FOR SALE

151 SAWDUST LN
MARLINTON, WV 24954

81,386 SF LIGHT MANUFACTURING SITE • 10.57 ACRES • ACCESS TO U.S. ROUTE 219

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Property Overview

EXECUTIVE SUMMARY	
Address	151 Sawdust Ln
City, ST	Marlinton, WV
Building Gross Area	81,386 SF
Total Acreage	10.57 Acres
Price	$1,300,000

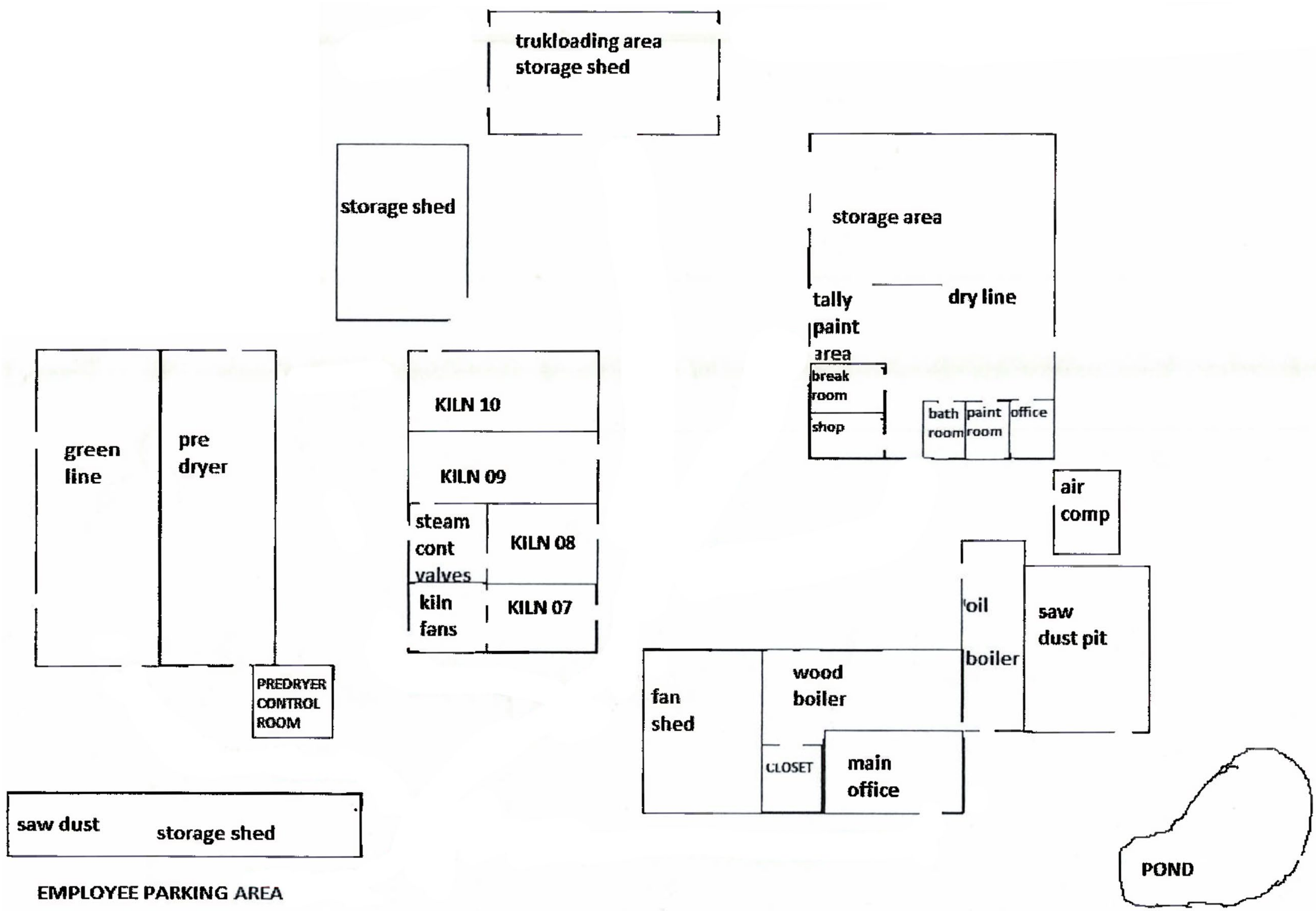
- Sawmill property with multiple buildings in Marlinton, WV
- Office: 1,500 SF, built in 1985, brick, 1 story, 8 ft height
- 27,000 SF production building, built in 1985, metal, 1 story, 16 ft height
- 15,000 SF warehouse, built in 2012, metal, 1 story, 16 ft height
- Two warehouses from 1985: 10,200 SF and 3,024 SF, both metal, 1 story, 16 ft height
- 10,500 SF production building, built in 1994, metal, 1 story, 16 ft height
- 12,410 SF pre dryer, built in 1994, metal, 1 story, 16 ft height
- 600 SF maintenance building, built in 1985, metal, 1 story, 12 ft height
- 1,152 SF dust pit & boiler room, built in 1985, concrete, 1 story, 30 ft height
- Easy access to U.S. Route 219/Seneca Trail

Building Summary

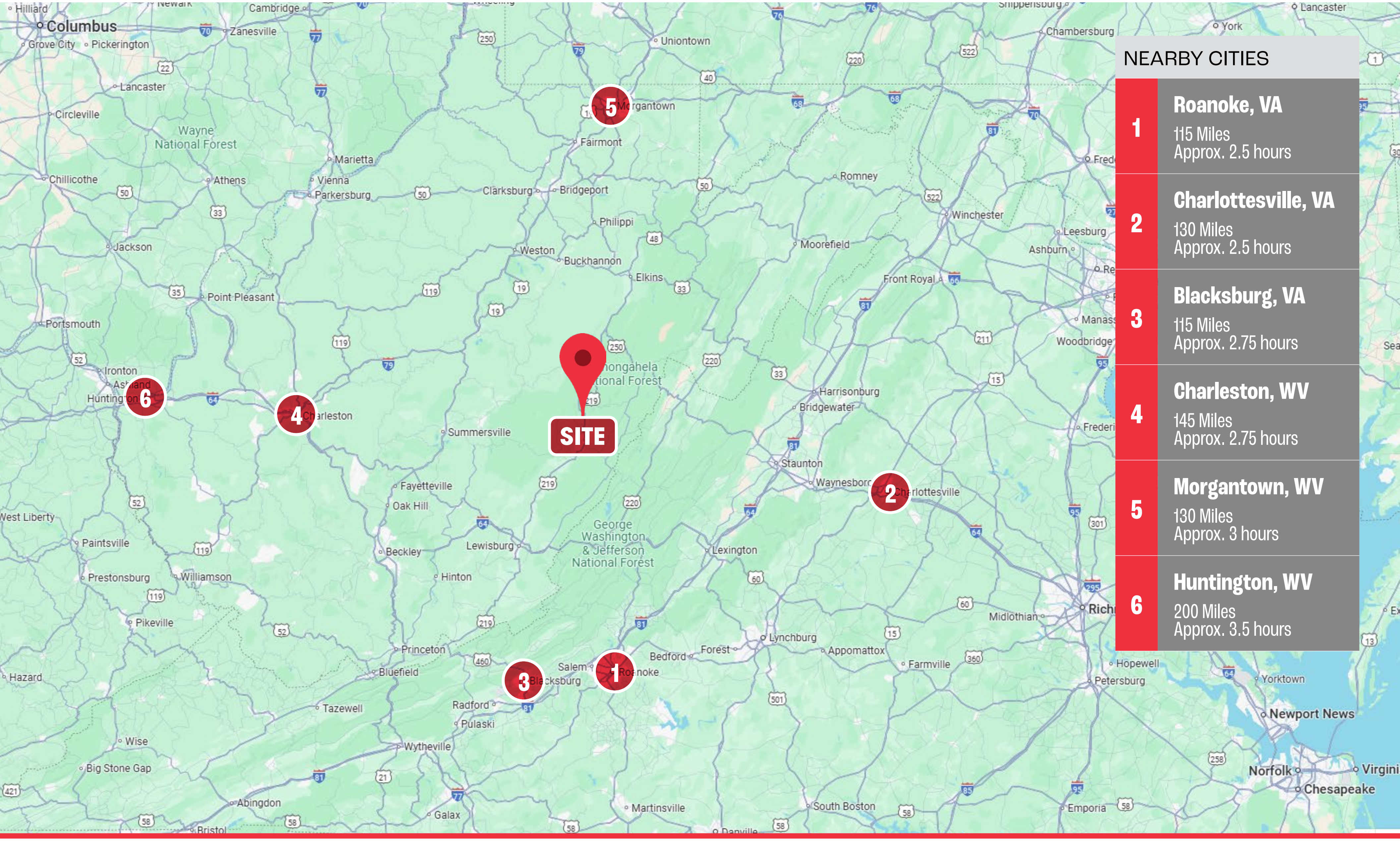
BUILDING	GBA (SF)	% OFFICE	YEAR BUILT	STORIES	HEIGHT PER STORY	CONSTRUCTION TYPE
Office	1,500	100%	1985	1	8	Brick
Production B	27,000	N/A	1985	1	16	Metal
Warehouse C	15,000	N/A	2012	1	16	Metal
Warehouse #2	10,200	N/A	1985	1	16	Metal
Warehouse #3	3,024	N/A	1985	1	16	Metal
Production - Greenline	10,500	N/A	1994	1	16	Metal
Pre Dryer	12,410	N/A	1994	1	16	Metal
Maintenance	600	N/A	1985	1	12	Metal
Dust Pit & Boiler Room	1,152	N/A	1985	1	30	Concrete
TOTAL	81,386					

Machinery & Equipment (M&E) is not included in the Sale

Floor Plan


trukloading area
storage shed
storage shed
storage area
tally
paint
area
dry line
break
room
shop
bath
room
paint
room
office
green
line
pre
dryer
KILN 10
KILN 09
steam
cont
valves
KILN 08
kiln
fans
KILN 07
air
comp
oil
boiler
saw
dust pit
PREDRYER
CONTROL
ROOM
fan
shed
wood
boiler
CLOSET
main
office
POND
saw dust
storage shed
EMPLOYEE PARKING AREA

Regional Map



NEARBY CITIES

1	**Roanoke, VA** 115 Miles Approx. 2.5 hours
2	**Charlottesville, VA** 130 Miles Approx. 2.5 hours
3	**Blacksburg, VA** 115 Miles Approx. 2.75 hours
4	**Charleston, WV** 145 Miles Approx. 2.75 hours
5	**Morgantown, WV** 130 Miles Approx. 3 hours
6	**Huntington, WV** 200 Miles Approx. 3.5 hours

Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	1,289	2,309	3,851
2024 Population	1,335	2,366	3,948
2029 Population Projection	1,341	2,369	3,954
Annual Growth 2020-2024	0.9%	0.6%	0.6%
Annual Growth 2024-2029	0.1%	0.0%	0.0%
Households			
2020 Households	596	1,062	1,739
2024 Households	619	1,091	1,789
2029 Household Projection	622	1,094	1,795
Annual Growth 2020-2024	-0.5%	-0.9%	-1.3%
Annual Growth 2024-2029	0.1%	0.1%	0.1%
Avg Household Size	2.20	2.10	2.10
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$126,666	$121,795	$128,148
Median Year Built	1976	1975	1976
Owner Occupied Households	482	846	1,424
Renter Occupied Households	141	248	371
Household Income			
< $25,000	235	398	611
$25,000 - 50,000	158	287	491
$50,000 - 75,000	112	171	286
$75,000 - 100,000	40	99	197
$100,000 - 125,000	52	87	130
$125,000 - 150,000	9	15	21
$150,000 - 200,000	10	15	19
$200,000+	4	18	35
Avg Household Income	$46,960	$50,282	$51,847
Median Household Income	$29,933	$31,885	$34,220

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	1,144	2,028	3,402
Age 20+	1,082	1,913	3,210
Age 35+	871	1,559	2,624
Age 55+	588	1,048	1,766
Age 65+	363	660	1,131
Median Age	50.10	50.30	50.60
Avg Age	46.00	46.30	46.70
Education			
Some High School, No Diploma	180	320	536
High School Graduate	427	781	1,366
Some College, No Degree	232	427	663
Associate Degree	93	167	302
Bachelor's Degree	149	220	342
Advanced Degree	28	50	109
Employment			
Civilian Employed	470	820	1,324
Civilian Unemployed	21	38	68
Civilian Non-Labor Force	642	1,149	1,975
U.S. Armed Forces	0	0	0
Housing Value			
< $100,000	184	345	558
$100,000 - 200,000	210	351	540
$200,000 - 300,000	47	85	169
$300,000 - 400,000	31	51	106
$400,000 - 500,000	4	5	20
$500,000 - 1,000,000	4	6	27
$1,000,000+	0	0	0

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as an agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MOHR PARTNERS, INC.	**392222**	**INFO@MOHRPARTNERS.COM**	**(972) 239-0394**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
STEPHEN MACNOLL	**450357**	**STEVE.MACNOLL@MOHRPARTNERS.COM**	**(469) 754-2694**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
BRANDON HIETT	**670618**	**BRANDON.HIETT@MOHRPARTNERS.COM**	**(702) 826-8263**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　Date

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