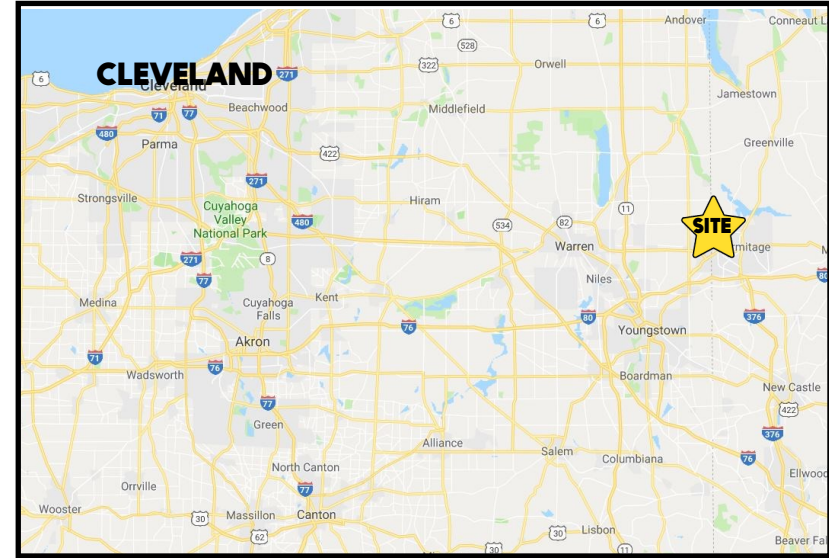


## LOCATION

2 N Sixth St, Sharpsville, PA



Numerous revenue channels:  
Site can handle a unit train of 114 cars  
Gas and oil rights  
Remains of an old iron foundry contains slag and ferrous scrap that is available for recovery

53 acre heavy industrial site, about 1.5 miles in length, parallels river and rail utilized by Class I and II providers. Operates as an aggregate supplier with PennDOT and DEP permits and approvals. Current operations include concrete/asphalt recycling and excavating buried metal. The company is paid to remove demolition concrete, brick, & limestone, which are hammered & screened for the state highway authority & local contractors to use as base materials for highways & private development.

## CONTACT

**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

**ADAM DIVELBISS**

501.551.3817

adivelbiss@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

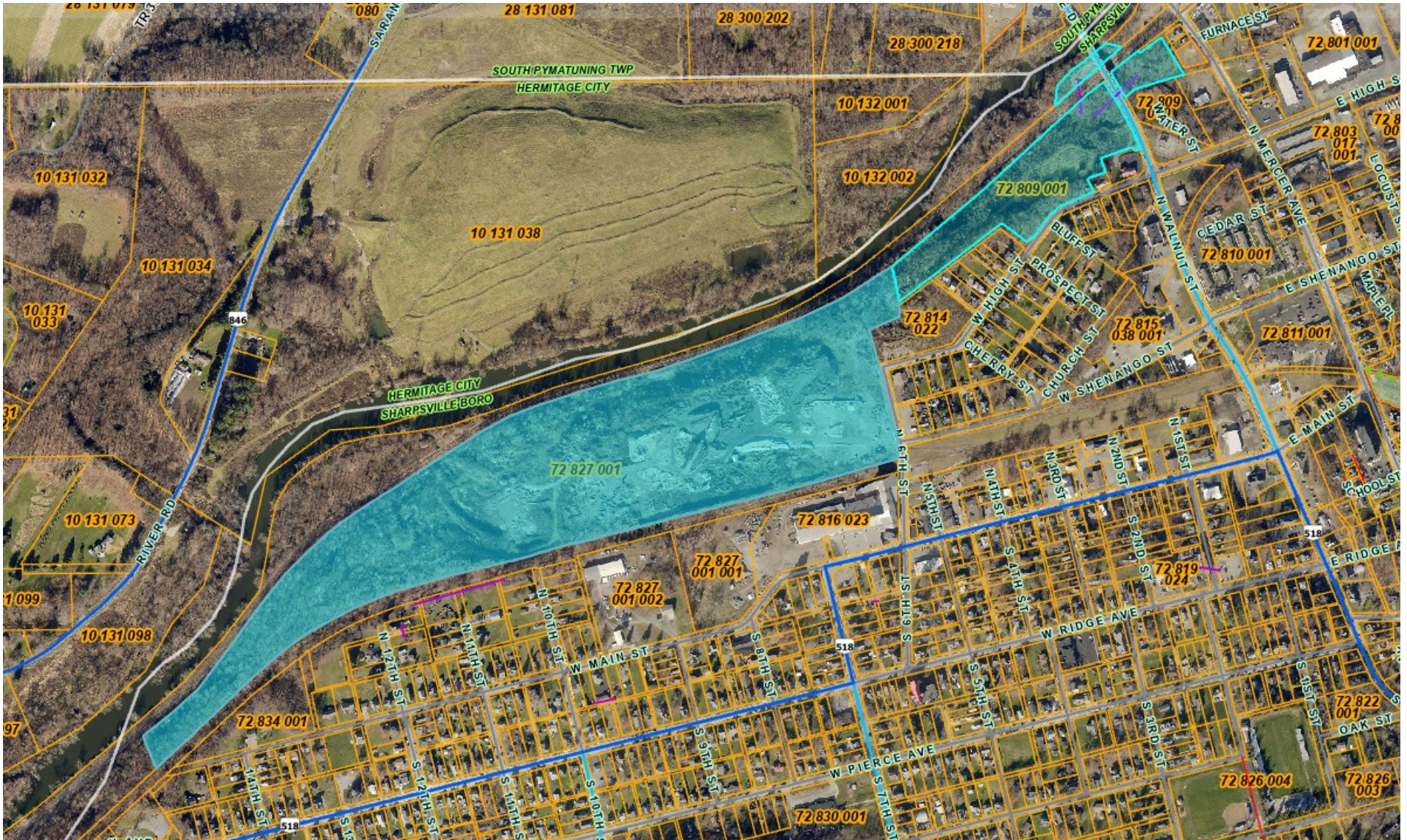
[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



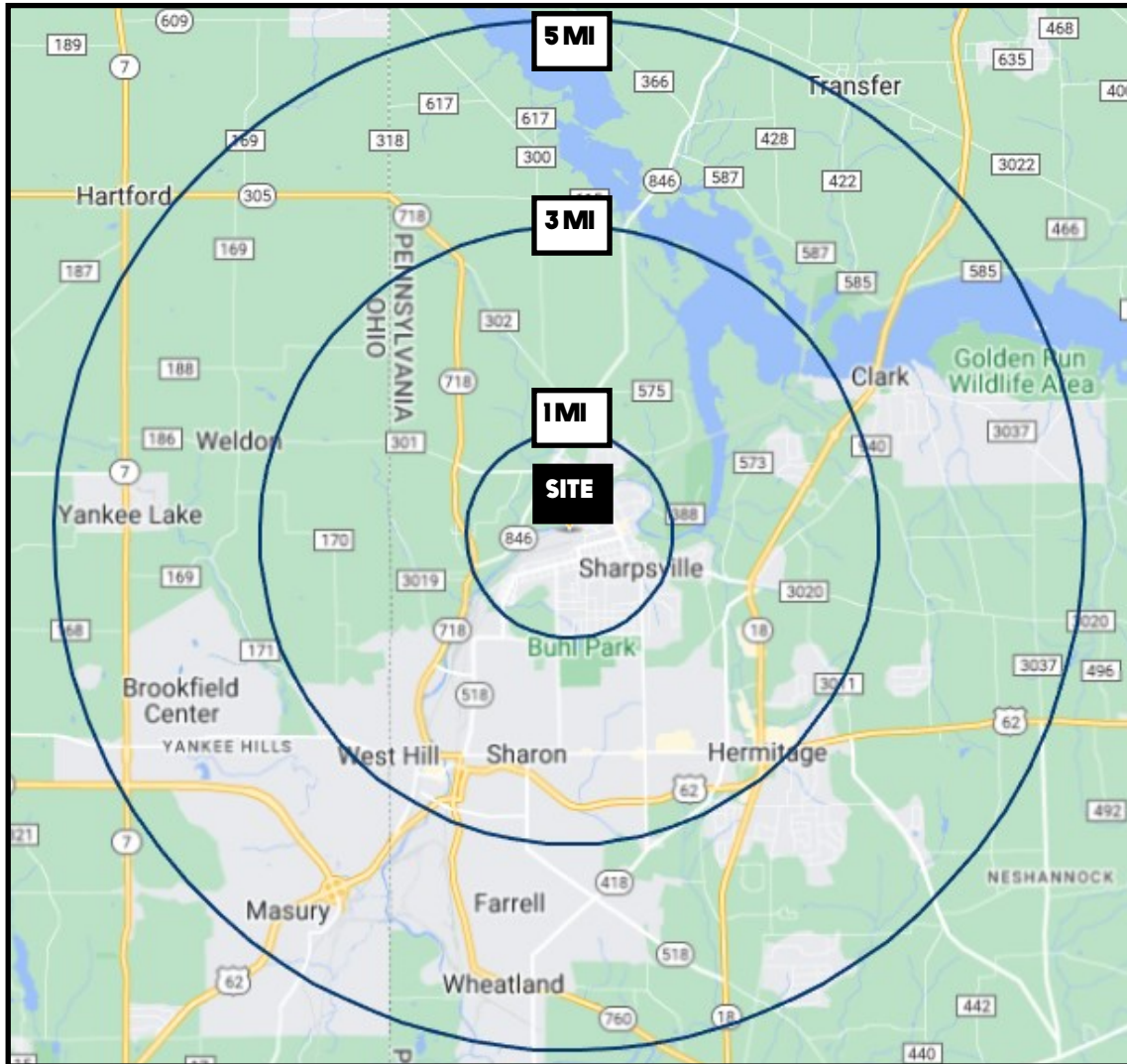
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,888	27,269	47,962
<b>HOUSEHOLDS</b>	2,069	11,917	20,671
<b>MEDIAN AGE</b>	43	45	46
<b>AVERAGE HH INCOME</b>	\$57,836	\$59,193	\$61,784

**SUMMARY**

- 53 acre site in a **tax free zone** parallels river and rail utilized by Class I & II providers
- Rail siding potential for 114 car unit train
- Bulk aggregate handling capabilities
- Less than 7 miles from Interstate Highway
- Rail and bulk handling feasibility studies completed by regional government and PennDOT
- Oil and gas rights w/proven reserves
- River water rights (permissible)
- 2 large non-coal mining permits, bonding, air quality permits, solid waste permit, NPDES and operating permit
- 480V 3 Phase electric + Fiber optic
- Large qualified & available local labor resources
- Operational equipment includes: screening plant, loader, excavator, skid steers, dump truck, hydraulic jaw crusher, semi-truck scale and software, and deep water well (600,000 gallons)

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406