

BANKRUPTCY SALE

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



CALL FOR OFFERS

**180± NET BUILDABLE AC ON
380± AC LAND PARCEL**

ALLOWS FOR RETAIL, INDUSTRIAL,
RESIDENTIAL & OFFICE

INTERSECTION OF I-79 & U.S. 50, CLARKSBURG, WV

HIGHLIGHTS

- One of the largest development sites available in West Virginia – no new zoning required
- 77± AC (out of the 180± developable acres) are shovel-ready
- Full utilities available on site: city water, city sewer, natural gas, fiber communications, three-phase electric & 138 KV electric line
- Tremendous visibility from I-79 & direct access points off U.S. Route 50
- Schematic site plans produced & available
- Various incentives potentially available:
 - Harrison County TIF District proposed
 - AML funding possible
 - New Markets Tax Credit (NMTC) qualified; severely distressed
- 773,000 households & 62,600 businesses within 100 mile radius

DETAILS

This sale offers a fantastic opportunity to acquire a truly unique site, which can be developed without zoning restrictions.

Located in Clarksburg, West Virginia, all 180± developable acres sit at the intersection of I-79 and U.S. Route 50 – the second busiest intersection in the state, with 80,000 vehicles daily.

The offering is currently one of the largest unzoned developable sites available in the state. Existing schematic plans call for a mix of retail, mixed-use and industrial development parcels. Various incentives may be available, including TIF, AML and NMTC.

LAND	380± AC
ZONING	No Zoning Restrictions
TAX (2023)	\$11,454.80
TAX ID#	308-105 328-12.7
	308-50 328-4.1
	308-73.1 328-3
	308-75.1 308-106 - mineral
	308-106



INDUSTRIAL RENDERING



RETAIL RENDERING



AMENITY RENDERING

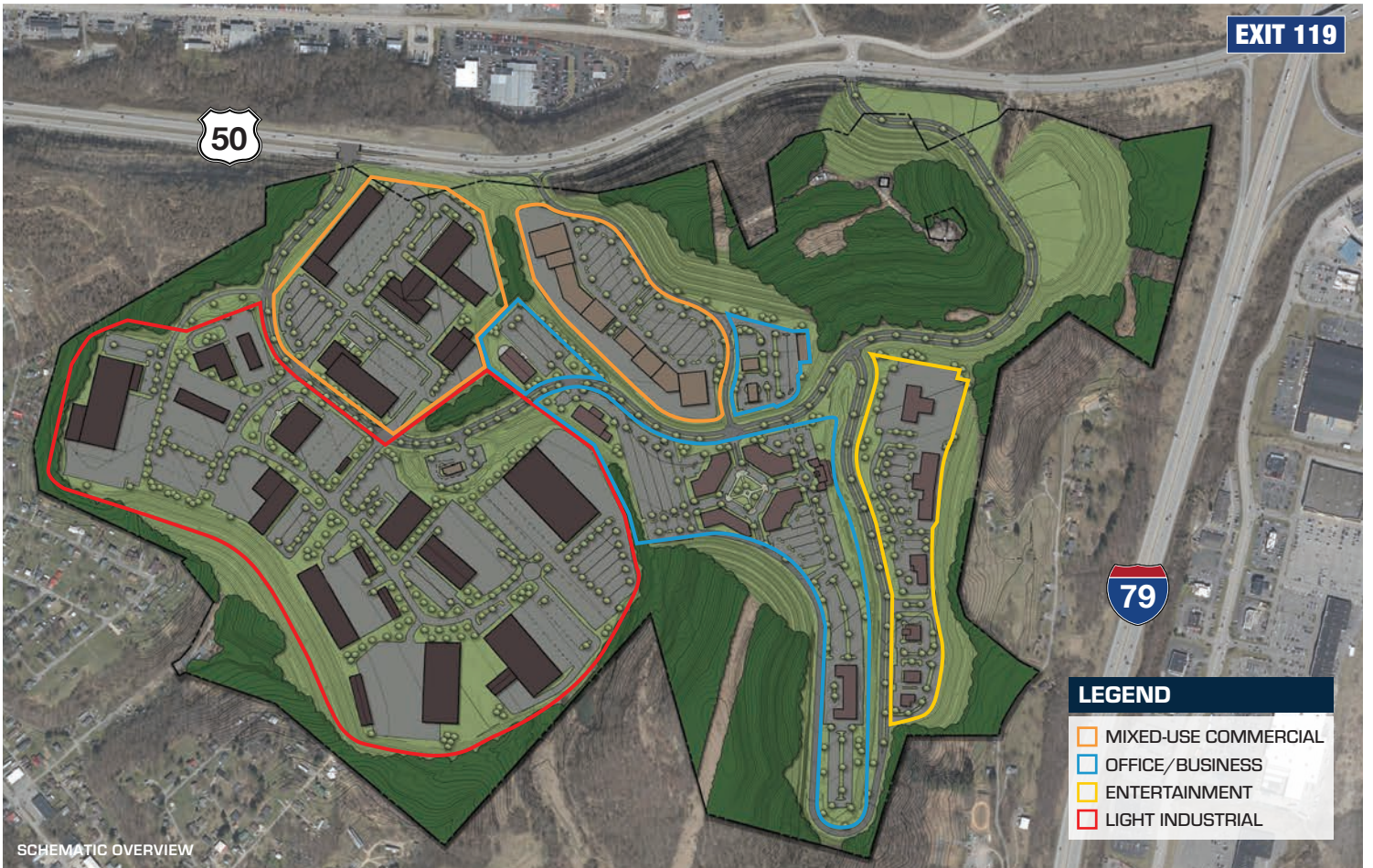
SCHEMATIC DESIGNS



SCHEMATIC LOOKING WEST



SCHEMATIC LOOKING NORTH



SCHEMATIC OVERVIEW



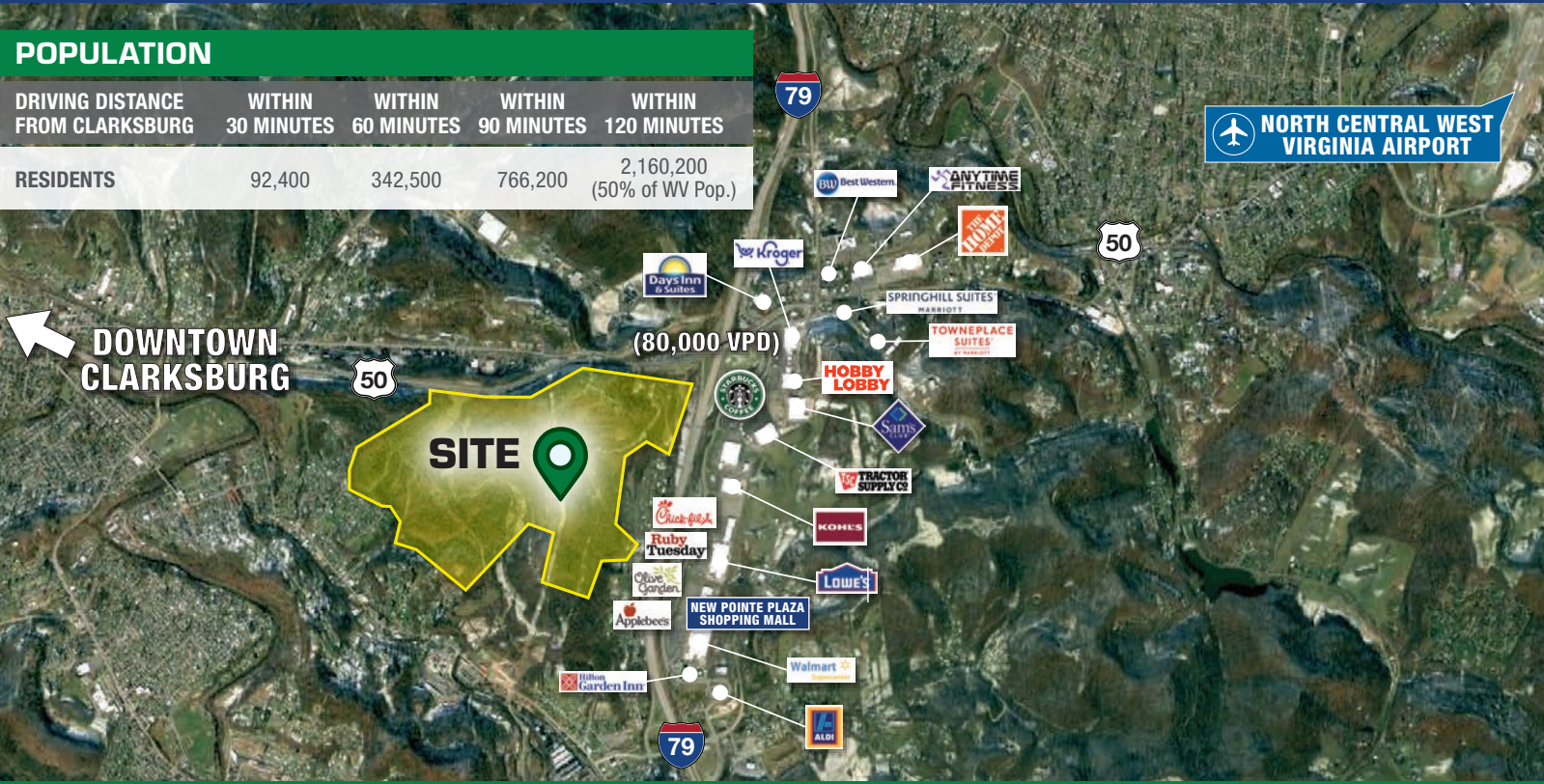
INDUSTRIAL RENDERING



INDUSTRIAL RENDERING

POPULATION

DRIVING DISTANCE FROM CLARKSBURG	WITHIN 30 MINUTES	WITHIN 60 MINUTES	WITHIN 90 MINUTES	WITHIN 120 MINUTES
RESIDENTS	92,400	342,500	766,200	2,160,200 (50% of WV Pop.)



INTERSECTION OF I-79 & U.S. 50, CLARKSBURG, WV

LOCAL INFORMATION

Clarksburg, West Virginia is ideally located at the intersection of U.S. Route 50 and Interstate 79 in West Virginia, positioning it midway between Pittsburgh, PA and Charleston, WV on I-79 and midway between Washington, D.C. and Cincinnati, OH on US-50. Relatively low unemployment, affordable land and the presence of well known organizations like the FBI and the Department of Defense attracts biometric contractor companies, making the county a trailblazer in technological advancement throughout the state. Clarksburg is currently experiencing retail growth, with both New Pointe Plaza and Eastpointe Shopping Center both opening in the last few years, featuring national retailers like Walmart, Sams Club, Starbucks, Chick-Fil-A and Lowe's Home Improvement.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at 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 cevens@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.

CONTACT

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