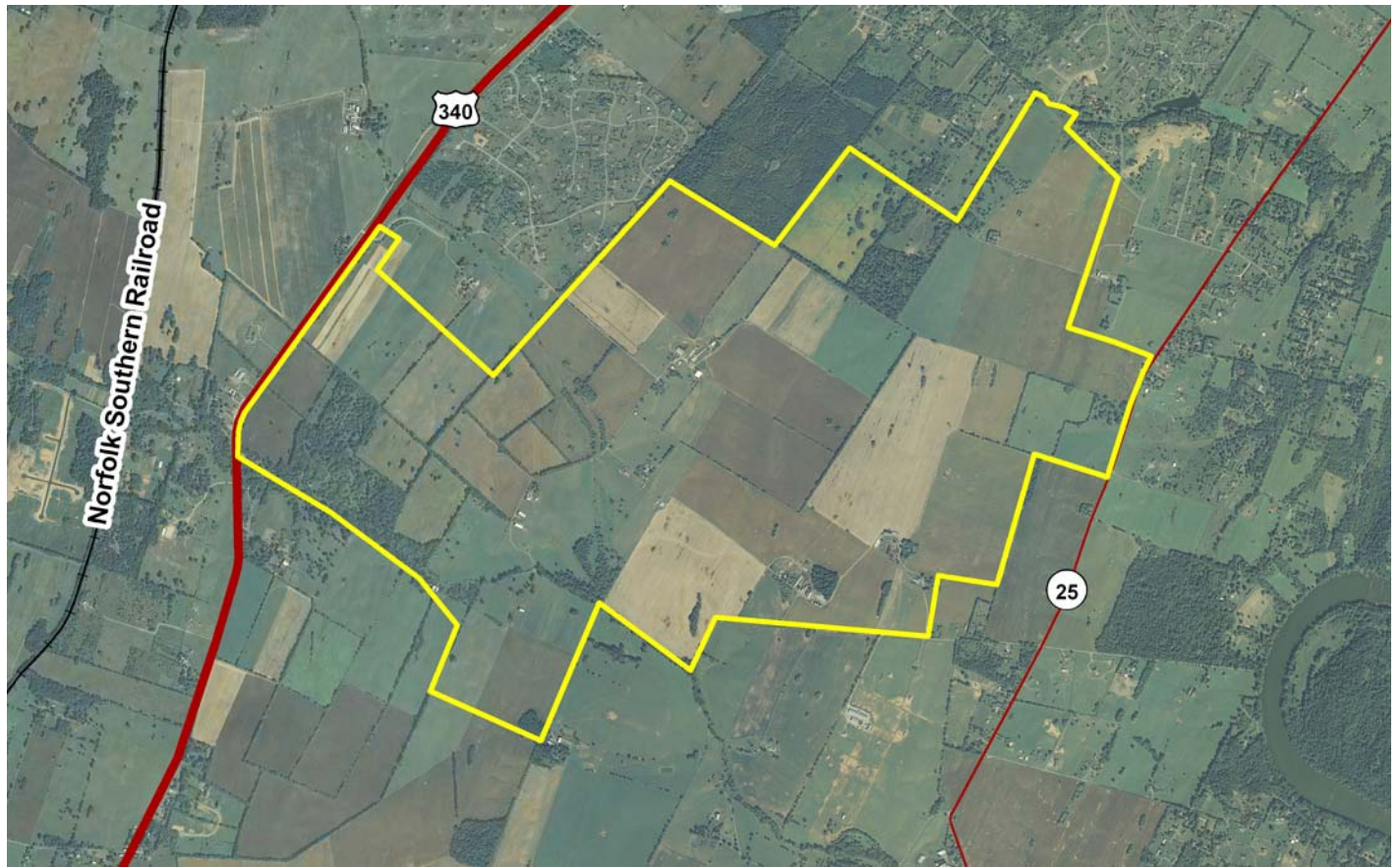




WEST VIRGINIA DEVELOPMENT OFFICE
 1900 Kanawha Boulevard East
 Charleston, WV 25305-0311
 Toll free: (800) 982-3386
 Office: (304) 558-2234 - WVDO.org

AVAILABLE PROPERTY CHARLES TOWN PROPERTIES SITE



CHARLES TOWN, WEST VIRGINIA

LOCATION

Address - 1599 Roper North Fork Road
 Charles Town, WV 25414

Located in City Limits - No

Zoning - Rural

County - Jefferson

SIZE

Total Acreage - 1,805

Will Owner Subdivide the Property - Yes

Acreage Range That Owner Will Subdivide - To be determined

TRANSPORTATION

Interstate/4 Lane Highway - Adjacent to US Route 340

Commercial Airport - 39 miles to Washington Dulles International Airport

Railroad - None

Railroad Siding - No

Navigable River - None

On-Site Barge Facility - No

UTILITIES

Electricity - Potomac Edison

Proximity to Power Line - On site

Voltage - Unknown

Phase - 3

Gas - None

Proximity to Gas Main -

Size of Gas Main -

Gas Pressure -

Water - On site or City of Charles Town

Proximity to Water Main - 3 miles

Size of Water Main - 8"

Water Pressure (Static) - 80 psi

Water Pressure (Residual) - 100 psi

Excess Capacity of Treatment Plant - 500,000 gpd

Sewer - City of Charles Town

Proximity to Sewer Main - 3 miles

Size of Sewer Main - 12"

Excess Capacity of Treatment Plant - 500,000 gpd

Telephone - Frontier

Switching - Digital

Broadband Service - No

SALE/LEASE

Sale Price - TBD

Lease Price - TBD

Available Purchase or Lease Date - Upon Final Contract

FOR FURTHER INFORMATION CONTACT

Steve Stolipher

Belmont West Properties

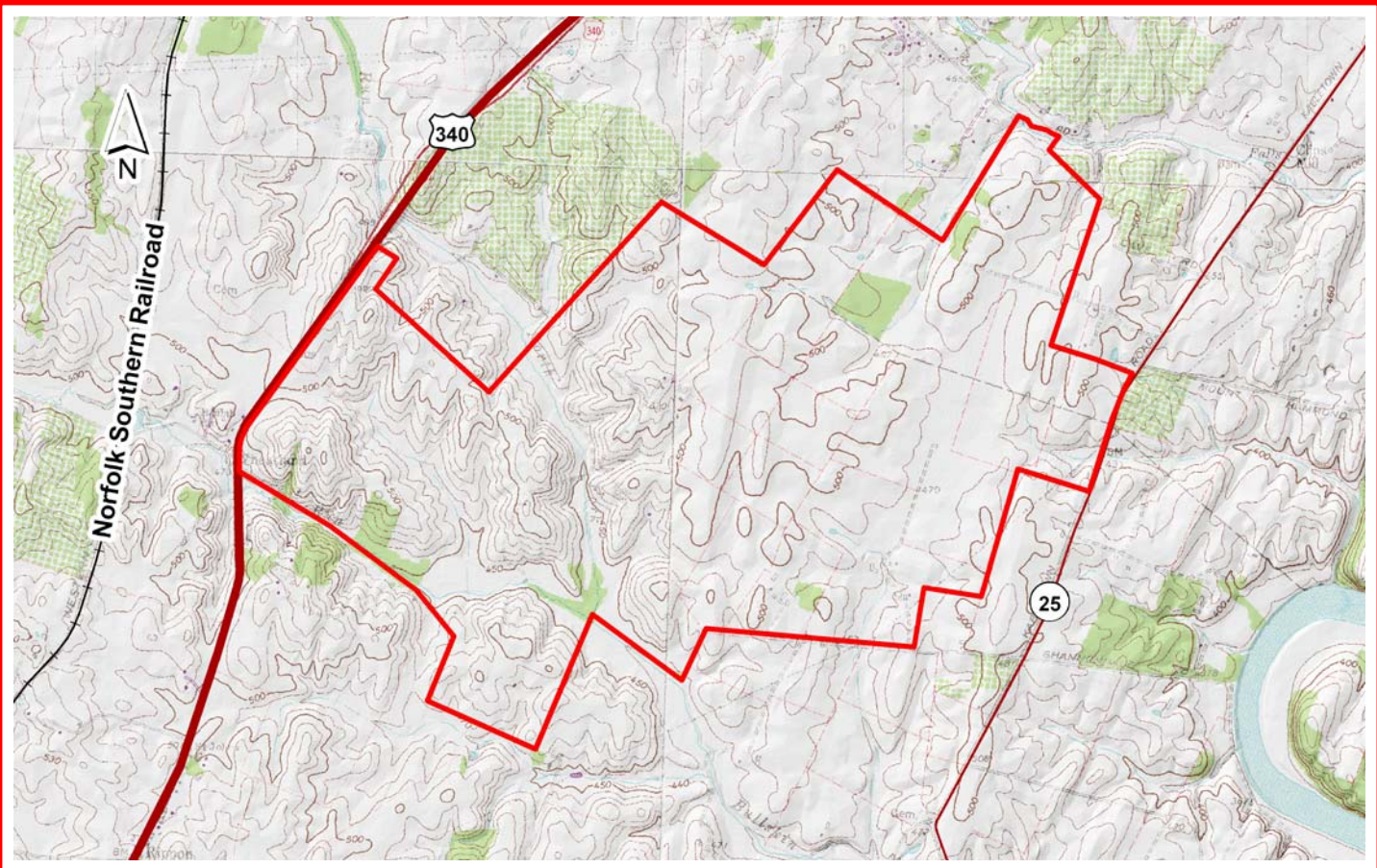
53 Star Sign Lane

Charles Town, WV 25414

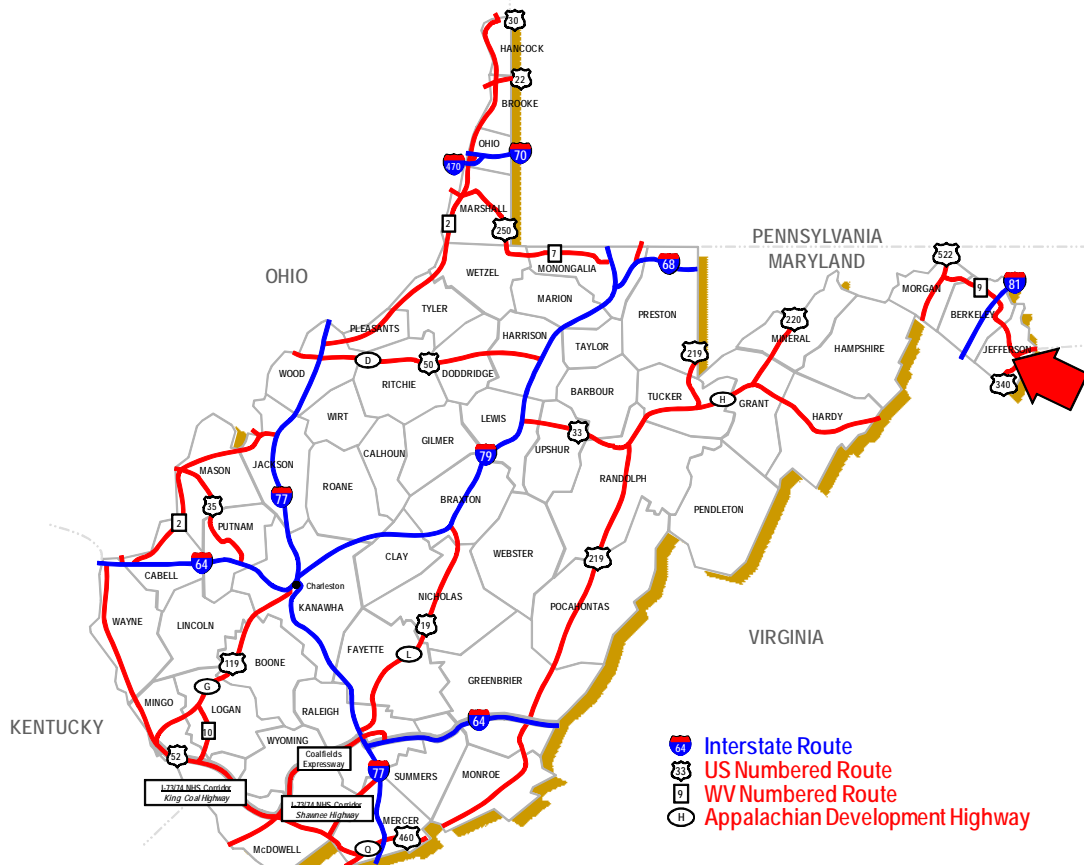
Mobile: (304) 283-0614

Email: stevestolipher@hotmail.com

Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



SCALE: 1" = 3000'



CHARLES TOWN, WEST VIRGINIA