

For Sale / Lease

Riverfront Industrial Property

~294 Acres



Former AEP - Philip Sporn Facility

294.31 Acres WV 62
LeTart, West Virginia 25253

Property Highlights

- 294.31 Acres of Ohio riverfront property.
- 12+ Barge cells.
- Large amount of power available.
- Rail at site.
- Ohio River mile marker 242
- Demolition and site clearing underway.

Property Description

Industrial site along the Ohio River in Mason County, West Virginia.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	294.31 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	303	\$44,817
5 Miles	8,173	\$44,627
10 Miles	26,144	\$44,453

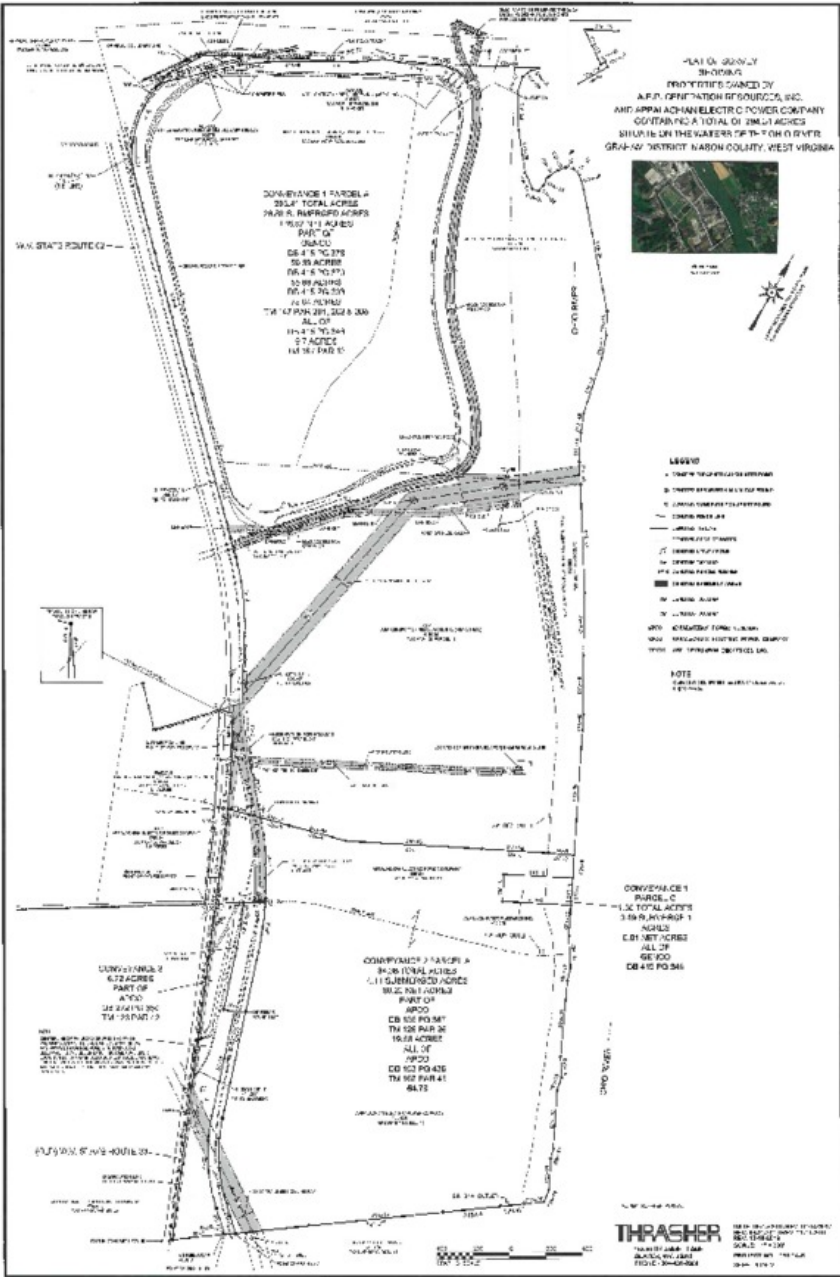
For more information

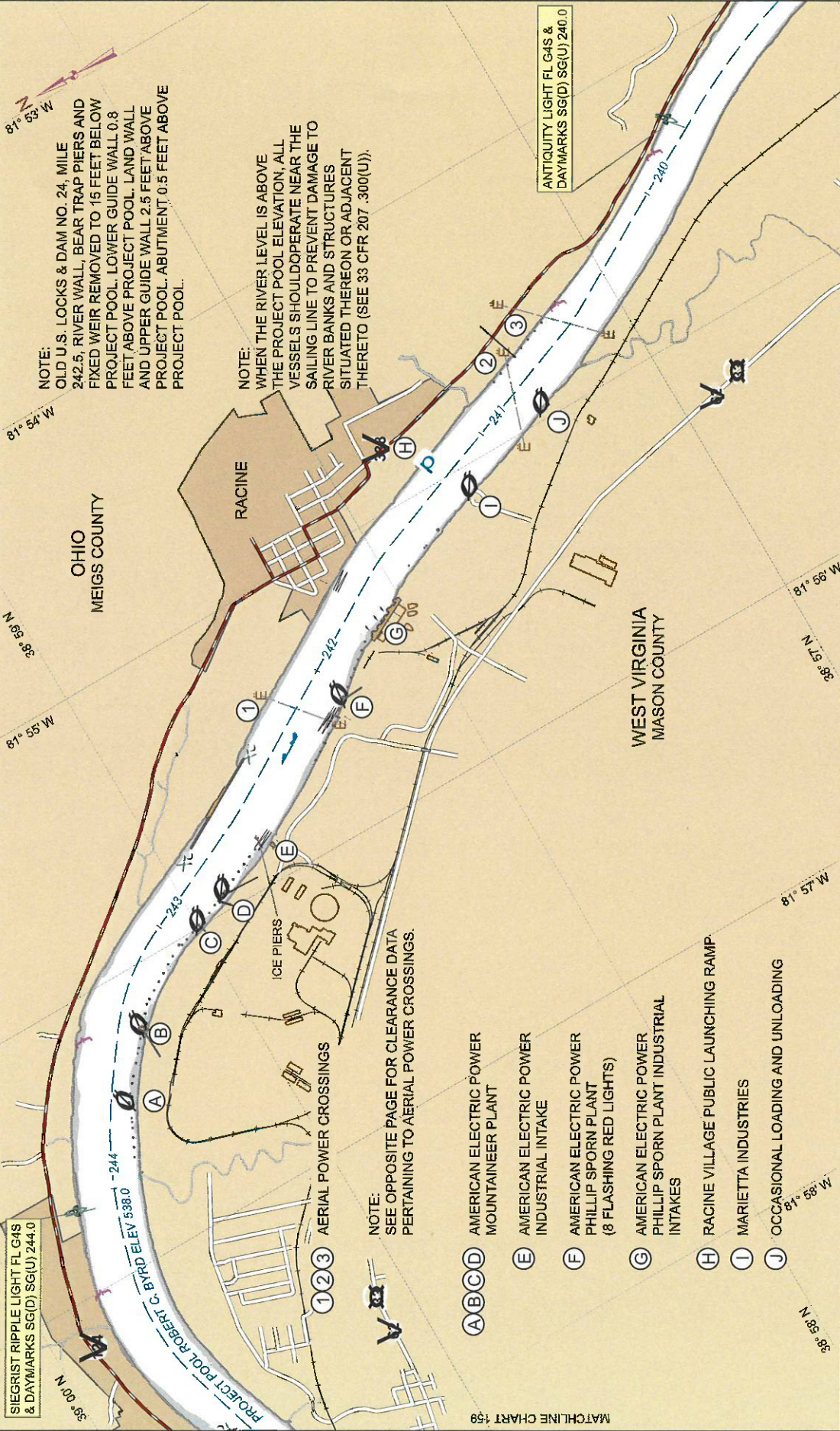
Bryce Custer

O: 330 418 9287 | C: 330 418 9287

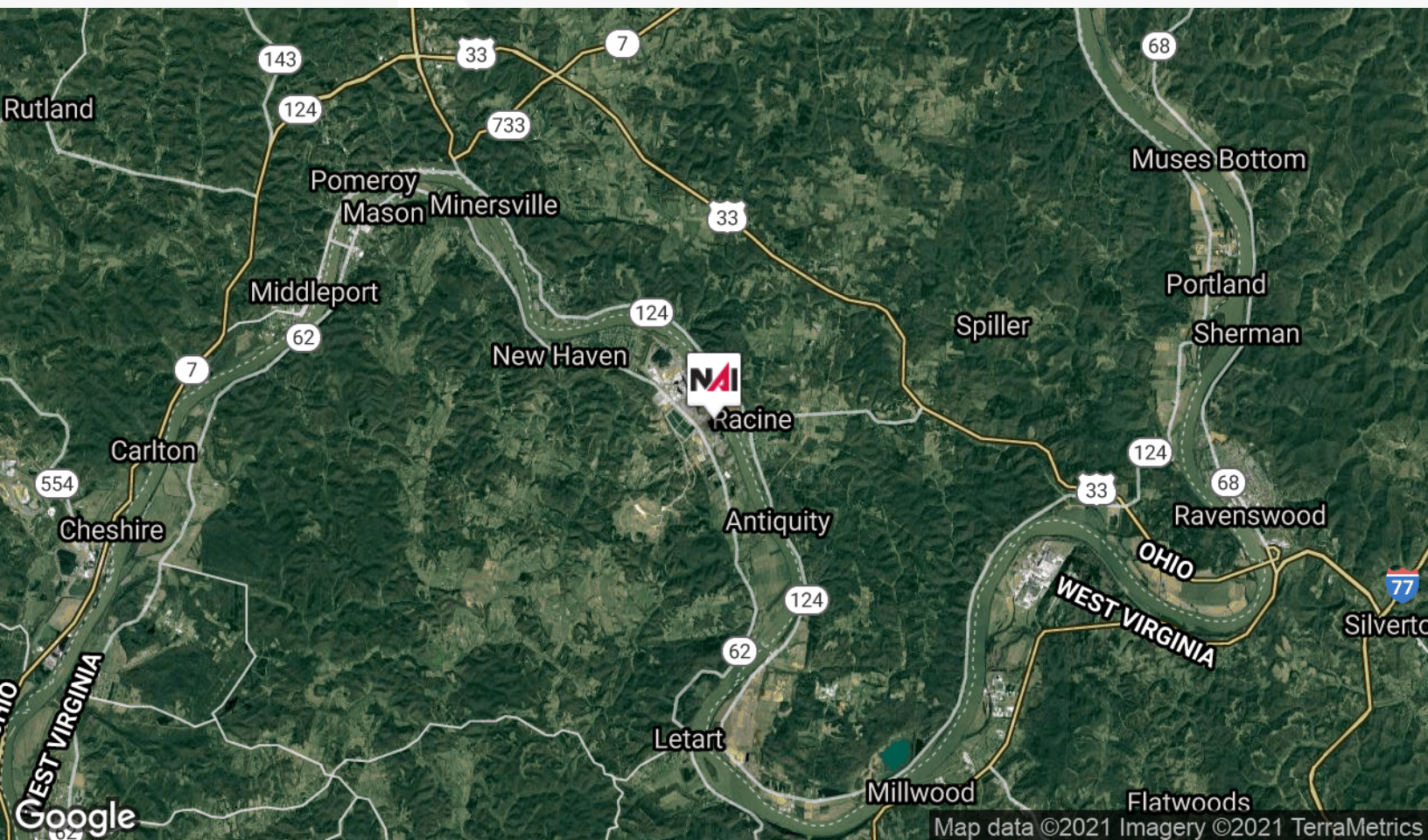
bryce@ohiorivercorridor.com | OH #BRKM.2017004455

Site Plan

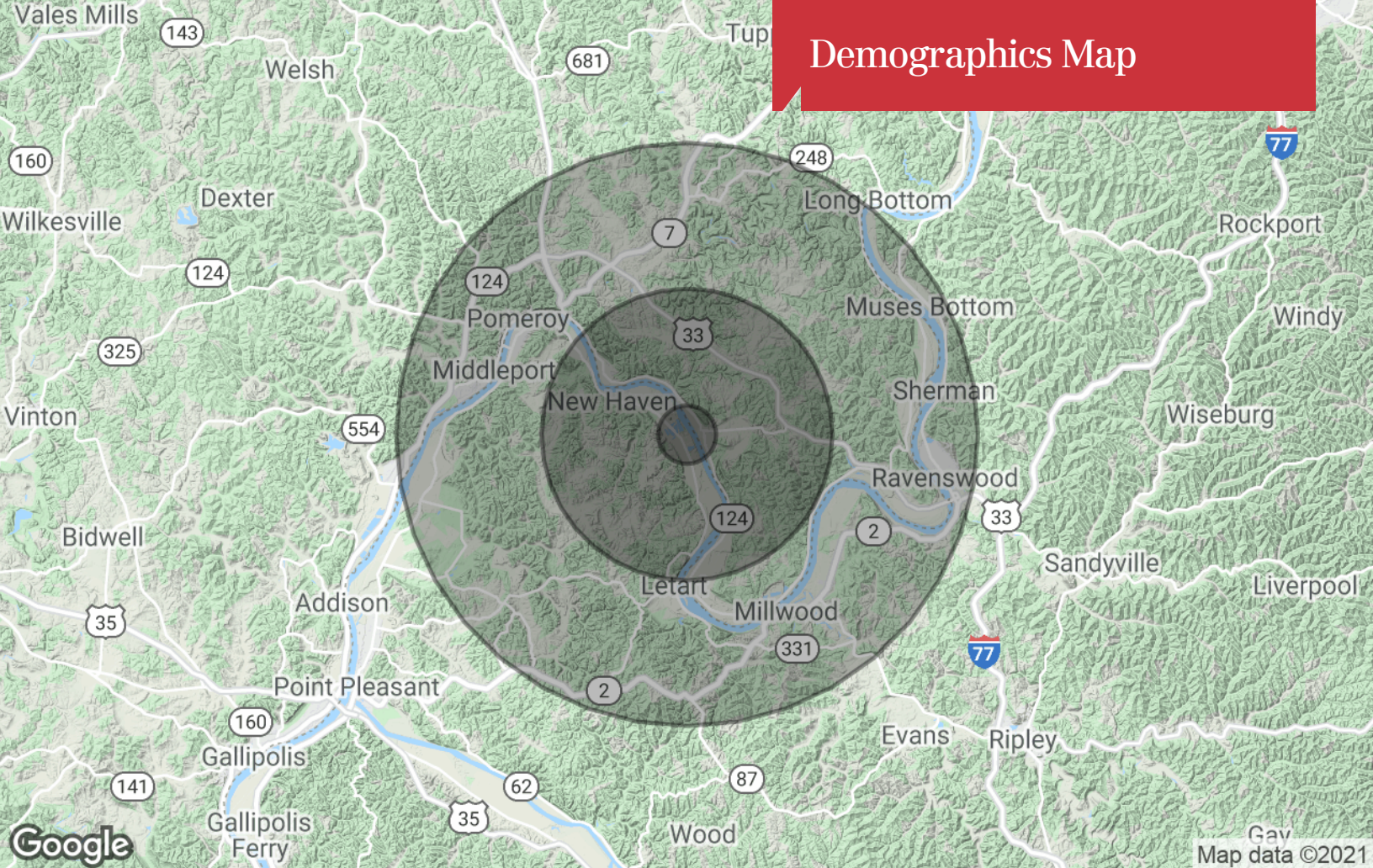




Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	303	8,173	26,144
MEDIAN AGE	38.0	39.3	40.0
MEDIAN AGE (MALE)	36.7	39.1	38.9
MEDIAN AGE (FEMALE)	39.3	38.7	40.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	119	3,207	10,480
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$44,817	\$44,627	\$44,453
AVERAGE HOUSE VALUE	\$85,409	\$88,990	\$86,078

* Demographic data derived from 2010 US Census



Bryce Custer

Broker, SIOR, CCIM

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Memberships & Affiliations

Bryce is a CCIM and MRICS designee, and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB.200300631

Professional Background

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In their spare time they enjoy boating on the Great Lakes from their home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience:

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development of office, retail and industrial projects. As an active real estate investor for over 20 years, Custer understands the challenges facing both buyers and sellers in sale and lease transactions. Utilizing his experience from prior businesses, he works to