

For Sale

Land

Subject To Offer



## Wellsville Intermodal Facility

2400 Clark Ave  
Wellsville, Ohio 43968

### Property Highlights

- 60 Ton bridge crane
- 3 barge cells
- Build to suit

### Property Description

Intermodal Facility 20 acres  
Terminal for truck, Norfolk & Southern rail spur and barge

#### OFFERING SUMMARY

Sale Price	N/A
Lot Size	20.0 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,354	\$36,637
3 Miles	7,726	\$40,072
5 Miles	13,960	\$43,228

For more information

**Bryce Custer**

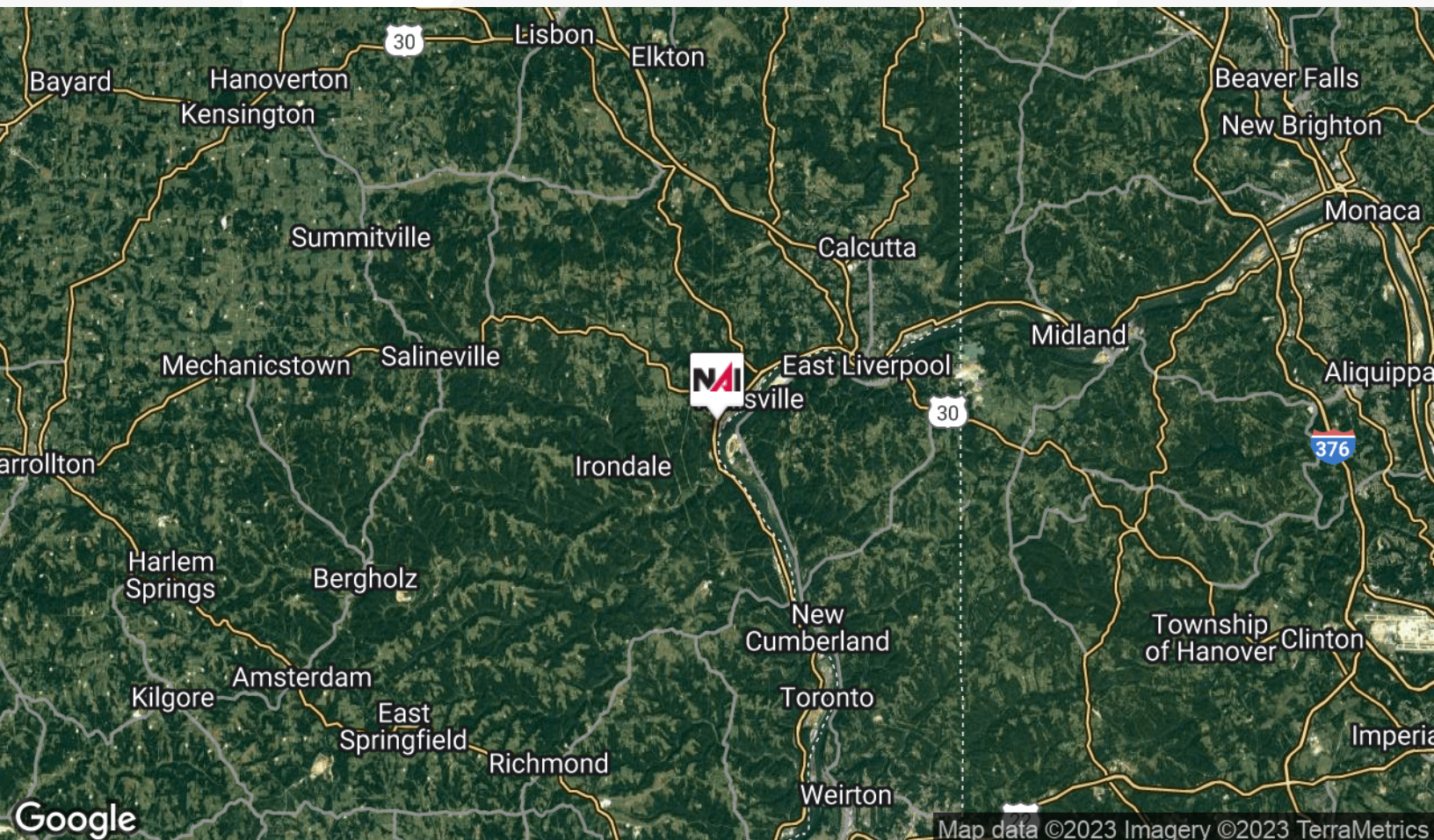
O: 330 418 9287 | C: 330 418 9287  
bryce@naispring.com | OH #BRKM.2017004455





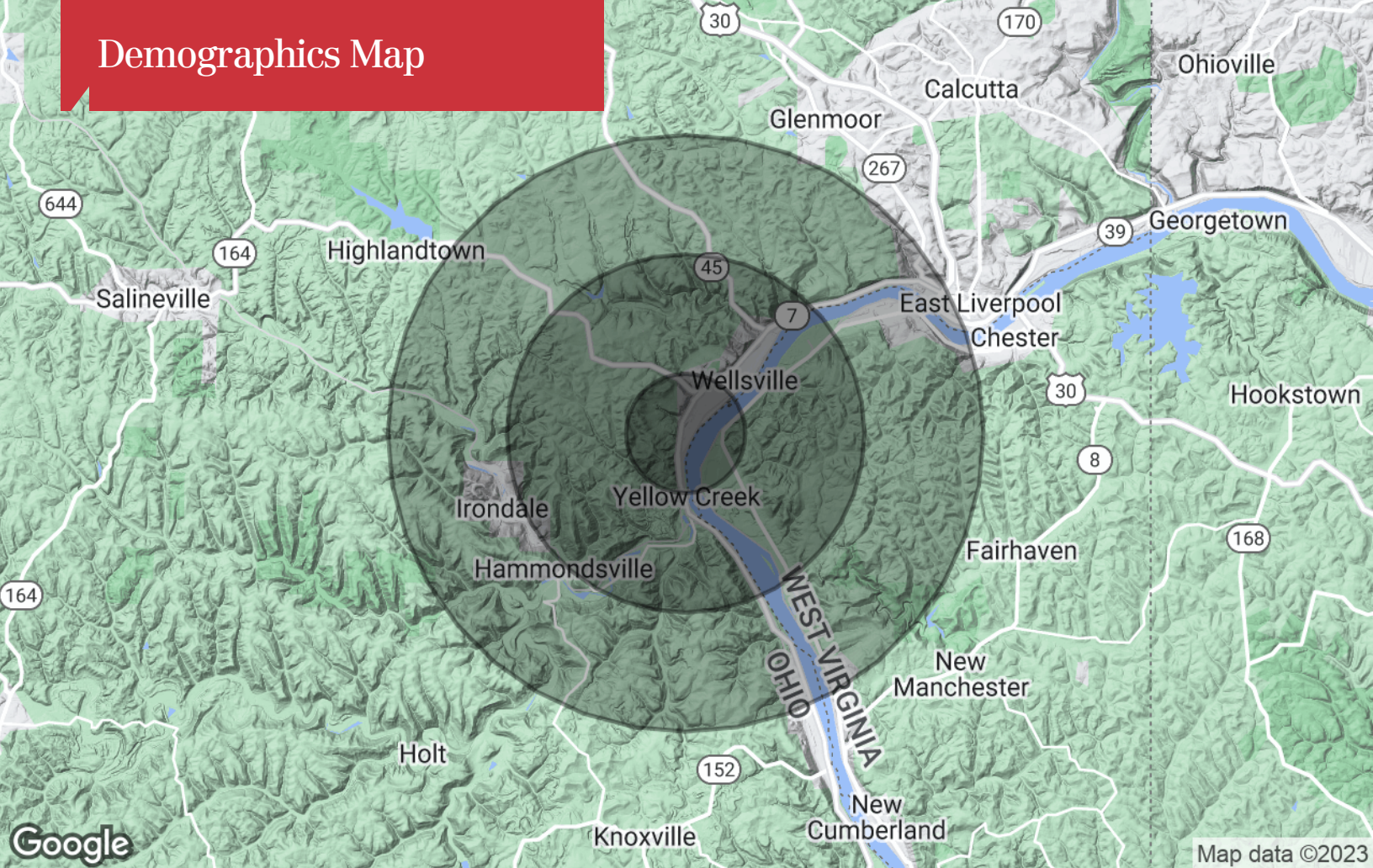


## Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,354	7,726	13,960
MEDIAN AGE	39.9	41.2	42.1
MEDIAN AGE (MALE)	35.9	38.4	40.5
MEDIAN AGE (FEMALE)	42.4	42.9	43.4

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	965	3,211	5,837
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$36,637	\$40,072	\$43,228
AVERAGE HOUSE VALUE	\$105,463	\$97,822	\$99,275

\* Demographic data derived from 2020 ACS - US Census



## Bryce Custer

Broker, SIOR, CCIM

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### 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