



FOR SALE

**299 HARDWOOD DR
RIDGWAY, PA 15853**

87,945 SF INDUSTRIAL SITE ON 40 ACRES • EASY ACCESS TO U.S. ROUTE 219

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Property Overview

EXECUTIVE SUMMARY

Address	299 Hardwood Dr
City, ST	Ridgway, PA
Building Gross Area	87,945 SF
Total Acreage	40.00 Acres
Price	\$2,200,000

- Market Rents: \$4.40/sf on a pro forma, the property at current asking is ~17.5% return
- Concentration yard property with multiple buildings in Ridgway, PA
- 1,050 SF office, built in 1975, wood/concrete, 1 story, 14 ft height
- 40,000 SF warehouse, built in 1992, wood/concrete, 1 story, 14 ft height
- 6,200 SF warehouse, built in 1993, wood/concrete, 1 story, 14 ft height
- 15,600 SF dry grading facility, built in 1989, wood/concrete, 1 story, 14 ft height
- 675 SF break room, built in 2013, wood/concrete, 1 story, 14 ft height
- 2,520 SF maintenance building, built in 1992, wood/concrete, 1 story, 14 ft height
- 1,200 SF boiler building, built in 1987, wood/concrete, 1 story, 14 ft height
- 1,500 SF fan shed, built in 2008, wood/concrete, 1 story, 14 ft height
- 7,200 SF T-shed, built in 2009, wood/concrete, 1 story, 14 ft height
- 9,600 SF green grading building, built in 1975, wood/concrete, 1 story, 14 ft height
- 2,400 SF stacker building, built in 1986, wood/concrete, 1 story, 14 ft height
- Adjacent to Pennsylvania Route 948 with easy access to U.S. Route 219



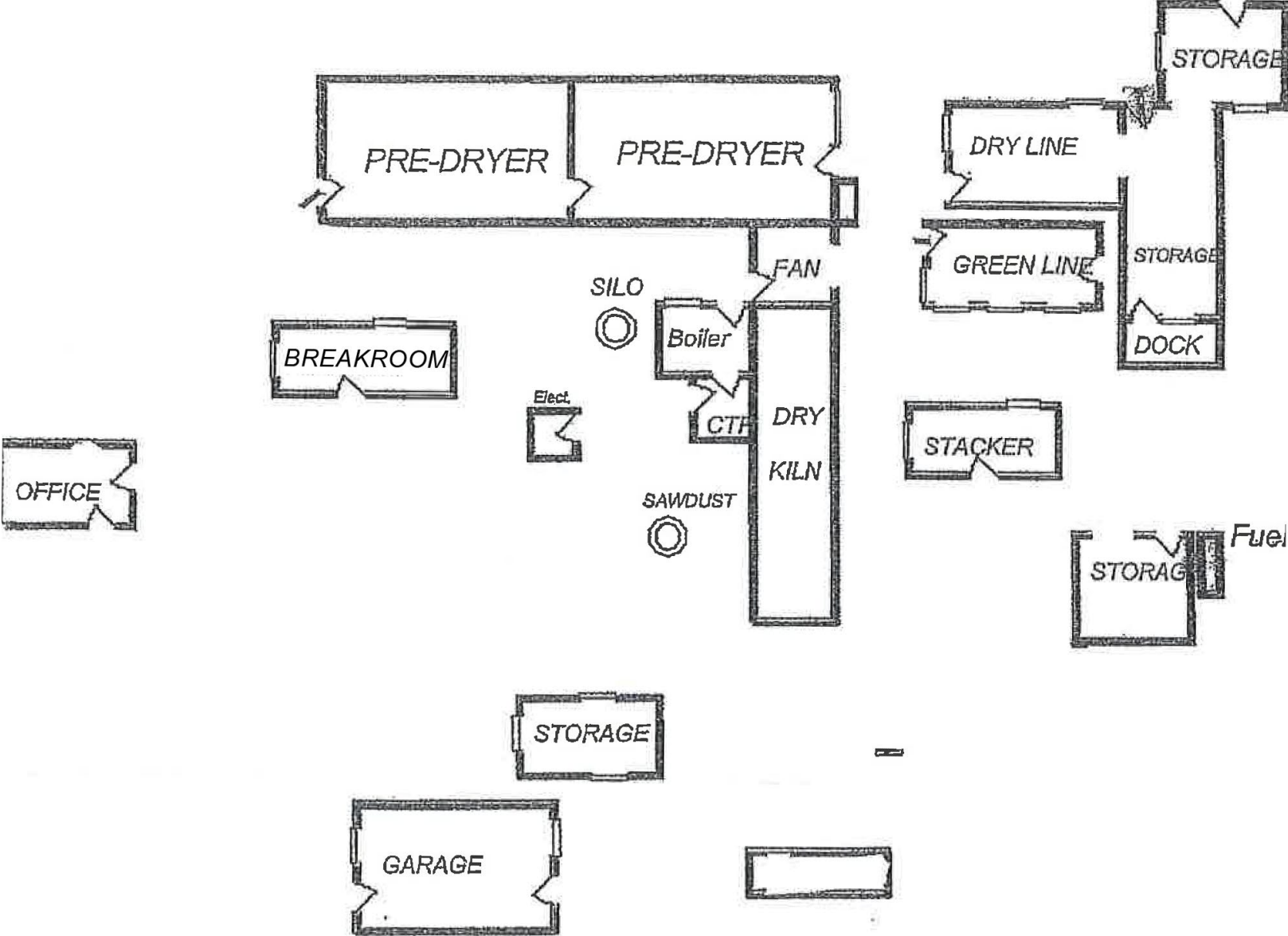
Building Summary

BUILDING	GBA (SF)	% OFFICE	YEAR BUILT	STORIES	HEIGHT PER STORY	CONSTRUCTION TYPE
Office Building	1,050	100%	1975	1	14	Wood/Concrete
Warehouse	40,000	N/A	1992	1	14	Wood/Concrete
Maintenance Building	2,520	N/A	1992	1	14	Wood/Concrete
Boiler Building	1,200	N/A	1987	1	14	Wood/Concrete
Fan Shed	1,500	N/A	2008	1	14	Wood/Concrete
T-Shed	7,200	N/A	2009	1	14	Wood/Concrete
Green Grading	9,600	N/A	1975	1	14	Wood/Concrete
Stacker	2,400	N/A	1986	1	14	Wood/Concrete
Warehouse	6,200	N/A	1993	1	14	Wood/Concrete
Dry Grading	15,600	N/A	1989	1	14	Wood/Concrete
Break Room	675	N/A	2013	1	14	Wood/Concrete
TOTAL	87,945					

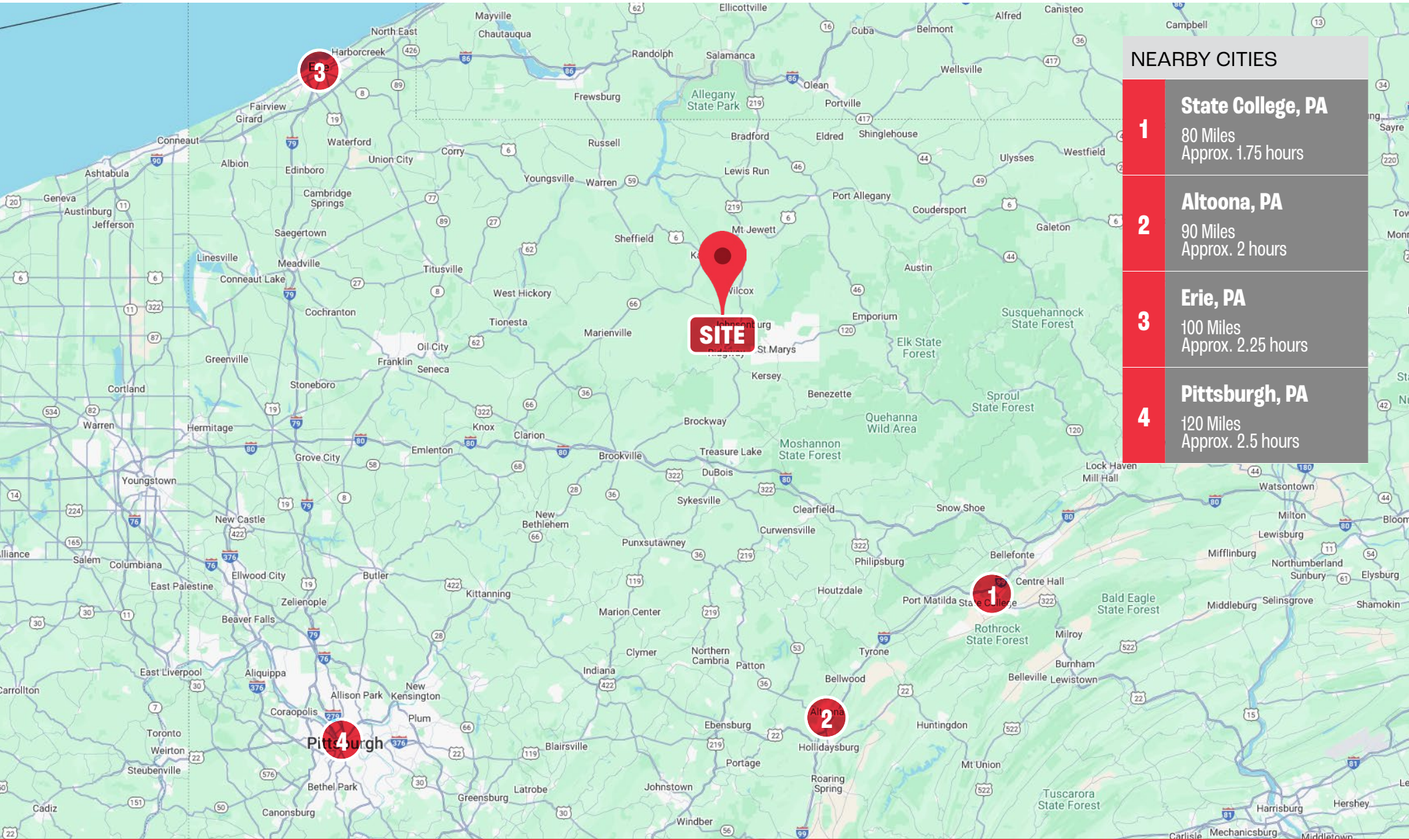


Machinery & Equipment (M&E) is not included in the Sale

Floor Plan



Regional Map



Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	2,855	8,551	16,838
2024 Population	2,895	8,787	16,771
2029 Population Projection	2,858	8,697	16,498
Annual Growth 2020-2024	0.3%	0.7%	-0.1%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.3%
Households			
2020 Households	1,201	3,751	7,418
2024 Households	1,216	3,860	7,393
2029 Household Projection	1,200	3,820	7,273
Annual Growth 2020-2024	2.7%	3.1%	1.4%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.3%
Avg Household Size	2.30	2.20	2.20
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$106,250	\$79,121	\$96,832
Median Year Built	1955	1951	1956
Owner Occupied Households	931	2,779	5,441
Renter Occupied Households	269	1,042	1,832
Household Income			
< \$25,000	202	819	1,480
\$25,000 - 50,000	205	931	1,792
\$50,000 - 75,000	268	782	1,517
\$75,000 - 100,000	221	504	988
\$100,000 - 125,000	138	395	670
\$125,000 - 150,000	81	246	402
\$150,000 - 200,000	66	112	215
\$200,000+	35	71	327
Avg Household Income	\$78,844	\$67,127	\$72,820
Median Household Income	\$69,088	\$55,590	\$56,164

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	2,412	7,337	14,193
Age 20+	2,244	6,820	13,257
Age 35+	1,796	5,426	10,623
Age 55+	1,141	3,364	6,734
Age 65+	670	1,967	4,078
Median Age	46.30	45.60	47.40
Avg Age	43.40	43.10	44.40
Education			
Some High School, No Diploma	126	459	827
High School Graduate	943	2,942	6,105
Some College, No Degree	522	1,686	3,061
Associate Degree	59	204	325
Bachelor's Degree	368	913	1,689
Advanced Degree	134	358	715
Employment			
Civilian Employed	1,391	4,220	8,148
Civilian Unemployed	61	168	360
Civilian Non-Labor Force	923	2,836	5,487
U.S. Armed Forces	5	11	11
Housing Value			
< \$100,000	453	1,777	2,858
\$100,000 - 200,000	312	668	1,498
\$200,000 - 300,000	118	258	695
\$300,000 - 400,000	56	85	224
\$400,000 - 500,000	6	16	134
\$500,000 - 1,000,000	0	0	115
\$1,000,000+	0	8	11

Demographic data © CoStar 2025

CONFIDENTIALITY AND DISCLAIMER

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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.

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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.

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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.



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.

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