

For Sale  
**Land**  
50 Acres



## Energy Dr & Route 2

Energy Dr.  
Moundsville, West Virginia 26041

### Property Description

Excellent opportunity for a location to serve the emerging Petrochemical and Derivatives industry in the Ohio River Corridor.

Close to Monaca PA Shell facility, just south of the proposed PTTGC Cracker facility.

Situated along the Ohio River, ~50 acres of industrial land with ~20,000 sqft warehouse, ~5,000 sqft office, ~8,500 sqft office and 6,500 sqft building to remain.

Site has high power, CSX rail and barge.

Bryce Custer, SIOR, CCIM, Broker

### Property Highlights

- 3-Barge Cells
- High power available
- Rail Bed on site, CSX

#### OFFERING SUMMARY

|                   |            |
|-------------------|------------|
| <b>Sale Price</b> | N/A        |
| <b>Lot Size</b>   | 50.0 Acres |

#### VIEW PROPERTY VIDEO

For more information

**Bryce Custer**

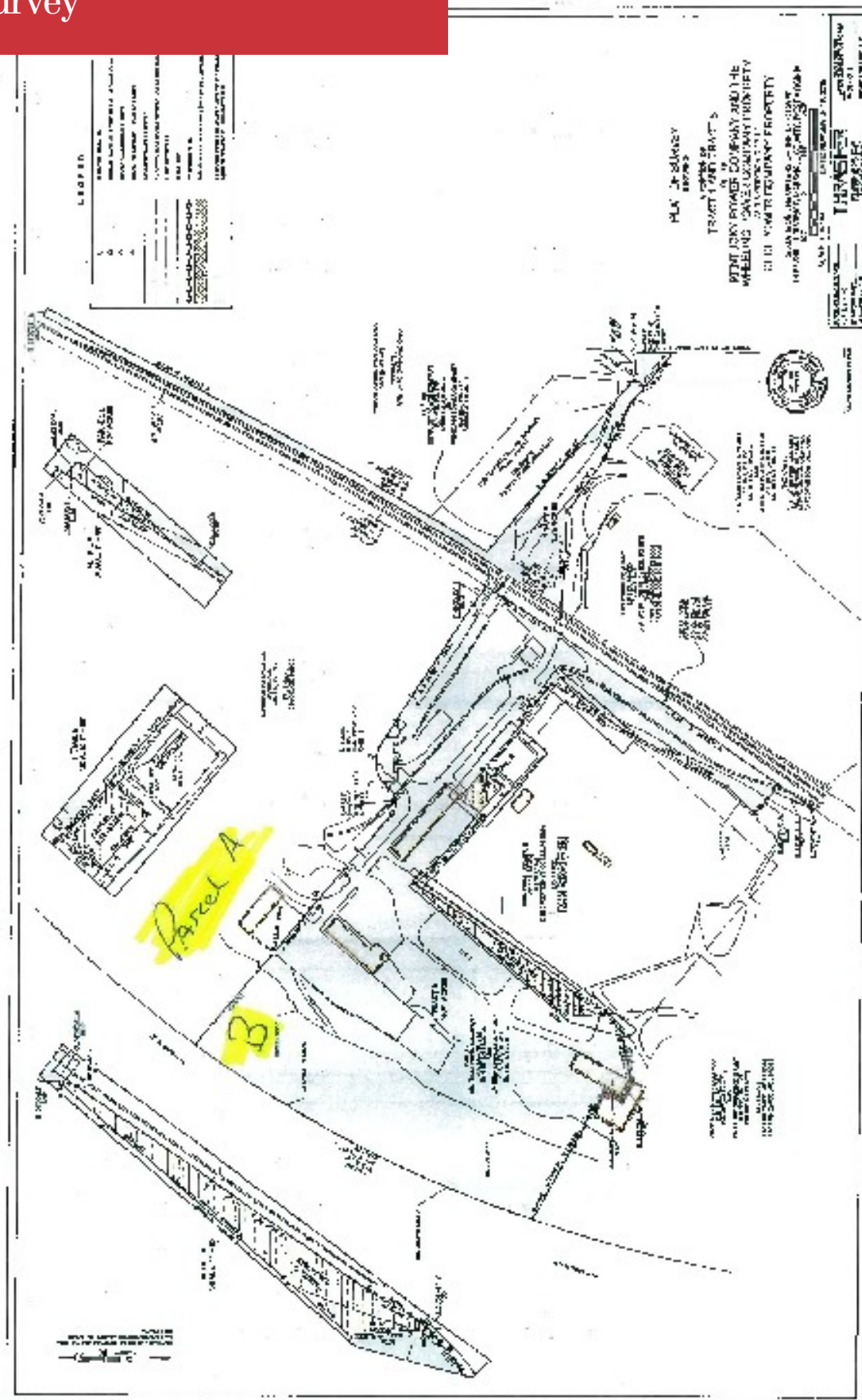
O: 330 418 9287 | C: 330 418 9287  
bryce@naispring.com | OH #BRKM.2017004455

For Sale  
**Land**  
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~50 Acres

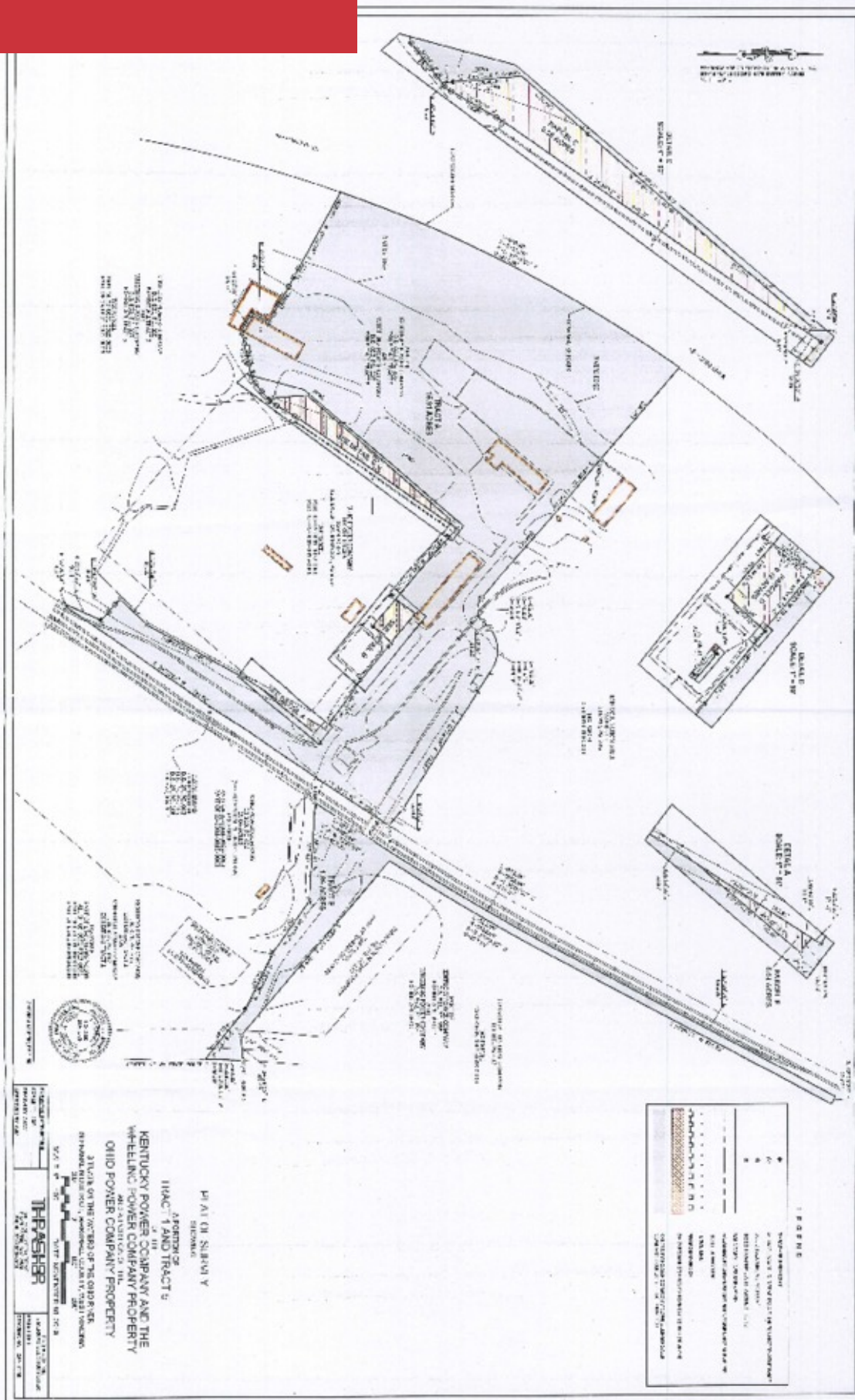




FR 325 AC926  
"GROWER KAMMER POWER PLANT SITE  
FRANKLIN TOWNSHIP, MARSHALL COUNTY, MO."

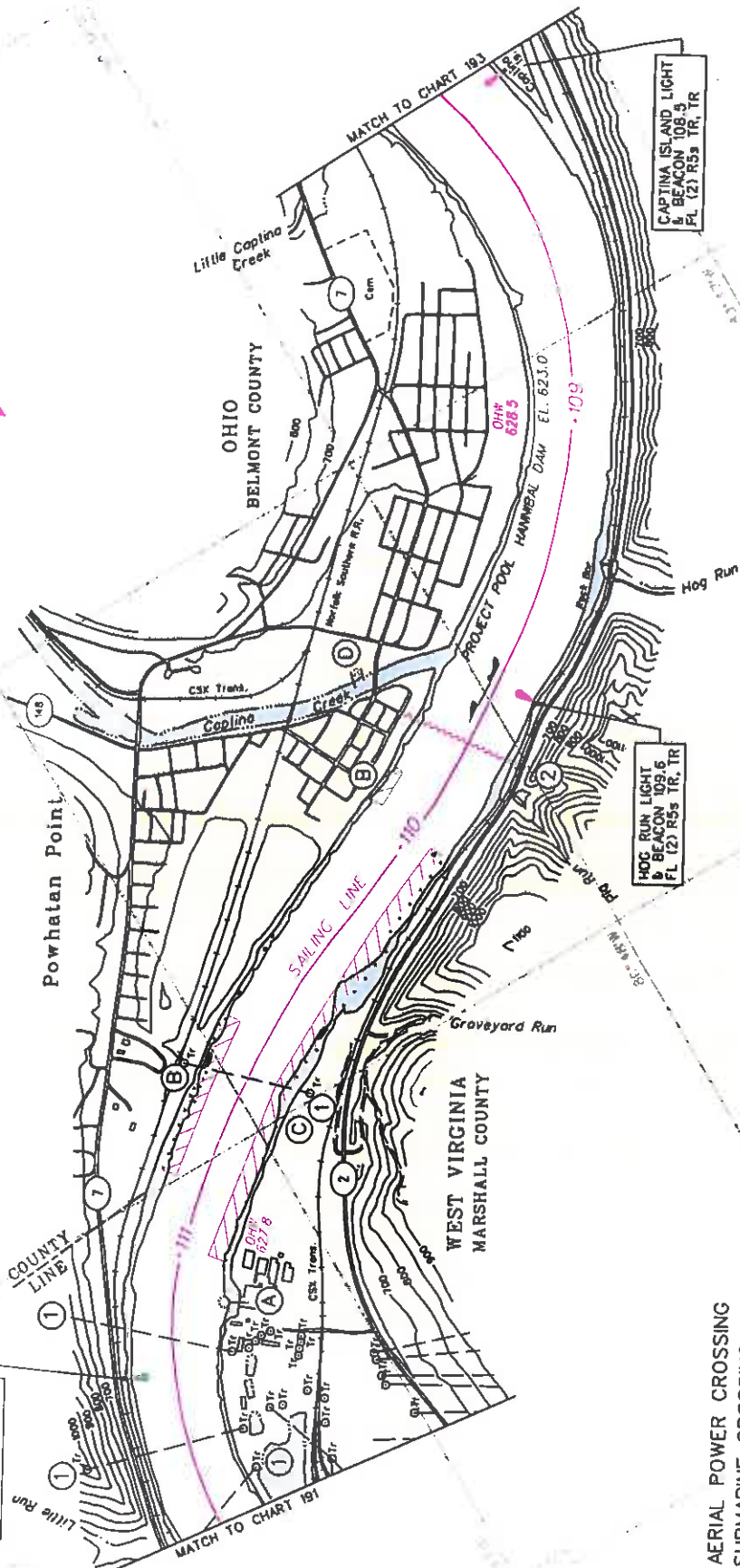


Parcel A - 32.225 acres  
Parcel B 16.91 acres  
49.135 acres total



OHIO  
MONROE COUNTY

CRESAP BEND LIGHT  
& BEACON 111.2  
FL GAs SG. SG



OHIO RIVER

500' 0 500' 1000'

SCALE 1"=1500'

REVISED: January 2002

CHART NO. 192

NOTE  
When the river is above the Ordinary High  
Water elevation navigators are urged to sail  
near the sailing line to prevent bank erosion.  
NOTE: SEE OPPOSITE PAGE FOR CLEARANCE DATA.

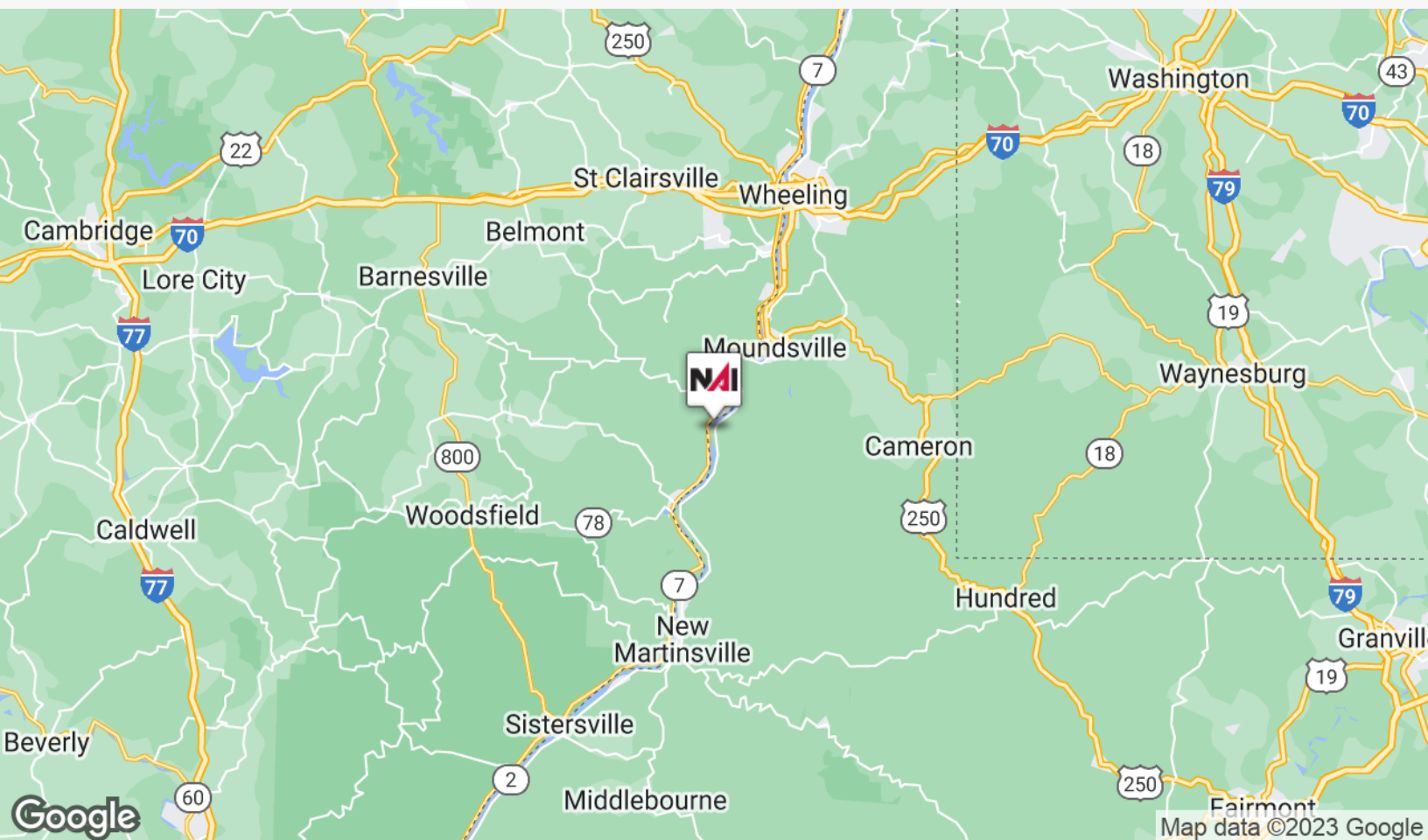
- 1 AERIAL POWER CROSSING
- 2 SUBMARINE CROSSING

- (A) KAMMER GENERATING CO. (KAMMER)
- (B) AMERICAN COAL SALES CO.
- (C) CONSOLIDATION ENERGY CO.
- (D) CORPS OF ENGR. CITY OF POWHATAN POINT

# Location Maps



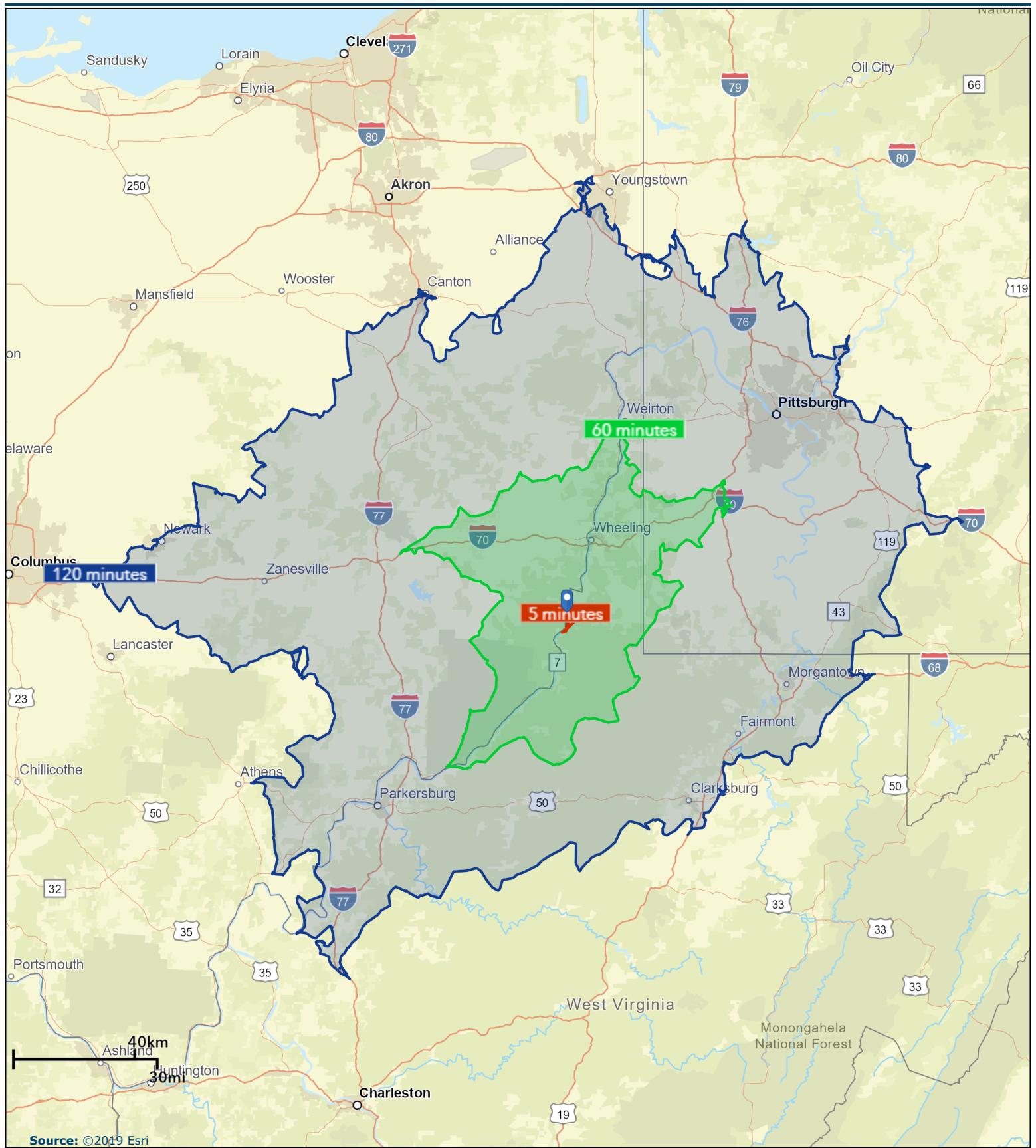
Google Map data ©2023 Imagery ©2023 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



Map data ©2023 Google

## Drive Times

30,60,120 Minutes

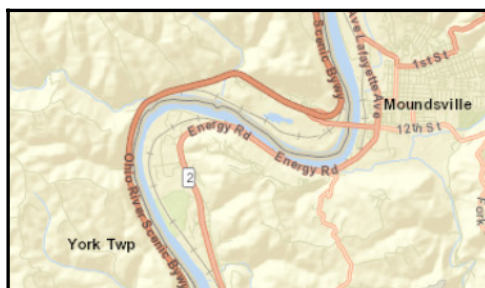
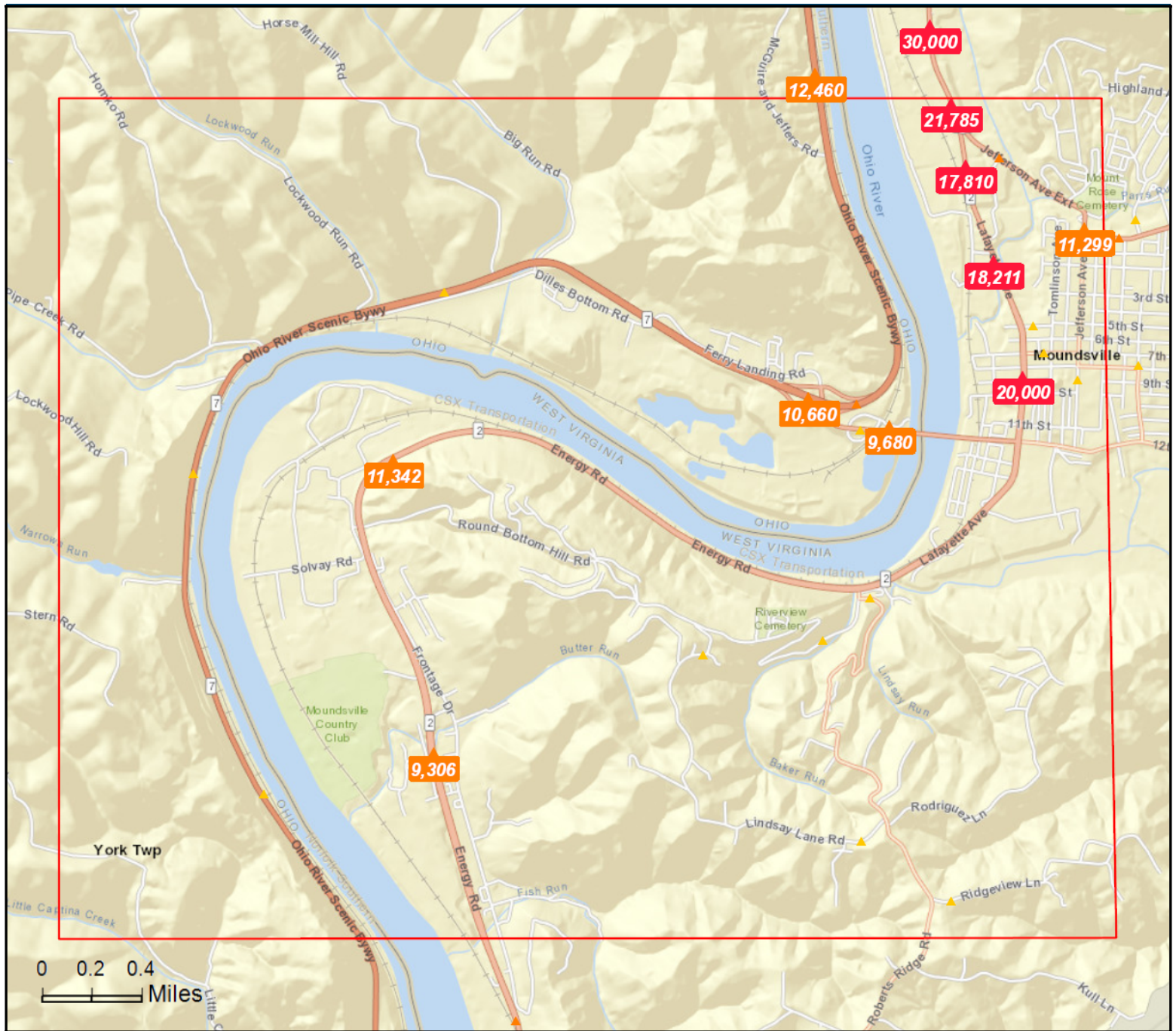


January 29, 2020

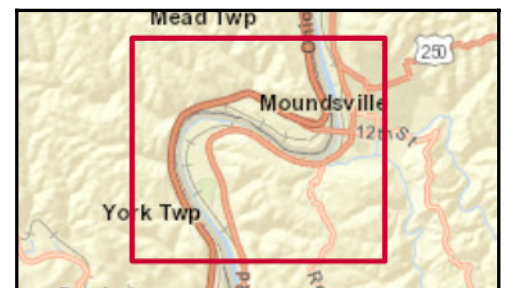
# Traffic Count Map

Energy Rd & Rt 2 Moundsville, WV  
Area: 13.93 square miles

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 29, 2020



## Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel  
330.418.9287 cell  
bryce@naispring.com

### Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

### Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

### Professional Background

#### Specialties

Petrochemical and Energy Services

#### Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

#### Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acauisition. disposition and development