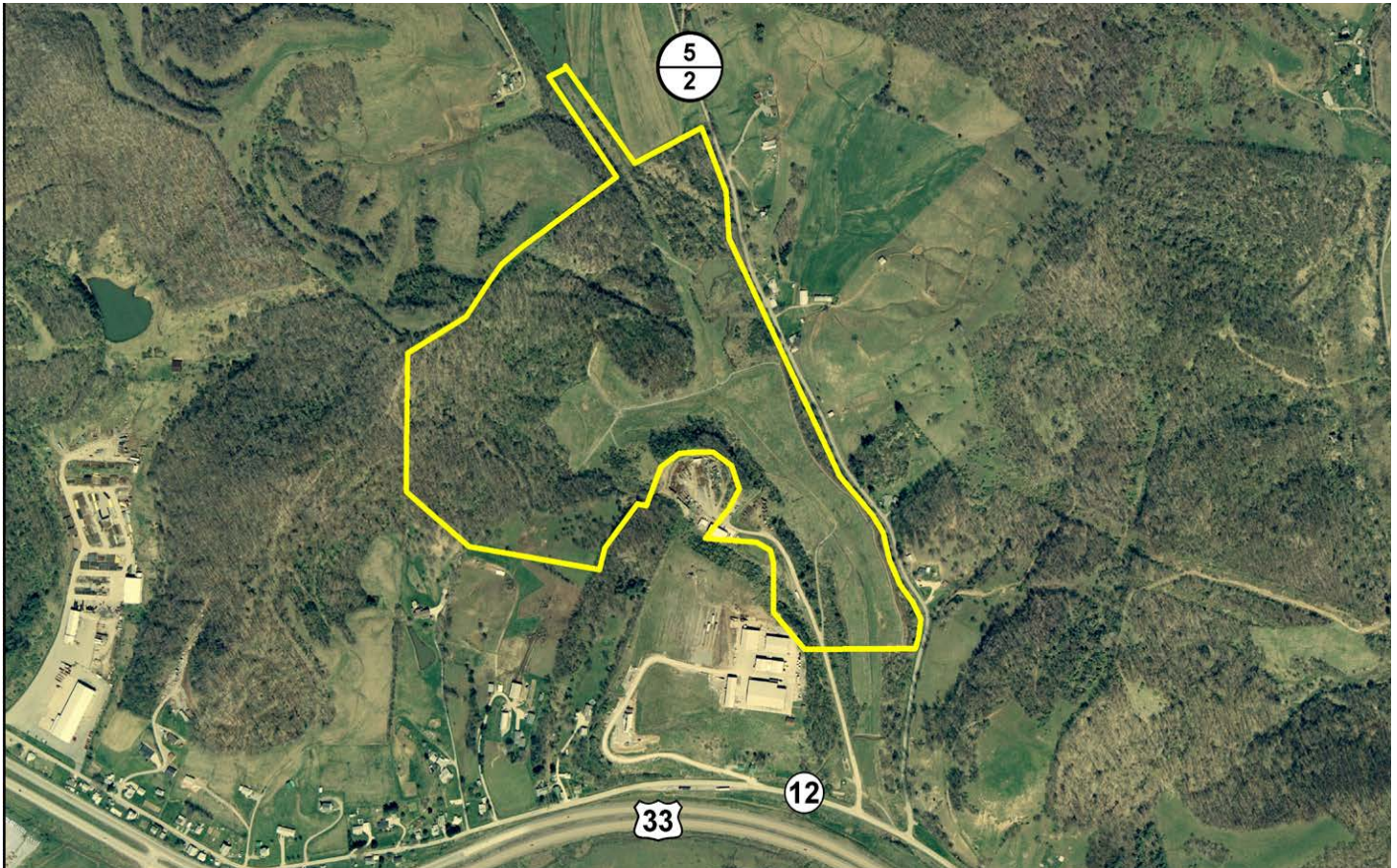




WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE PROPERTY BRIDGE RUN DEVELOPMENT SITE



BUCKHANNON, WEST VIRGINIA

LOCATION

Located in City Limits - No (Located along Corridor H and old US Route 33, 2 miles west of Buckhannon, WV)
Zoning - None
County - Upshur
Flood Hazard Zone - Partially located in Zone A

SIZE

Total Acreage - 91 (40+ flat acres developed, remaining acreage easily developable)
Will Owner Subdivide the Property - Yes
Acreage Range That Owner Will Subdivide - Negotiable

TRANSPORTATION

Interstate/4 Lane Highway - Less than 1/2 mile to US Route 33 (Corridor H) and 9 miles to I-79 Interchange Exit 99
Commercial Airport - 33 miles to North Central West Virginia Airport
Railroad - None
Railroad Siding - None
Navigable River - None
On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power
Proximity to Power Line - Located on site
Voltage - 277/480
Phase - 3

Gas - Equitable Gas
Proximity to Gas Main - Located on site at three locations
Size of Gas Main - N/A
Gas Pressure - N/A

Water - Hodgesville PSD

Proximity to Water Main - Located in front of property along US Route 33 and on Bridge Run with fire hydrants

Size of Water Main - 8"

Water Pressure (Static) - 60 lbs. **Water Pressure (Residual)** - 45 lbs. minimum

Sewer - Private treatment plant feasible or City of Buckhannon

Proximity to Sewer Main - City of Buckhannon's line is located 1.2 miles away

Size of Sewer Main - 12"

Telephone - Frontier

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - \$25,000 to \$55,000 per acre, negotiable

Sale Terms - Negotiable

Lease Price - Negotiable

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Earl R. Daugherty or Richard O. Ritter
Bridge Run Development Company
PO Box 341
West Union, WV 26456
Phone: (304) 873-2258 or 1-888-819-2231
Fax: (304) 873-2258
Email: earlrdaugherty@gmail.com

REMARKS

Owners will consider build to suit situations either commercial or light industrial.

Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.

