



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 FITZWATER BUSINESS SITE



### MOOREFIELD, WEST VIRGINIA

#### LOCATION

Located in City Limits - No  
 Zoning - Agricultural and Commercial  
 County - Hardy  
 Flood Hazard Zone - Location is NOT WITHIN any identified flood hazard area

#### SIZE

Total Acreage - 38.54  
 Will Owner Subdivide the Property - Yes  
 Acreage Range That Owner Will Subdivide - Negotiable

#### TRANSPORTATION

Interstate/4 Lane Highway - 0.21 mile to Corridor H  
 Commercial Airport - 52 miles to Winchester, VA Regional Airport  
 Railroad - None  
 Railroad Siding - None  
 Navigable River - None  
 On-Site Barge Facility - None

#### UTILITIES

Electricity - Potomac Edison or Shenandoah Valley Electric  
 Proximity to Power Line - Located along WV Route 55  
 Voltage -  
 Phase -

Gas - Mountaineer Gas Company  
 Proximity to Gas Main - Located along WV Route 55  
 Size of Gas Main -  
 Gas Pressure -

Water - Hardy County Public Service District  
 Proximity to Water Main - Located along WV Route 55  
 Size of Water Main - 8"

Water Pressure (Static) -  
 Water Pressure (Residual) -  
 Excess Capacity of Treatment Plant -

Sewer - Hardy County Rural Development Authority  
 Proximity to Sewer Main - Pre-packaged treatment plant located in RCB Industrial Park  
 Size of Sewer Main -  
 Excess Capacity of Treatment Plant - 40,000 gpd

Telephone - Hardy Telecommunications  
 Switching - Yes  
 Broadband Service - Yes

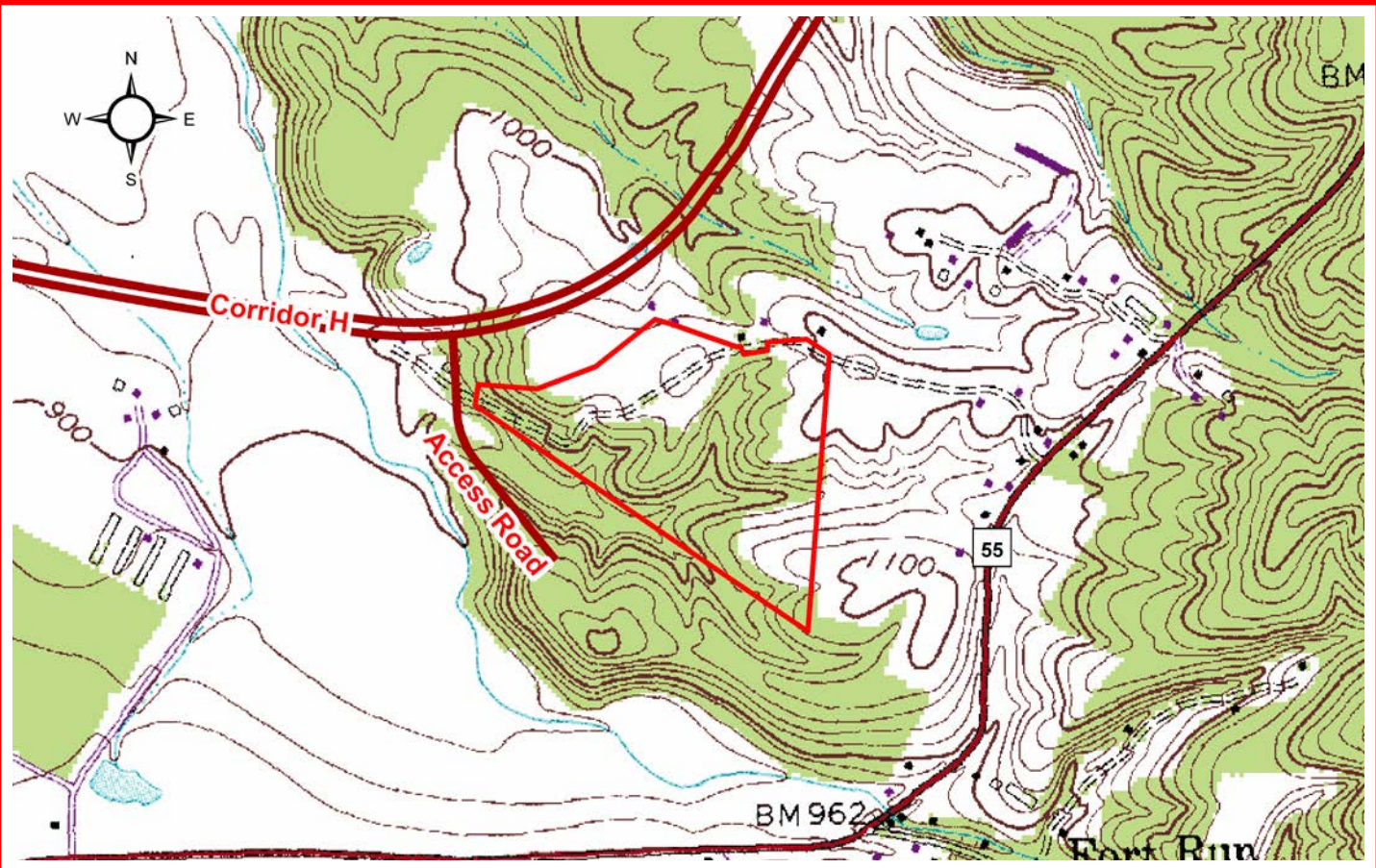
#### SALE/LEASE

Sale Price - \$25,000 per acre  
 Lease Price -  
 Available Purchase or Lease Date - 10/15/2009

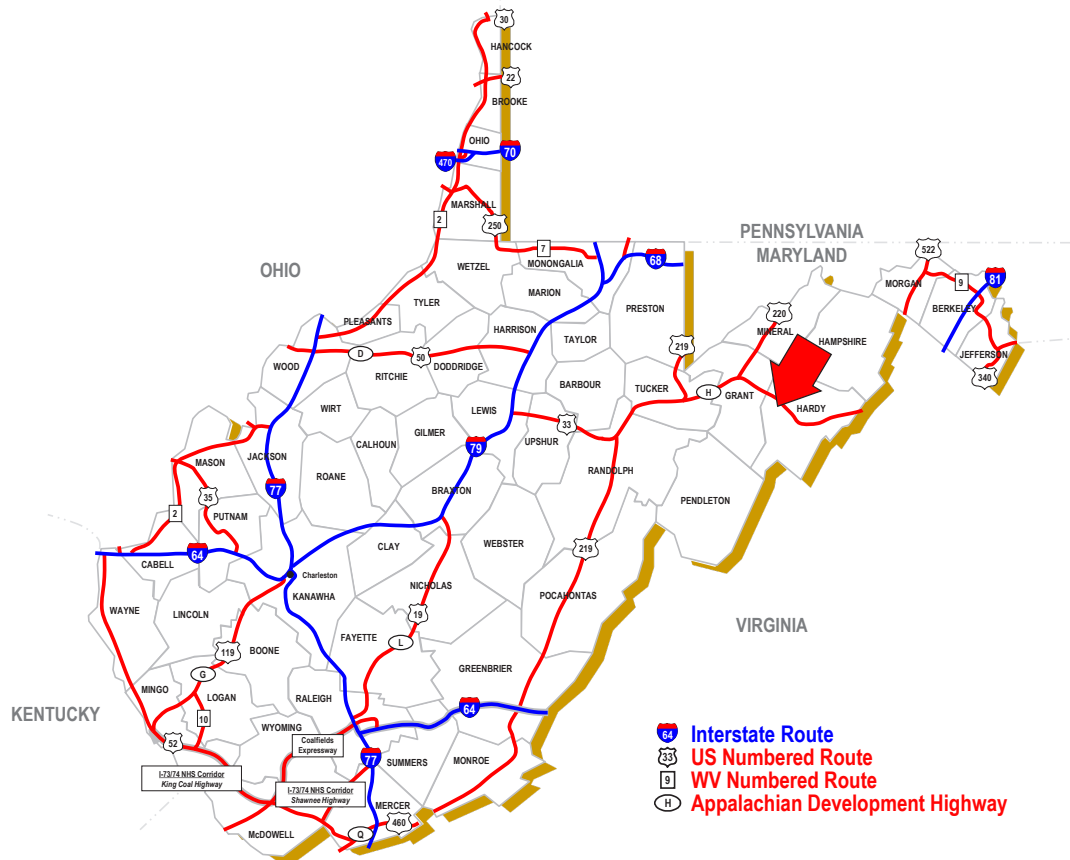
#### FOR FURTHER INFORMATION CONTACT

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 Hardy County Rural Development Authority  
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 Moorefield, WV 26836  
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**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.



SCALE: 1" = 1000'



MOOREFIELD, WEST VIRGINIA