



MARKETING FLYER



164 EYSTER ROAD
HALLTOWN, WV 25423

INDUSTRIAL PAPER MILL | 200,000+ SQ FT | 46+ ACRES



SHARIDAN ESTATES

29,170 VPD (2021)

ROUTE 340

U.S. CUSTOMS BORDER PROTECTION

164 EYSTER ROAD



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PROPERTY OVERVIEW

164 EYSTER ROAD

HALLTOWN, WV 25423

SALE PRICE / \$4,000,000

GROSS BUILDING SIZE / 201,380 SQ FT (198,523 SQ FT INDUSTRIAL)

GROSS LOT SIZE / 46.57 ACRES

PROPERTY TYPE / INDUSTRIAL, MANUFACTURING

ZONING / INDUSTRIAL-COMMERCIAL

Located outside the city limits of Charles Town, 16 miles from I-81, this property includes a 201,380 (+/-) gross square foot industrial manufacturing facility on 46.57 (+/-) acres. In 2007, Ox Industries acquired this property (Halltown Paper Mill).

The Halltown Paper Mill has been in continuous operation since 1869. Upon purchase of the mill, Ox became the first independently owned, vertically integrated supplier and manufacturer of 100% recycled paper products.





PROPERTY SPECIFICATIONS

This expansive property was originally constructed in 1869, with addition sections and buildings being built at later dates including 1952, 1963 and 1983. The facility relies on well water and a private sewage treatment center located on site. There is a ULC underground septic. This site has an MDS permit allowing creek water to flow through the property and to be used in operations. The gray water is then treated in the private sewage treatment center and released back into the stormwater basin.

The facility operates a gas-powered boiler. There is a power house built in 1963, 100k G water tower, 40 psi fire pump, new metal roof installed on sections of the building affected by the fire in 2022, a scale in the open warehouse, 100K gallon oil tank - decommissioned, multiple cranes- 5T and 7.5T Cranes, and 6" slabs for the warehouse sections. The transformer is a 5/6.25 MVA transformer 34.5 kV to 4.16 kV (4160V).

The property has access to a railroad spur and two main cross hips. In November 2022 there was a fire in Zone #1. A portion of Zone #1 was still operational after the fire. See photos on Pages 14-17.

INGRESS / EGRESS / ACCESS

There are multiple points of ingress/egress to this property including Eyster Road, Halltown Road and Route 230. Parking is available in various locations throughout the property.

UTILITIES

All public utilities are available at the site.

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	No natural gas
Water/Sewer	On-site
Trash	Waste Management
Phone/Cable/Internet	Comcast

PARCEL MAP



LEGAL DESCRIPTION / ZONING

Located just outside the city limits of Charles Town, this property is positioned in the Harpers Ferry District of Jefferson County. The site is comprised of six parcels of land consisting of 46.57 (+/-) acres. The property is identified as Harpers Ferry District, Tax Maps 9 and 9A, and several adjoining parcels. This can be referenced in Deed Book 1044, Page 201. The property is zoned at commercial and non-conforming use.



VIDEO VISIT: <https://vimeo.com/blackdiamondrealtyllc/164-oyster-road>



**SCAN TO VIEW
VIDEO**

LOCATION OVERVIEW

JEFFERSON COUNTY

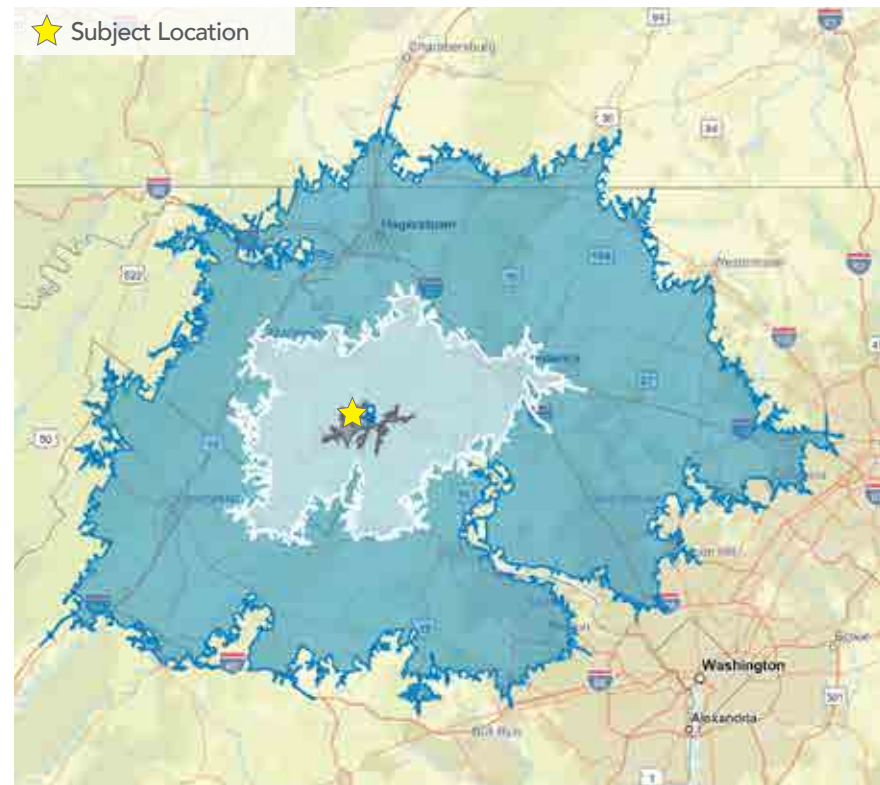
Jefferson County is located in the Shenandoah Valley in the Eastern Panhandle of West Virginia. It is the easternmost county of West Virginia with Charles Town being the county seat. Major population centers and business markets within a five hundred mile radius of Jefferson County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York City, New York. All these major markets are readily accessible from this County via Interstate 81. Jefferson County's geographic location makes it unique for business and leisure while enriching quality of life with its "small town" character and sense of community.

Jefferson County has a total population of 59,498 and a median household income of \$92,406. Total number of businesses is 1,321.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



DRIVE TIME



Distance to nearby cities: Charles Town, WV - 3.9 miles, Martinsburg, WV - 17 miles, Frederick, MD - 23 miles, Hagerstown, MD - 26 miles, Washington, DC - 65 miles, Baltimore, MD - 68 miles, Morgantown, WV - 161 miles.





The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 164 Eyster Road, has been referenced with a yellow star.

Traffic Counts

Route 340: 29,170 VPD (2021)

Route 9: 18,462 WPD (2021)

Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Dollar General
- 2 Harpers Ferry Indoor/Outdoor Flea Market
- 3 Eackles-Spencer & Norton Funeral Home
- 4 River & Trail Outfitters
- 5 U.S. Customs and Border Protection Advanced Training Facility
- 6 Sislers West Building Supplier
- 7 Millville Quarry
- 8 Tractor Supply Co, Aldi, Sheetz, Urgent Care Charles Town
- 9 Walmart Supercenter, Dollar Tree, Anytime Fitness, Rent-A-Center, Motel 6
- 10 Food Lion, Starbucks, Summit Community Bank, Anthony's Pizza, Caliber Collision
- 11 Gorilla Fireworks, A Plus Medical Equipment of West Virginia Self Storage Plus
- 12 Jefferson County DHHR, Elite Excursions WV, Ruby Tuesday, Burger King, 304 Car Wash, Mountainview Diner, Walgreens
- 13 Martins, Sherwin-Williams Paint Store, Taco Bell, Sheetz, Hampton Inn & Suites, Applebees, IHOP, Residence at Jefferson Crossing,
- 14 Holiday Inn Express
- 15 Hollywood Casino at Charles Town Races

PROPERTY HISTORY

CELEBRATING 150 YEARS

In July 1869, 10 years before the invention of the light bulb, the mill in Halltown, WV, became a fully operational paper board mill. Beginning as Eyster and Son and later known as Halltown Paper Board Co, the mill produced 6-tons of recycled material per day. It holds a rich history and a long-running contribution to employment in the area. Halltown Paper Board Mill is the oldest continuously operating industry in West Virginia and has never laid off an employee in 150 years.

Today's paper process is much the same as in 1869, but that doesn't mean the production process lacks science or needed skills to deliver a reliable and useful product. The mill workers are astute in their trade – mechanically inclined and solution-oriented. Many have entered into the industry to spend their entire careers producing a quality paper product, teaching others the trade skills, and leading teams through the process.

Many people marvel at the long-standing tradition of papermaking and the continuous operation of the mill. The lineage of strong leaders and dedicated and experienced employees led to the mill's longevity. The Halltown Mill leadership has successfully focused attention on refining energy consumption and efficiency, assuring waste material was available for recycling. Leadership reinvested profits back into the mill for upgrading equipment while keeping a strategic perspective on the highs and lows of the industry.

From halls dimly lit with lanterns in 1869 to the 2018 conversion of coal energy to natural gas, the mill in Halltown has sustained the test of time. In its 150 years of operational life, the mill was challenged by the depression following the Civil War, the Great Depression, World War II, fires, two floods, robbery, the introduction of plastics, and massive shifts in society. The world around the mill exploded with technology, retail growth, and government expansion while it sat peacefully next to the railroad tracks on the Flowing Springs Run nestled between Harpers Ferry and Charles Town, WV – steadfastly dedicated to making paper and taking care of people.

HALLTOWN PAPERBOARD MILL TODAY

- Recycles 1.8 million gallons of water per day with zero discharge
- Recently converted from coal power to natural gas
- Produces over 120 tons of paperboard per day
- Employs over 70 people



George S Eyster I, George S Eyster, Jr., and Joseph Allison Eyster I Two of the original owners in 1869



Flowing Springs Run Stream



The mill has been focused on producing recycled paperboard since WWII



While the machinery and technology have been updated the basic foundation for processing paperboard has remained much the same.

In the 150-year lifespan, the Halltown Paperboard Mill had only four groups of owners. Pictures of the original Eyster family still grace the mill offices and conference room walls, paying respect to the original ownership and the legacy they left to Halltown.

1869

Grist Mill and Depot were purchased by John H. Strider, William C. Eyster, Joseph Allison Eyster and George Eyster and became known as Eyster and Son Mill. The new leadership transitioned the mill into a fully operational paperboard mill.

1870

Joseph Allison Eyster and his son George Eyster became full owners of the mill, buying out Willam Eyster and John Strider.

1947

Halltown Paper Board Co was sold by George Eyster to Old Dominion Box Company, Inc.

1912

In December of 1912, Joseph Allison Eyster passed away. George Eyster changed the name of the mill to Halltown Paper Board Co.

1955

Old Dominion Box Company, Inc changed the name of the mill to Valley Board Corporation.

1963

Still under the ownership of Old Dominion Box Company, the name was changed again to Halltown Paperboard Company.

2007

The mill was purchased by Ox Industries, Inc. in 2007 and is now called Halltown Paperboard Mill.

1995

Republic purchased the mill in 1995 and the mill remained Halltown Paperboard Company.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,191

Total Population



312

Businesses



14,628

Daytime Population



\$295,424

Median Home Value



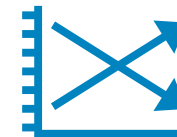
\$46,931

Per Capita Income



\$93,513

Median Household Income



1.09%

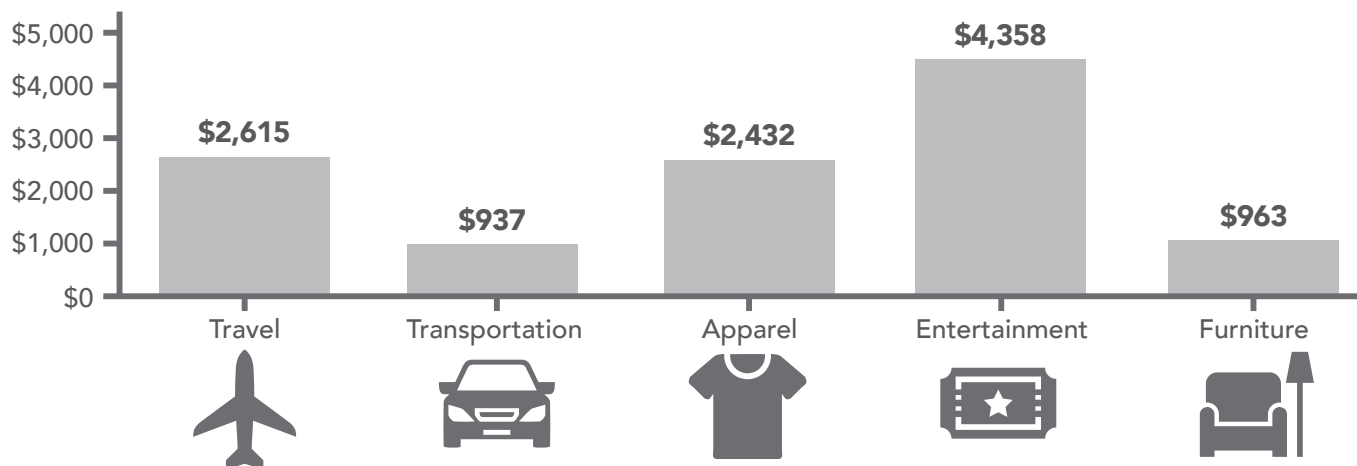
2020-2023 Pop Growth Rate



5,560

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



30,957

Total Population



906

Businesses



32,819

Daytime Population



\$288,058

Median Home Value



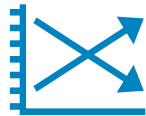
\$46,174

Per Capita Income



\$86,947

Median Household Income



1.33%

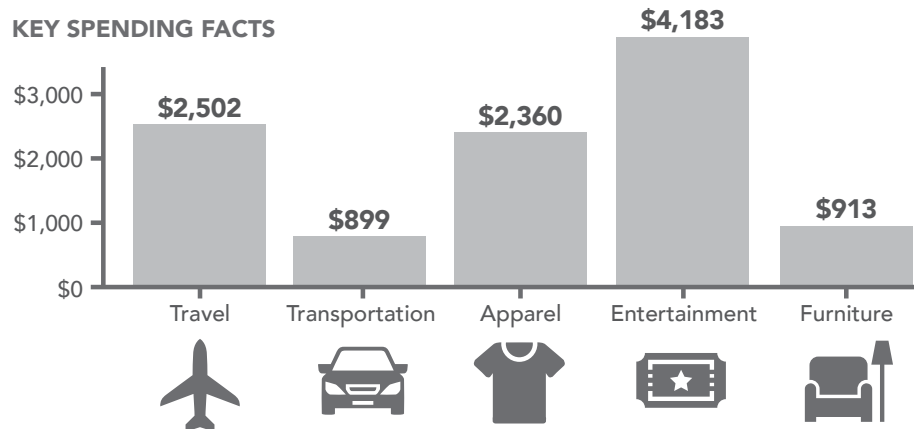
2020-2023 Pop Growth Rate



12,507

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



85,799

Total Population



1,818

Businesses



69,629

Daytime Population



\$330,668

Median Home Value



\$47,895

Per Capita Income



\$95,887

Median Household Income



1.32%

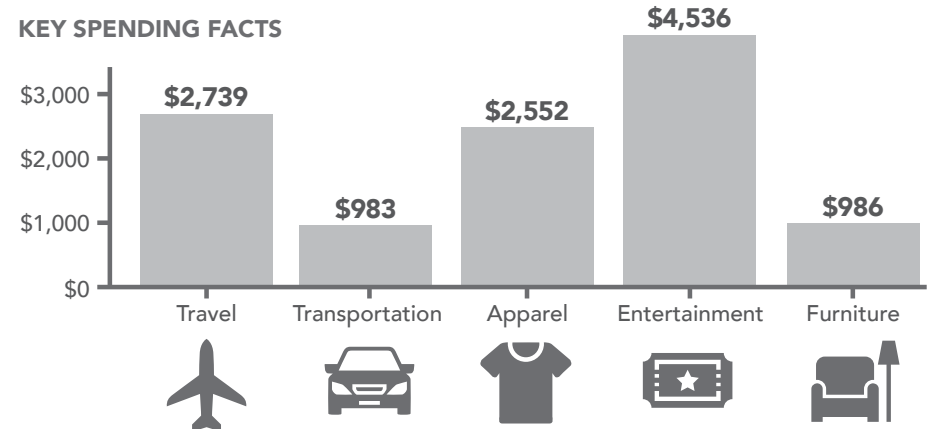
2020-2023 Pop Growth Rate



33,271

Housing Units (2020)

KEY SPENDING FACTS

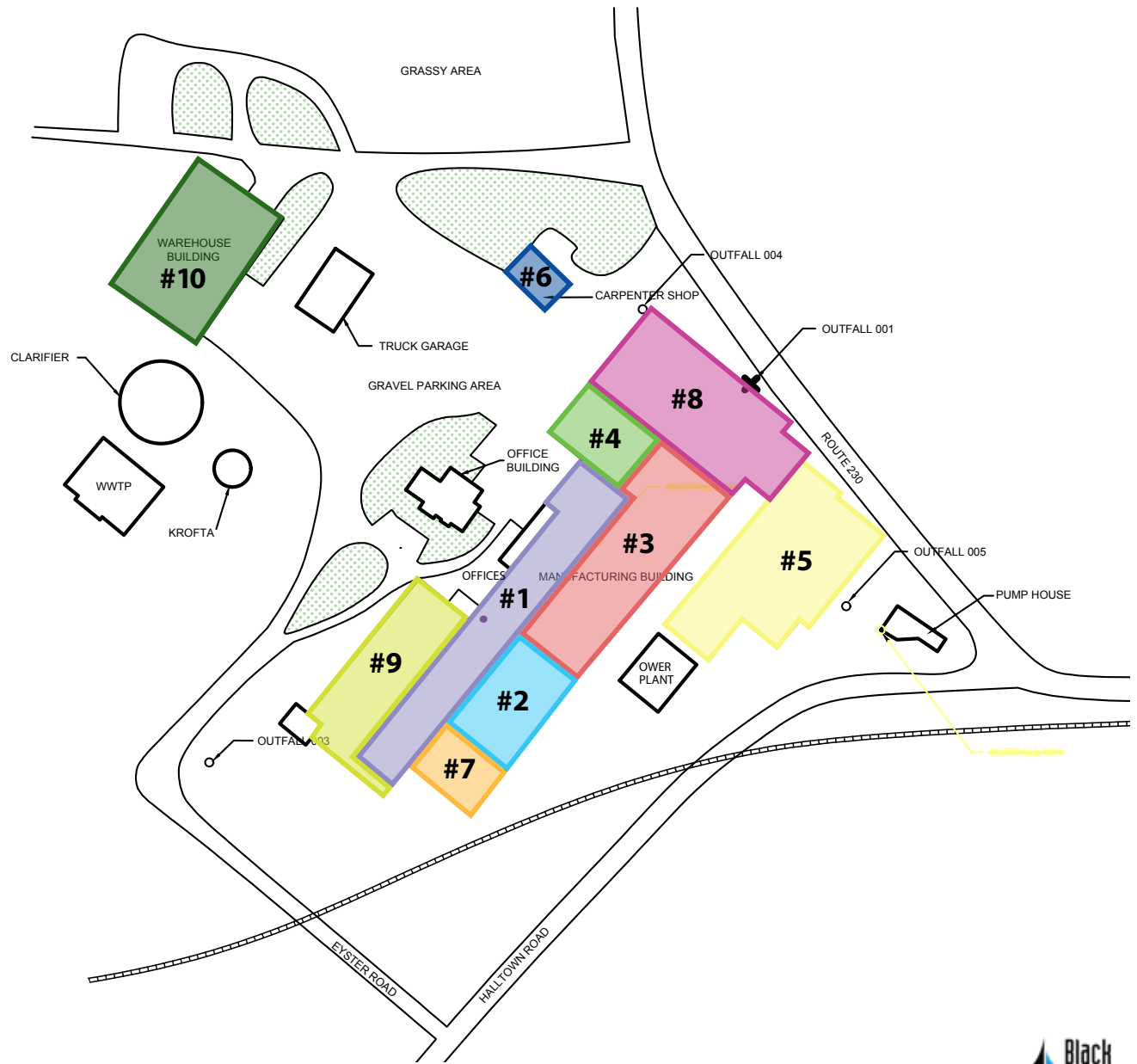


PROPERTY SITE PLAN

The numbered zones on the site plan below correspond with the numbers on the aerial on the following page. Similarly, the zone numbers below correspond with the photos on pages 14 through 29.

ZONE AREA COVERAGE

ZONE	APPROX. SQ FT
1	21,200 SQ FT
2	11,500 SQ FT
3	19,250 SQ FT
4	8,300 SQ FT
5	26,100 SQ FT
6	2,200 SQ FT
7	6,500 SQ FT
8	24,150 SQ FT
9	15,750 SQ FT
10	21,00 SQ FT





Aerial of the property Facing West.

ZONE #1



Zone #1.



Zone #1.



Zone #1.



Zone #1.



ZONE #1



Zone #1.



Zone #1.



Zone #1.



Zone #1.

ZONE #1



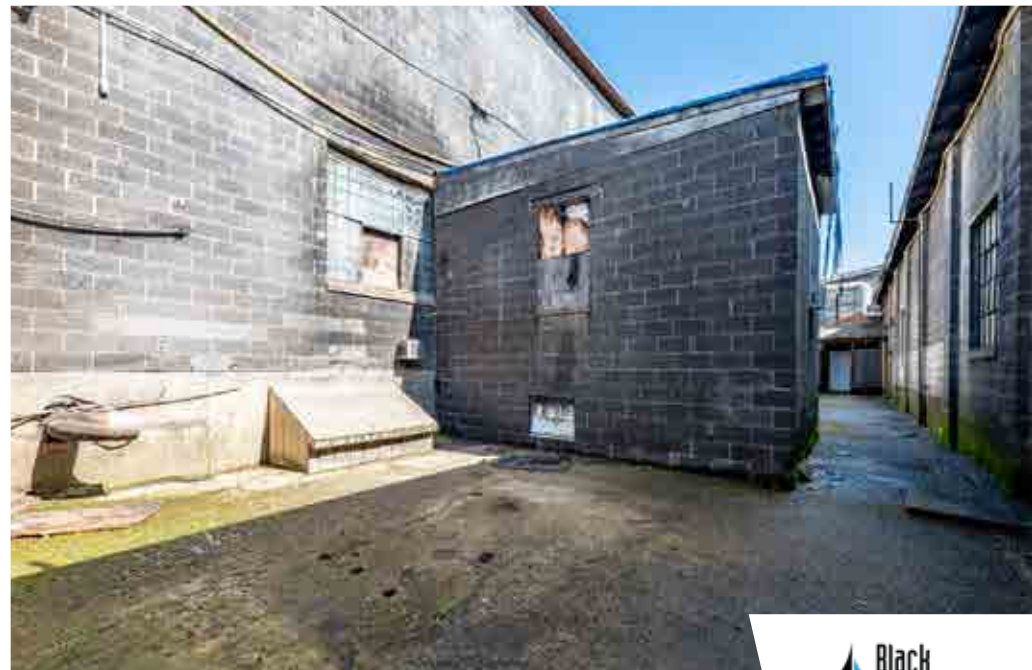
Zone #1.



Zone #1.



Zone #1.



Zone #1.



ZONE #1



Zone #1.



Zone #1.



Zone #1.



Zone #1.

ZONE #2



Zone #2.



Zone #2.



Zone #2.



Zone #2.



ZONE #2



Zone #2.



Zone #2.



Zone #2.



Zone #2.

ZONE #3



Zone #3.



Zone #3.



Zone #3.



Zone #3.



ZONE #3



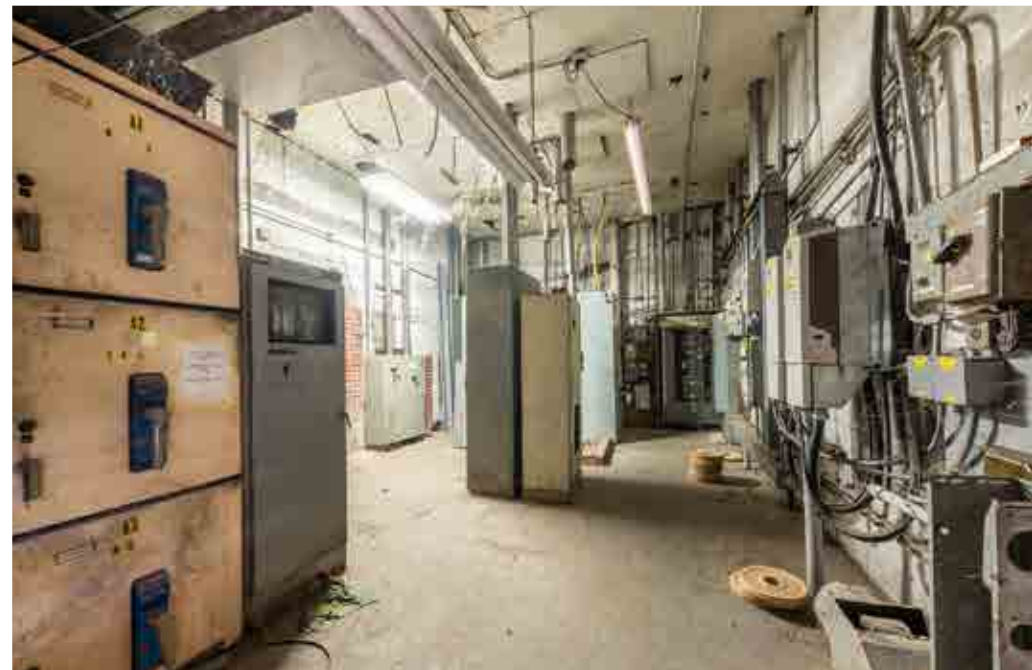
Zone #3.



Zone #3.



Zone #3.



Zone #3.

ZONE #4



Zone #4.



Zone #4.



Zone #4.



Zone #4.



ZONE #5



Zone #5.



Zone #5.



Zone #5.



Zone #5.

ZONE #6



Zone #6.

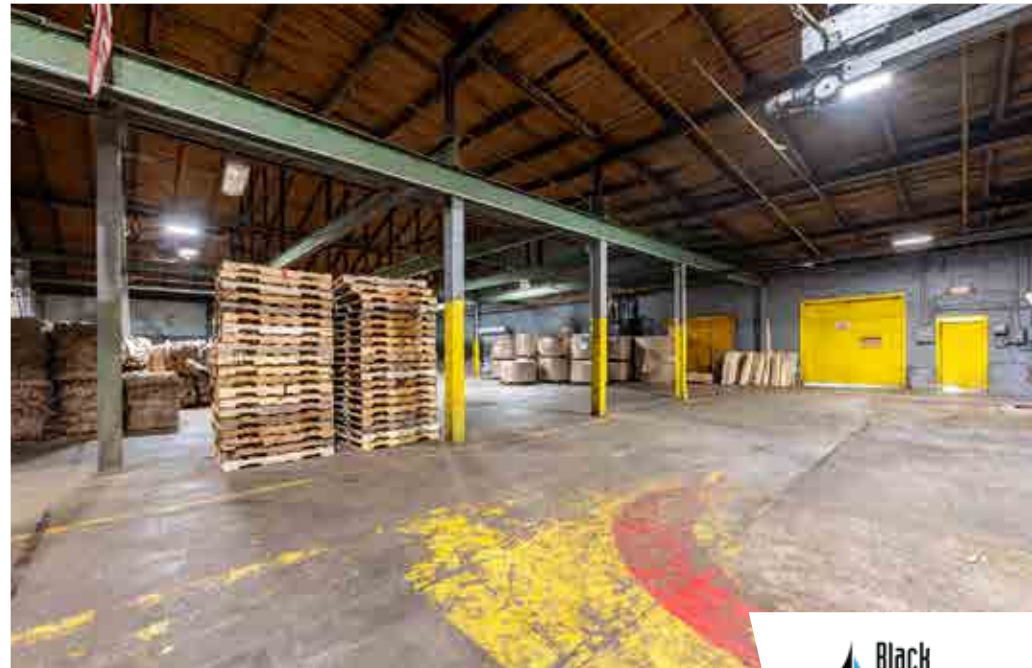


Zone #6.

ZONE #7



Zone #7.



Zone #7.



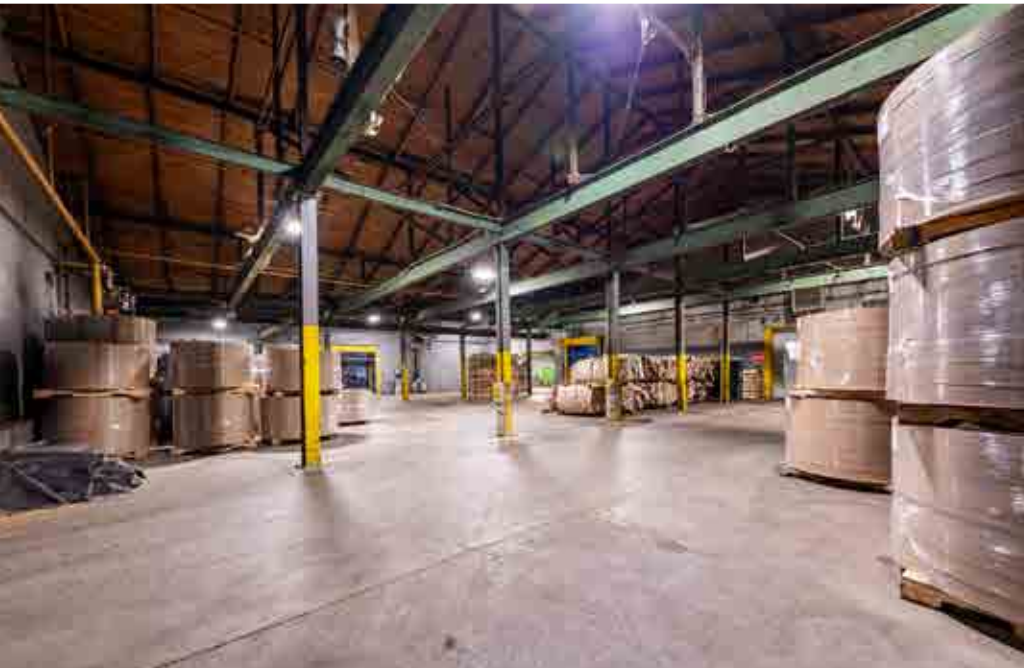
ZONE #7



Zone #7.



Zone #7.



Zone #7.



Zone #7.

ZONE #8



Zone #8.



Zone #8.



Zone #8.



Zone #8.



ZONE #8



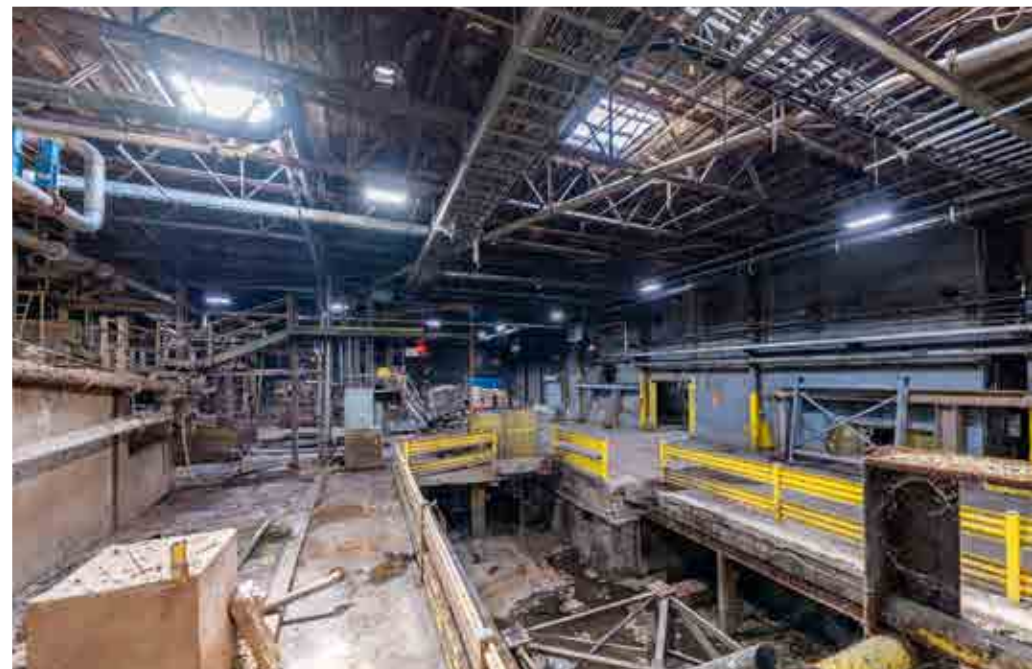
Zone #8.



Zone #8.



Zone #8.



Zone #8.

ZONE #9



Zone #9.



Zone #9.



Zone #9.



Zone #9.



ZONE #10



Zone #10.



Zone #10.



Zone #10.



Zone #10.



Admin House: Front Main Entrance.



Admin House: Reception.



Admin House: Kitchen.



Admin House: Files/Storage.





Admin House: Office.



Admin House: Office.



Admin House: Conference Room.



Admin House: Office.



Admin House: Office.



Admin House: Office.



Admin House: Office.



Admin House: Office.





Admin House: Office.



Admin House: Attic/Storage.



Admin House: Exterior.



Admin House: Exterior.



Mechanic Shop.



Mechanic Shop.



Mechanic Shop.



Mechanic Shop.





Water Treatment.



Water Treatment.



Water Treatment.



Water Treatment.



Power Plant.



Power Plant.



Power Plant.



Power Plant.





Power Plant.



Power Plant.



Power Plant.



Power Plant.



Property Exterior: Water Source.



Property Exterior: Zone #9.



Property Exterior.



Property Exterior: Power Plant.





Property Exterior: Zone #5.



Property Exterior: Zone #8.



Property Exterior: Zone #8 & #4.



Property Exterior: Zone #1.



Aerial Facing East.



Aerial Facing Northeast.



Aerial Facing West.



Aerial Facing Southwest.





Aerial Facing South.



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