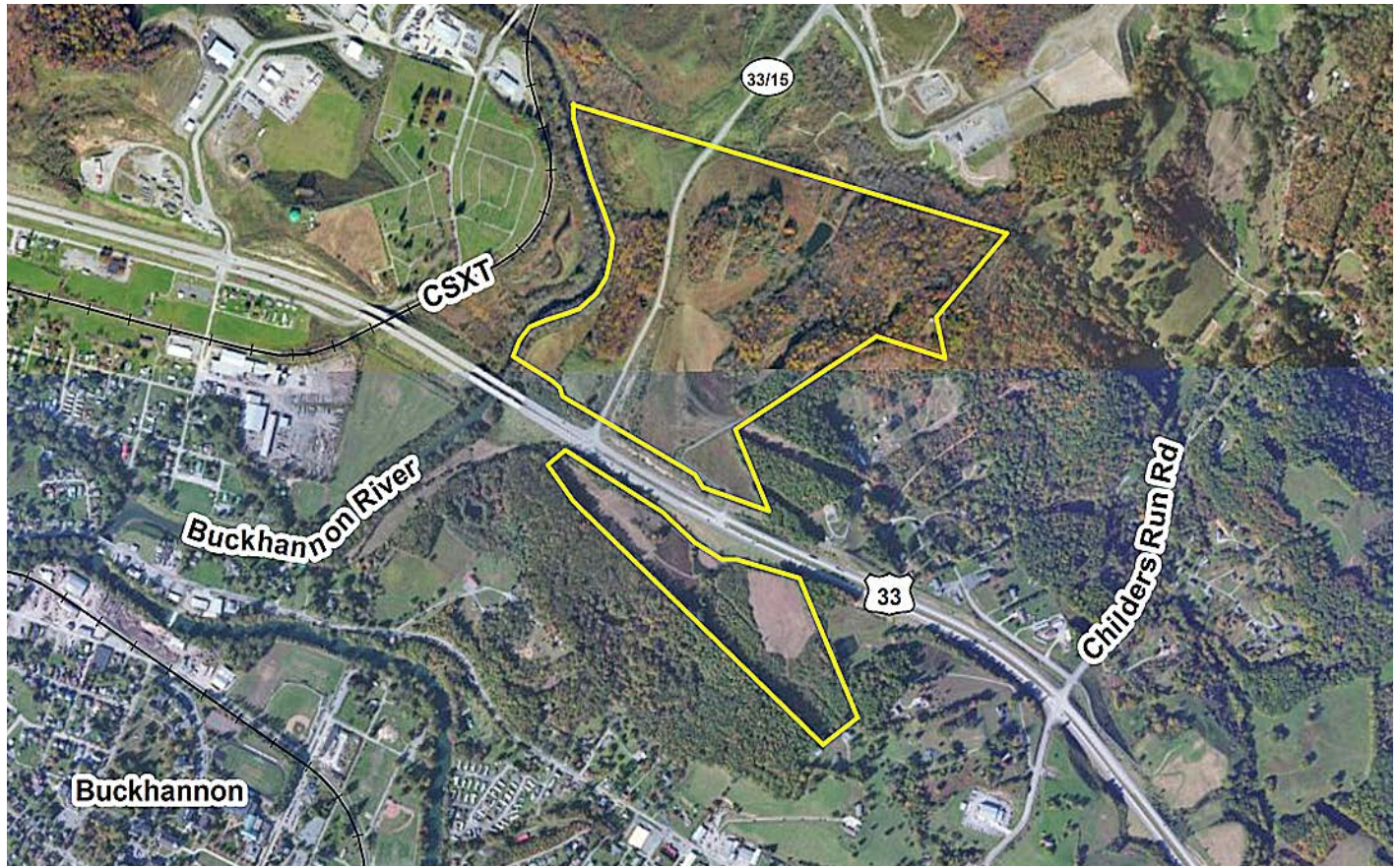




WEST VIRGINIA DEVELOPMENT OFFICE
 1900 Kanawha Boulevard East
 Charleston, WV 25305-0311
 Toll free: (800) 982-3386
 Office: (304) 558-2234 - WVDO.org

AVAILABLE PROPERTY PEAK LAND DEVELOPMENT SITE



BUCKHANNON, WEST VIRGINIA

LOCATION

Located in City Limits - No

Zoning - None

County - Upshur

Flood Hazard Zone - Partially located in Zone A

SIZE

Total Acreage - 150

Will Owner Subdivide the Property - Yes

Acreage Range That Owner Will Subdivide - Negotiable

TRANSPORTATION

Interstate/4 Lane Highway - Adjacent to US Route 33 (Corridor H) and 13 miles to I-79 Interchange Exit 99

Commercial Airport - 37 miles to North Central West Virginia Airport

Railroad - CSX

Railroad Siding - None

Navigable River - None

On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power

Proximity to Power Line - On site

Voltage - 12 kV

Phase - 3

Gas - Mountaineer Gas Company

Proximity to Gas Main - 2 miles

Size of Gas Main - 4"

Gas Pressure - 25 lbs.

Water - City of Buckhannon

Proximity to Water Main - 2 miles

Size of Water Main - 6"

Water Pressure (Static) - 75 lbs.

Water Pressure (Residual) -

Excess Capacity of Treatment Plant - 4.6 mgpd

Sewer - City of Buckhannon

Proximity to Sewer Main - 2 miles

Size of Sewer Main - 8"

Excess Capacity of Treatment Plant - 1.2 mgpd

Telephone - Frontier

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - Negotiable

Lease Price - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Stephen E. Foster, Executive Director

Upshur County Development Authority

99 Edmiston Way, Suite 102

Buckhannon, WV 26201

Phone: (304) 472-1757

Fax: (304) 472-4998

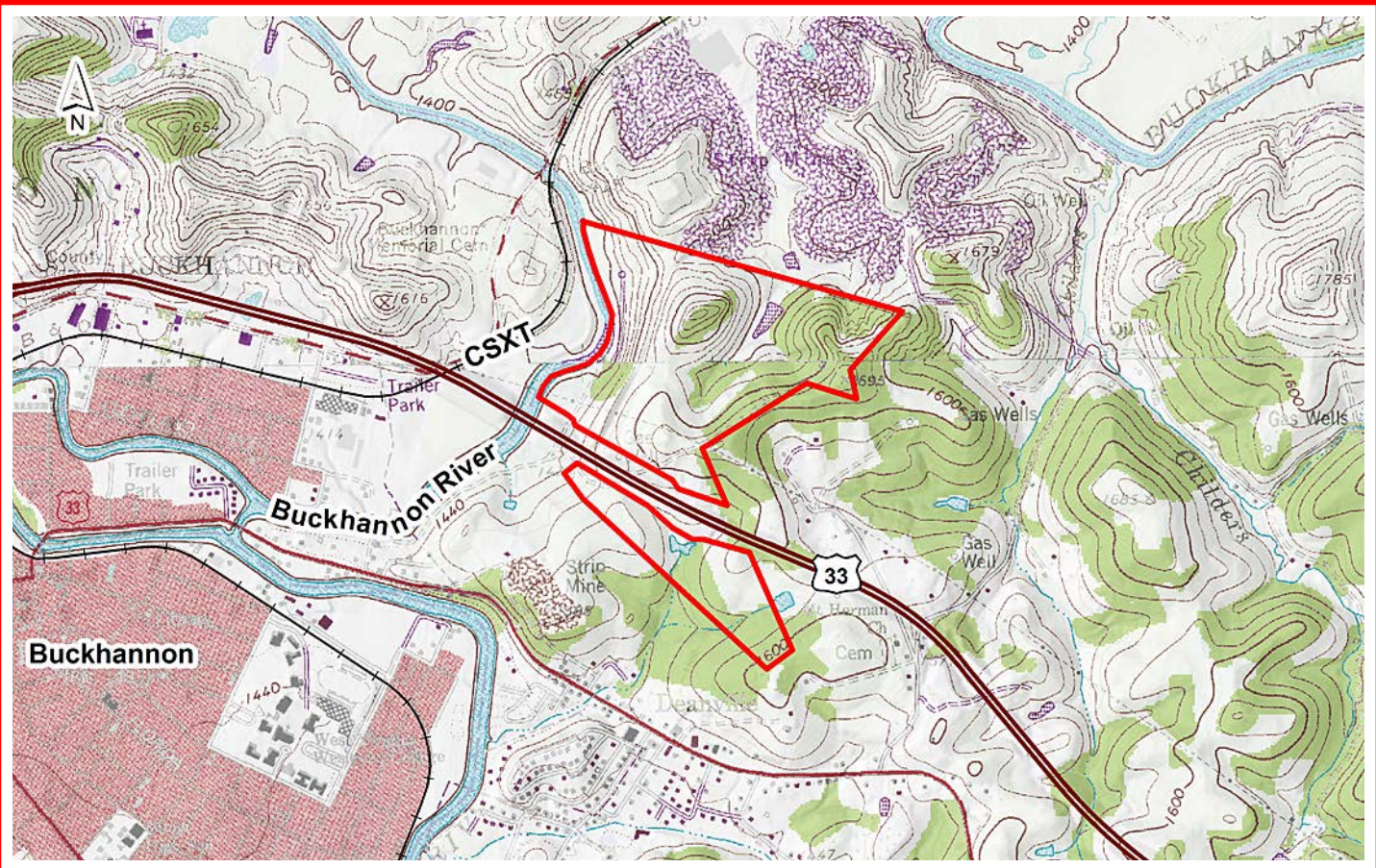
Email: info@upshurda.com

Website: www.upshurda.com

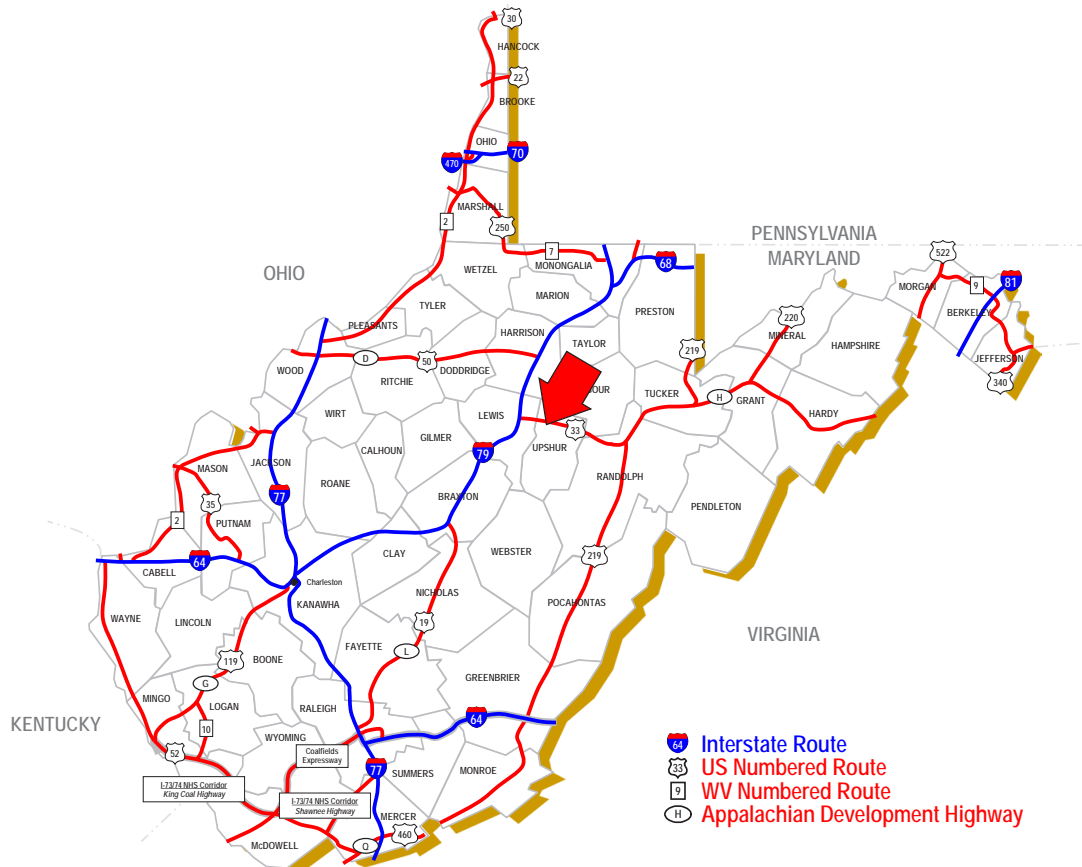
REMARKS

There are 102 acres site ready, the property is split by US Route 33.

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'



BUCKHANNON, WEST VIRGINIA