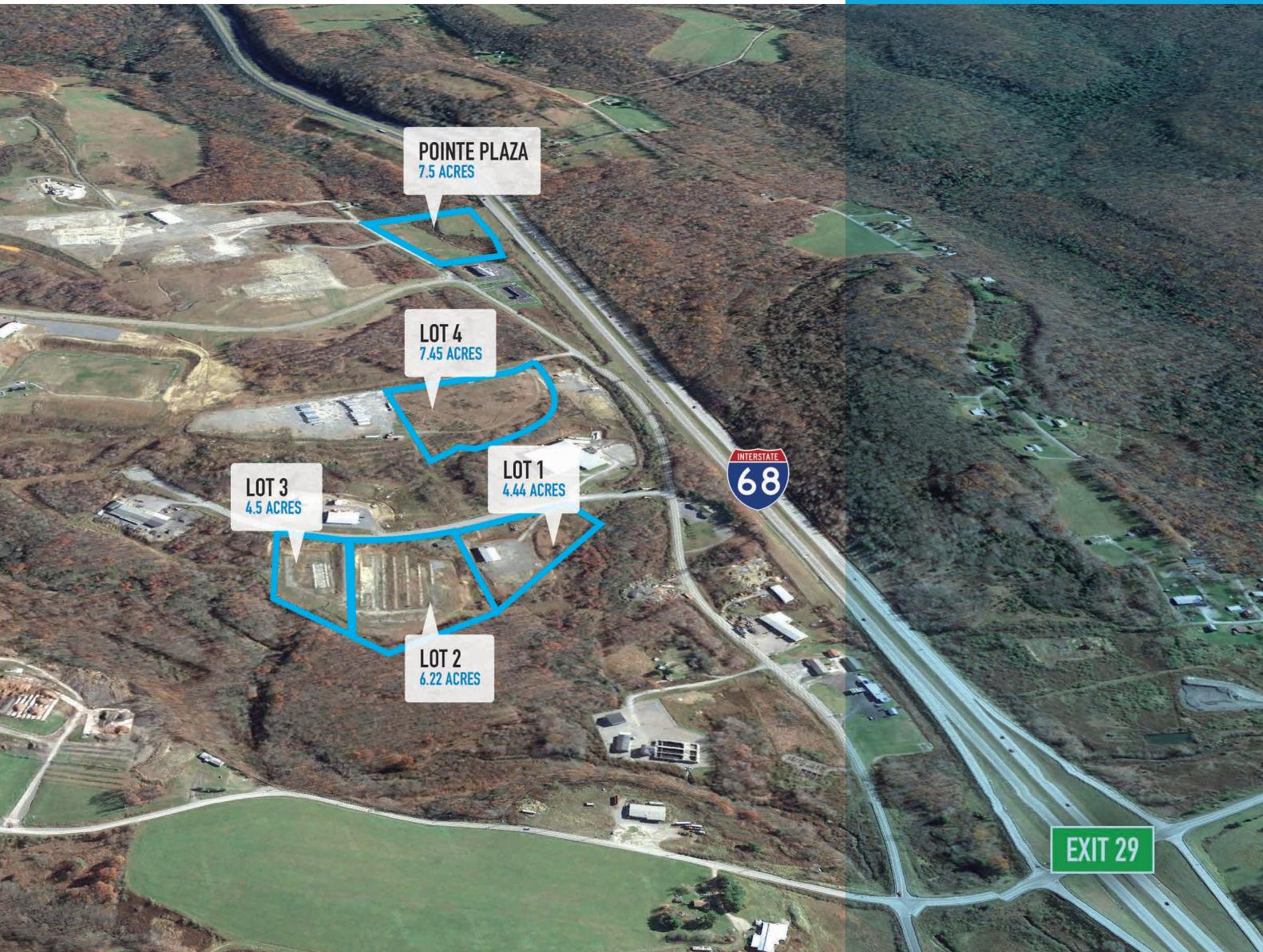




Black Diamond Realty LLC

FOR SALE / LEASE
LAND MARKETING FLYER



NORTHPOINTE DRIVE / POINTE PLAZA
HAZELTON, WV 26525



NORTHPOINTE DRIVE / POINTE PLAZA

HAZELTON, WV 26525

02

PROPERTY OVERVIEW / SPECIFICATIONS

Introduction of the Business & Industry Park, specifications of the lots, utilities, access, and directions.

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LOCATION AND TREND ANALYSIS

Detailed description with a Google Earth aerial photo of the lots and their proximity to surrounding businesses.

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ALL AVAILABLE LOTS / PARCEL MAP

Google Earth aerial /parcel map of the park outlining the available lots.

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LOT 1 – 4.44 AC (NORTHPOINTE)

Detailed description and photos of lot 1.

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LOT 2 & 3 – 6.22 AC / 4.5 AC (NORTHPOINTE)

Detailed description and photos of lots 2 and 3.

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LOT 10 – 7.45 AC (NORTHPOINTE)

Detailed description and photos of lot 10.

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7.5 AC (POINTE PLAZA)

Detailed description and photos of the available 7.5 acres in Pointe Plaza.

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DEVELOPMENT CONCEPTS / AERIALS

Two development concepts for the 7.5 acre lot in Pointe Plaza and Google Earth aerials of the entire park .

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FOR SALE / LEASE LAND

SALE PRICE / VARIES

TOTAL NUMBER OF LOTS / 5

LOT SIZE / 4.44 - 7.5 ACRES

TOTAL ACREAGE / 30.11 ACRES

PROPERTY TYPE / LAND

ZONING DESCRIPTION / I-2, INDUSTRIAL

**PROPERTY FEATURES / CLOSE TO INTERSTATE,
QUICK AND EASY ACCESS, FLAT LAND, READY
TO DEVELOP, INDUSTRIAL BUILDING,**

NORTHPOINTE DRIVE / POINTE PLAZA HAZELTON, WV 26525

The available parcels of land are located within the Northpointe Business and Industry Park and Pointe Plaza. Currently available are five lots of land ranging in size from 4.44 acres to 7.5 acres. One lot offers a 6,784 (+/-) square foot warehouse building. The park offers quick access to I-68, Exit 29 and is visible from the road.

The Business Park is located outside the city limits of Hazelton on the north side of interstate 68. The entrance to the business park is 0.7 mile from I-68, Exit 29. Along the interstate, there is a daily traffic count of 13,497 vehicles per day (WVDOH, 2015).

FOR SALE / LEASE
PARCELS OF LAND - LOCATED 0.7 MILE FROM I-68, EXIT 29
NORTHPOINTE DRIVE / POINTE PLAZA · HAZELTON, WV 26525 · 30.11 TOTAL ACRES · 5 TOTAL LOTS

INDUSTRIAL PARK SPECIFICATIONS

INGRESS / EGRESS

The Business & Industry Park currently offer one point of ingress and egress via a public road (Casteel Road). Access to all of the parcels can be achieved by traveling east on Casteel Road from Glade Farms Road. Lot 1, 2 and 3 are located along Northpointe Drive, Lot 10 is located along Progress Drive and the Pointe Plaza Lot is located along Casteel Road just east of the Microtel Inn.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Hazelton, this property is situated within the Grant District (10) of Preston County. The available lots are comprised of four tax parcels of land consisting of a total area of 30.11 acres. The property is identified as District 10, Tax Map 23, Parcels 10, 10.4, 10.5 and 10.6. This can be referenced in Deed Book 800, Page 399, Deed Book 595, Page 358 and Deed Book 776, Page 228. The lots are zoned I-2 and Industrial.

UTILITIES

This site offers all public utilities, which include the following:

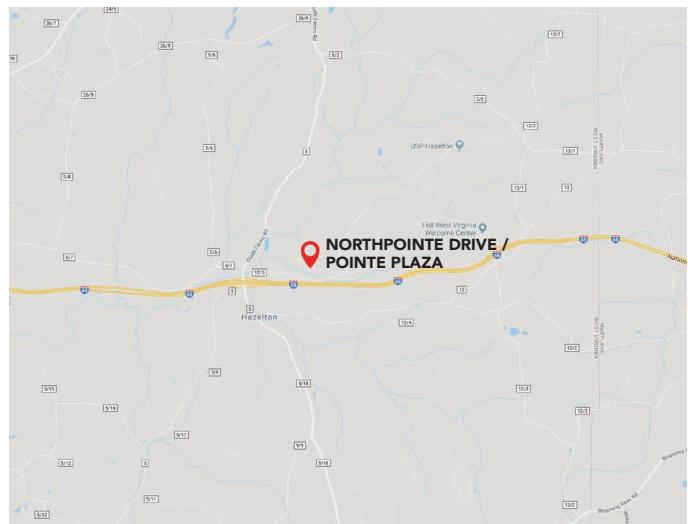
UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	PS Energy
Water	Preston County Public Service District 4
Sewer	Preston County Sewer Public Service District
Trash	Multiple Providers
Cable/Internet	Multiple Providers
Phone	Multiple Providers



LOCATION TREND ANALYSIS

PRESTON COUNTY, WV

Preston County lies mainly within the Appalachian Plateau, with elevations varying from 873 feet to 3,216 feet. The Cheat River divides the county into two sections, the eastern being a little larger. Preston County borders Pennsylvania in the north and Maryland in the east, and the West Virginia counties of Monongalia, Taylor, Barbour, and Tucker in the west and south. The Mason-Dixon Line is its northern boundary. The county consists of 651.4 square miles in eight magisterial districts: Grant, Kingwood, Lyon, Pleasant, Portland, Reno, Union, and Valley.



Distance to nearby cities: Morgantown, WV - 26 miles, Uniontown, PA - 27 miles, Fairmont, WV - 43 miles, Cumberland, MD - 46 miles, Bridgeport, WV - 58 miles, Washington, PA - 76 miles, Pittsburgh, PA - 82 miles, Charleston, WV - 198 miles.

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AERIAL



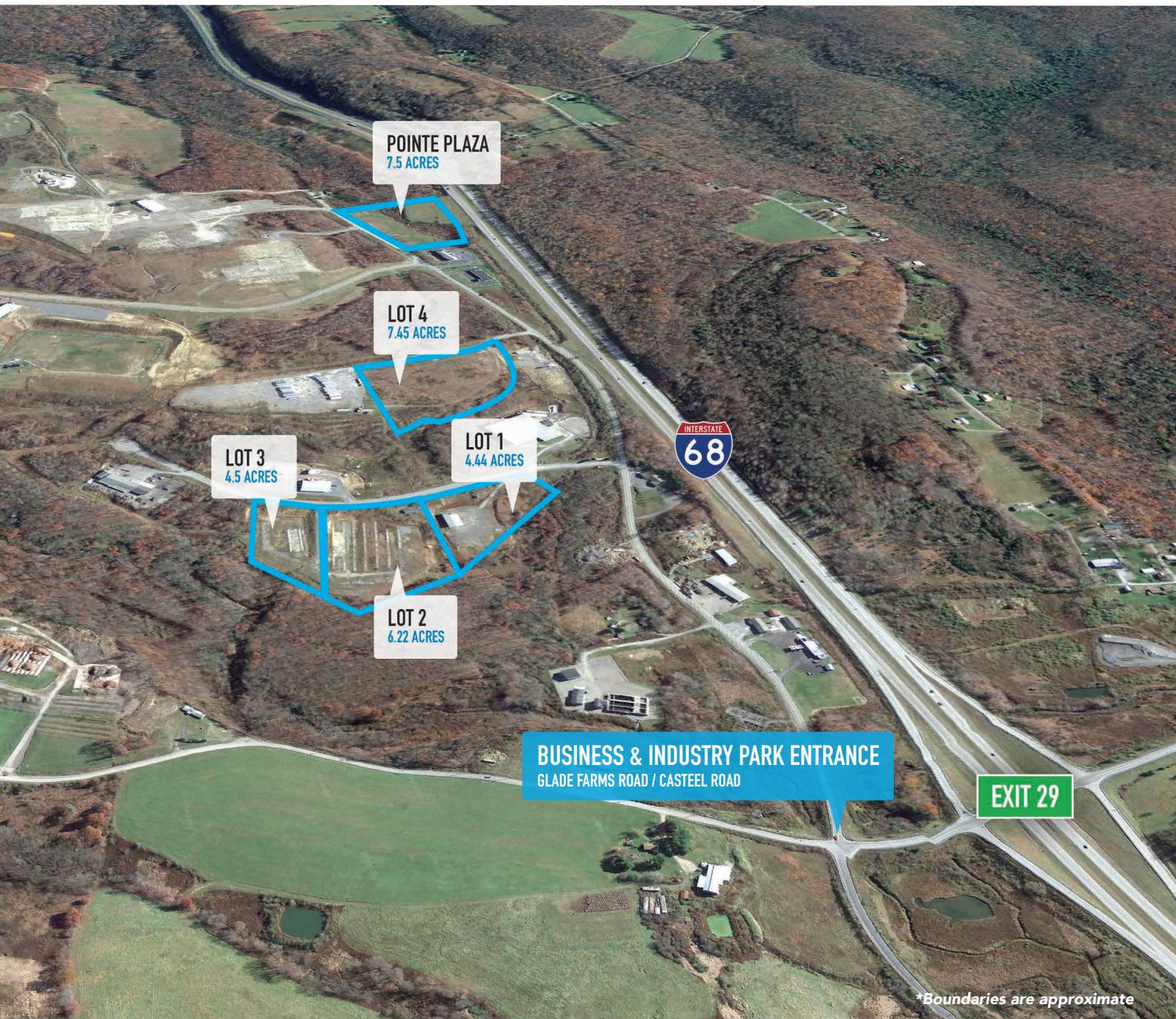
The Google aerial above was taken facing north. Several of the surrounding businesses have been highlighted with blue numbers. Referenced with orange numbers are the available properties/ lots.

● Along I-68, there is a daily traffic count of 13,497 vehicles per day (WVDOH, 2015).

- 1 Lot 1 (Northpointe Drive) - 4.44 Acres
- 2 Lot 2 (Northpointe Drive) - 6.22 Acres
- 3 Lot 3 (Northpointe Drive) - 4.5 Acres
- 4 Lot 10 (Progress Drive) - 7.45 Acres
- 5 Pointe Plaza - 7.5 Acres

- 1 Allegheny Wood Products
- 2 Legend Auto Center and Used Cars
- 3 Pioneer Conveyor
- 4 Grant County Mulch
- 5 Hazelton WWTP
- 6 Pine Run Service Center
- 7 Procom
- 8 Carpenter Technology
- 9 Fresenius Kidney Care Bruceton Mills
- 10 Microtel Inn & Suites by Wyndham
- 11 Mels Truck Service
- 12 Federal Bureau of Prisons FCI
- 13 Federal Bureau of Prisons SFF
- 14 Federal Bureau of Prisons USP

ALL AVAILABLE LOTS



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NORTHPOINTE PARCELS MAP



NORTHPOINTE DRIVE - LOT 1

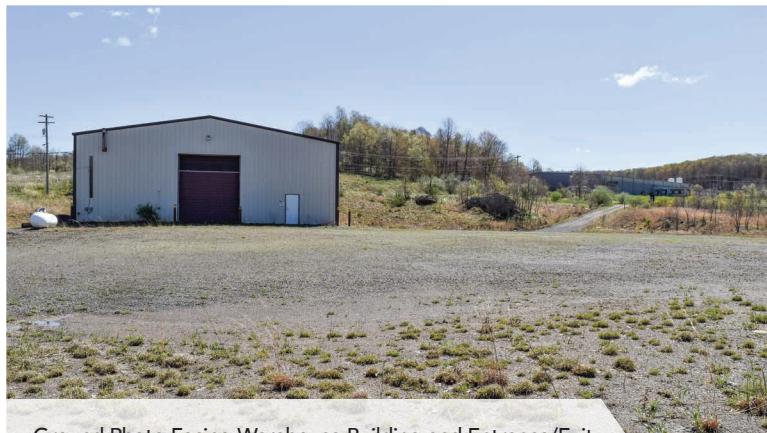
4.44 ACRES - \$399,000

Lot 1 is located along the west side of Northpointe Drive. The lot is comprised of 4.44 acres and is situated adjacent to Lot 2 (6.22 acres) and Lot 3 (4.45 acres). This lot offers a flat site with one 6,784 (+/-) square foot industrial warehouse building. The building is roughly 60' x 100', offers 1,200 (+/-) square feet of office space with two large offices on the second floor and a large open office area on the first floor, two bathrooms, 20' eaves. This land and building are available for sale OR lease. Lease rate is \$6.00 / SF / Year plus NNN.



● GROUND PHOTOS TAKEN HERE

**Boundaries are approximate*



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Ground Photo Facing Warehouse From Entrance.

NORTHPOINTE DRIVE - LOT 2 & 3

LOT 2 - 6.22 ACRES / LOT 3 - 4.5 ACRES

Lot 2 is located along the west side of Northpointe Drive. The lot is comprised of 6.22 acres and is situated between to Lot 1 (4.44 acres) and Lot 3 (4.45 acres). This lot offers a very flat site that was previously developed and used as a production area to build prison cell modules. Several concrete pads are available on this lot. All utilities are available including 8" water and sewer lines, 2" gas lines and fibre internet. This lot is available for sale.

Lot 2 and 3 can be purchased together or separately. \$299,000 includes both lots 2 and 3.

-\$299,000 (\$27,981 PER ACRE)

Lot 3 is located along the west side of Northpointe Drive. The lot is comprised of 4.5 acres and is situated adjacent to Lot 2 (6.22 acres) and Lot 1 (4.44 acres). This lot offers a very flat site that was previously developed and used as a production area to build prison cell modules. Several concrete pads are available on this lot including one 50' x 200' pad. All utilities are available including 8" water and sewer lines, 2" gas lines and fibre internet. This lot is available for sale.



● GROUND PHOTOS TAKEN HERE

*Boundaries are approximate



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LOT 2: Ground Photo Facing Southwest.



LOT 2: Concrete Pad.

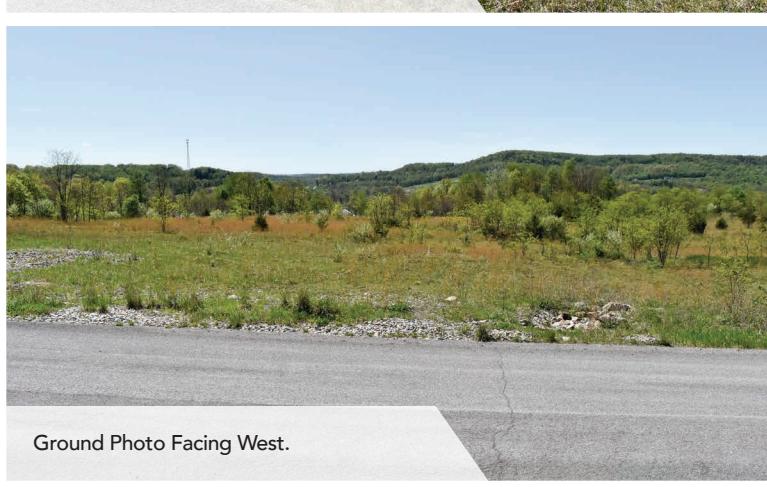


Ground Photo Facing Drive to Lot 2 (Left) and 3 (right).

PROGRESS DRIVE - LOT 10

7.45 ACRES - \$187,500 (\$25,000 PER ACRE)

Lot 10 is located to the east of Northpointe Drive along Progress Drive. The lot is comprised of 7.45 and offers a flat site that is currently undeveloped. The site is visible from the interstate and available for industrial use. This lot is available for sale.



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Ground Photo Facing Northwest.

POINTE PLAZA LOT

7.5 ACRES - \$712,500 (\$95,000 PER ACRE)

The 7.5 Acres in Point Plaza is located immediately adjacent to the Microtel Inn and I-68. The lot is comprised of 7.5 (+/-) acres and offers mostly flat, cleared land with part of the lot sloping slightly right by the interstate. This lot is available for sale. This property allows retail and/or office users only, no Industrial use allowed at this parcel.



● GROUND PHOTOS TAKEN HERE

*Boundaries are approximate



Ground Photo Facing Southeast.



Ground Photo Facing East.

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Ground Photo Facing Southwest Towards the Microtel.

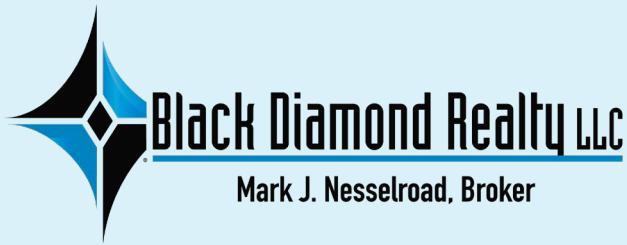
DEVELOPMENT CONCEPT A / B (POINTE PLAZA LOT)



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GOOGLE EARTH AERIALS





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**All information is believed to be accurate but not guaranteed. More information is available upon request.*

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