

For Lease
Land
32.6 Acres

32 Acres Pike St

Coal Grove, Ohio 45638

Property Description

32 acres of riverfront property, with river and rail access, located next to the 12th St bridge to Ashland, KY. Property is between Rt 52 and the Ohio River. Former site of the Carlyle Labold Tile & Brick plant that was removed. Some concrete pads are still in place throughout the property.

* More information and additional photos coming soon.

OFFERING SUMMARY

Available SF	
Lease Rate	N/A
Lot Size	32.6 Acres

DRIVE TIMES

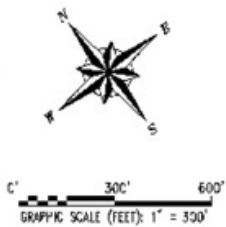
City	Miles	Time (Min)
Huntington, WV	17	23
Charleston, WV	67	68
Columbus, OH	120	130
Lexington, KY	121	123

For more information

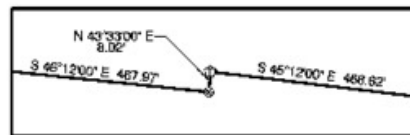
Bryce Custer

O: 330 418 9287 | C: 330 418 9287

bryce@naispring.com | OH #BRKM.2017004455



DETAIL "A"
NTS



DETAIL "B"
NTS

LEGEND

- ⊗ 5/8" REBAR W/ L.D. CAP SET
- ⊙ IRON PIPE/PIN FOUND
- ⊕ REBAR FOUND
- ⊗ CROSS/DRILLHOLE FOUND IN CONC.
- ⊕ T-RAIL FOUND
- DIRECTION OF FLOW
- RAILROAD TRACKS

G. W. SPARLING SUBDIVISION OWNERS

A	MCGINNIS, INC.	O.R. 433, PAGE 213
B	NORFOLK & WESTERN RAILWAY	VOLUME 42, PAGE 300
C	NORFOLK & WESTERN RAILWAY	VOLUME 42, PAGE 288
D	NORFOLK & WESTERN RAILWAY	VOLUME 104, PAGE 193



NOTES:

- 1) NO TITLE REPORT FURNISHED.
- 2) THIS SURVEY DOES NOT PURPORT TO REFLECT ANY EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- 3) OHIO RIVER LOW WATER MARK BOUNDARY LINE DERIVED FROM COORDINATES FOUND IN OHIO VS. KENTUCKY ORIG. N.C. 27 JOINT EXHIBIT 3D FOUND ON RECORD AT THE LAWRENCE COUNTY RECORDER'S OFFICE.
- 4) BASIS OF BEARING AND COORDINATES—OHIO STATE PLANE COORDINATE SYSTEM—SOUTH ZONE (NAD 27 DATUM), BASED ON U.S. ARMY CORPS OF ENGINEERS MONUMENTS G-42 AND G-46.

Loren R. Purdom
LOREN R. PURDOM
PROFESSIONAL SURVEYOR #6067
STATE OF OHIO
DATE: 4-2-2007



Job of Survey		EA/12/07
Description		
Drawn By:	C. NARCISS	
Checked By:	T. RICH	

**BOUNDARY SURVEY
ON THE PROPERTY OF
OHIO RIVER DOCKS, INC.**
PART OF TRAC. SEC. 2 & 3, T-1-N, R-48-E
CITY OF OMAHA, LAWRENCE COUNTY, OHIO
1606 Juggernaut Ridge Road
Middletown, Ohio 45044
Telephone: (740) 574-2534
Telecopier: (740) 574-8883

Municipal, Industrial,
Commercial, Residential
& Transportation
APX
Engineers & Constructors

For Lease

Land

32.6 Acres



Area Retailers

Within 1 Mile of Property



For Lease

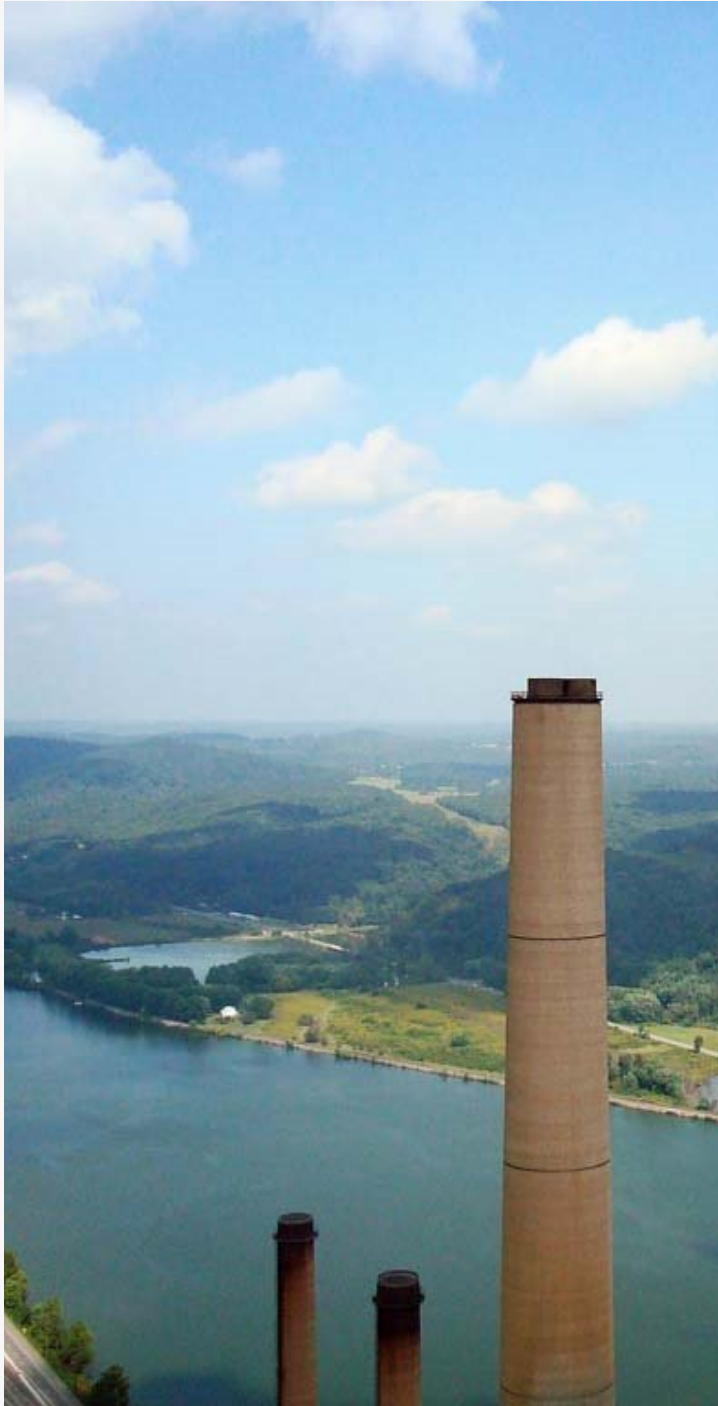
Land

32.6 Acres



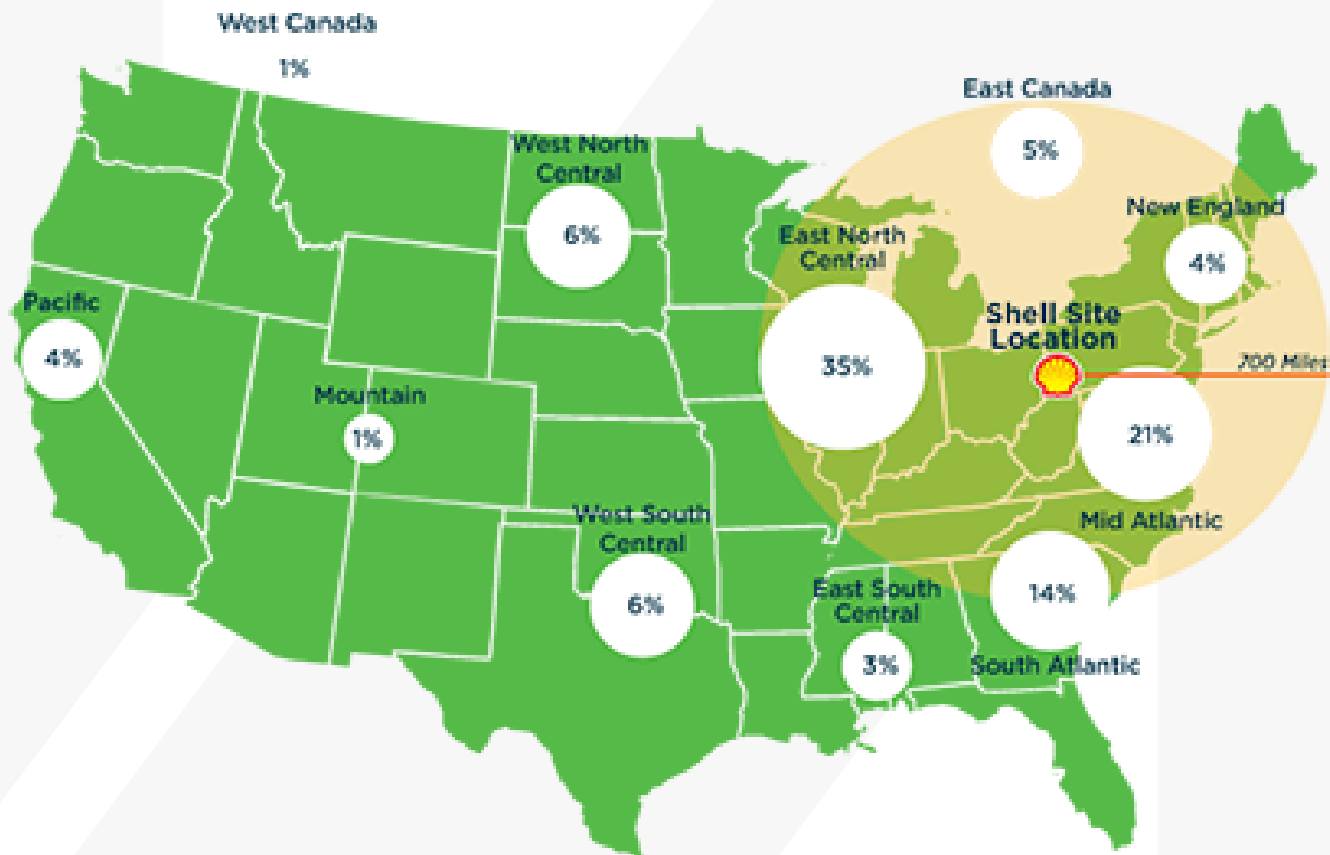
NAI Ohio River Corridor

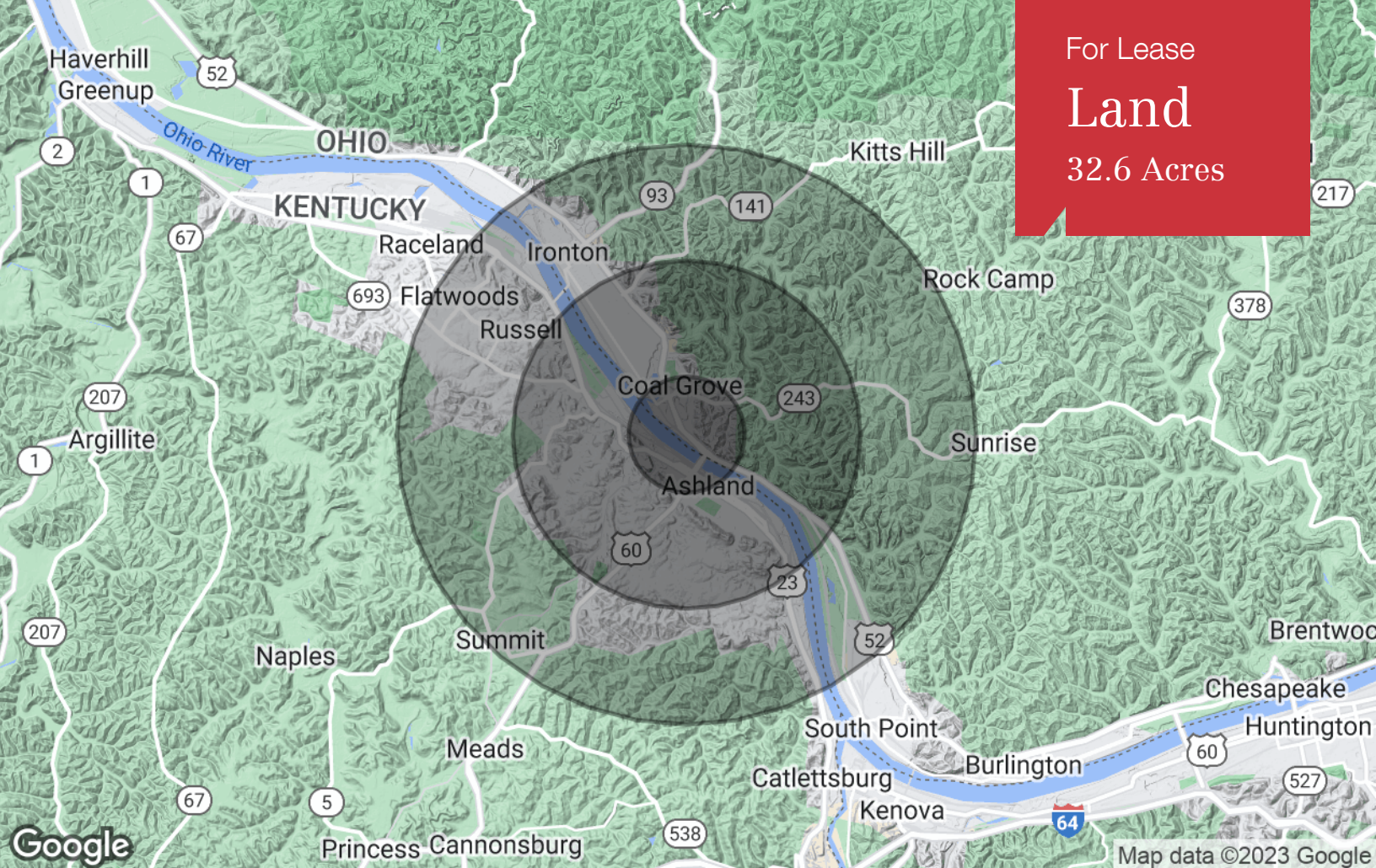
PO Box 8180
Canton, OH 44711
330 418 9287 tel
ohiorivercorridor.com



Regional Overview

- The Ohio River Corridor is full of unexplored opportunities. The entire Appalachian Basin that surrounds it is rich with an abundant and lowcost feedstock. As production increases, the region is also expanding its ability to deliver NGLs. With an already robust interstate, natural gas transmission pipelines will continue to expand with four major NGL pipelines already built or under construction.
- The Ohio River corridor provides thousands of miles of interstate highways, a wide network of rail and connections to the Mississippi, Allegheny and Missouri Rivers for easy barge access to all points west and south to the Gulf of Mexico. Roads, rivers and railroads can deliver products anywhere in the United States and most of Canada within a weeks time.





Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,778	20,449	47,154
MEDIAN AGE	41.3	40.9	40.6
MEDIAN AGE (MALE)	37.5	37.9	37.4
MEDIAN AGE (FEMALE)	43.8	42.9	43.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,142	8,530	19,375
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$44,888	\$46,948	\$50,654
AVERAGE HOUSE VALUE	\$115,655	\$110,991	\$110,534

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

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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 acquisition, disposition and development