

**BANKRUPTCY SALE**

Petition No: 22-21375-TPA  
Western District of Pennsylvania (Pittsburgh)  
In re: RLI Solutions Company



CALL FOR OFFERS

**LARGEST REMAINING DEVELOPMENT SITE IN CHARLESTON MSA**

295± AC SITE WITH 50± AC READY FOR DEVELOPMENT

124 SURFACE DR., CHARLESTON, WV



**HIGHLIGHTS**

- 50± AC excavated, leveled & ready for development & have no zoning, permitting or deed restrictions
- 6 gas wells drilled on property
- All utilities available to site - single-phase electric already installed
- Proximate to downtown Charleston & across I-77 from Yeager Int'l Airport
- 55,811 Vehicles Per Day

**LAND** 295± AC  
**ZONING** Within City Limits: Single & Multifamily Residential  
Outside City Limits: No Zoning Restrictions

**TAX (2022)** \$6,974.97

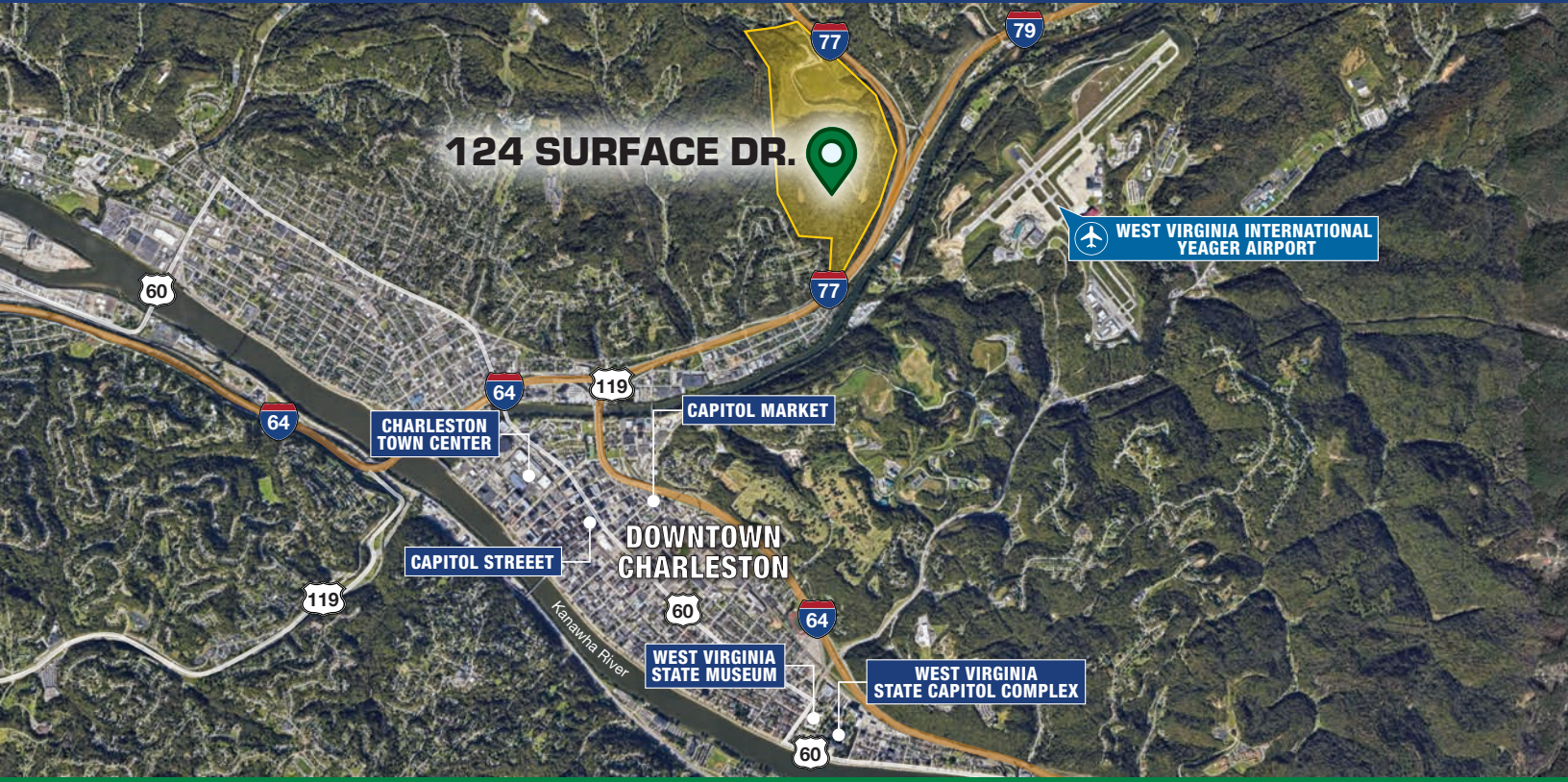
**TAX ID#**

19-0203-0000	44-0065-0000
42-0001-0000	44-0066-0000
44-0052-0002	44-0067-0000
44-0059-0000	44-0068-0000
44-0061-0000	44-0069-0000
44-0063-0000	44-0071-0000
44-0064-0000	44-0072-0000
	44-0097-0000

**DETAILS**

Just miles from downtown, this 295± acre site is the largest remaining development parcel in Charleston's MSA. The previous owner excavated and leveled 50 acres, leaving them ready for development. The crossroads of I-77 and I-79 are adjacent to the property, providing excellent visibility, and West Virginia Yeager International Airport is directly across I-77 from the site.

The land presents an exceptional opportunity for future developers as the majority of developable acreage is completely unzoned. Hospitality, residential, commercial, mixed-use and industrial are all possibilities and at the discretion of the next owner. With the Appalachian mountains as a backdrop and West Virginia's capital city next door, the potential of this property is truly one-of-a-kind.



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## LOCAL INFORMATION

With its rich culture, vibrant arts scene and abundant natural beauty, Charleston provides an ideal environment for innovative development projects. Moreover, Charleston's strategic location within the Appalachian region positions it as a hub for commerce and industry, providing investors and developers access to a diverse and growing market.

In addition to its favorable location, Charleston offers a supportive business environment and a range of incentives to encourage investment and growth. The city's economic development initiatives aim to attract new businesses and stimulate job creation, providing resources and assistance to help facilitate a wide range of projects. Furthermore, Charleston's low cost of living and high quality of life make it an attractive destination for professionals and families alike, ensuring a steady demand for residential and commercial properties.

## CONTACT

**CHET EVANS**

847.418.2702

cevans@hilcoglobal.com

## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download at the Hilco Real Estate (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Chet Evans at [cevans@hilcoglobal.com](mailto:cevans@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.