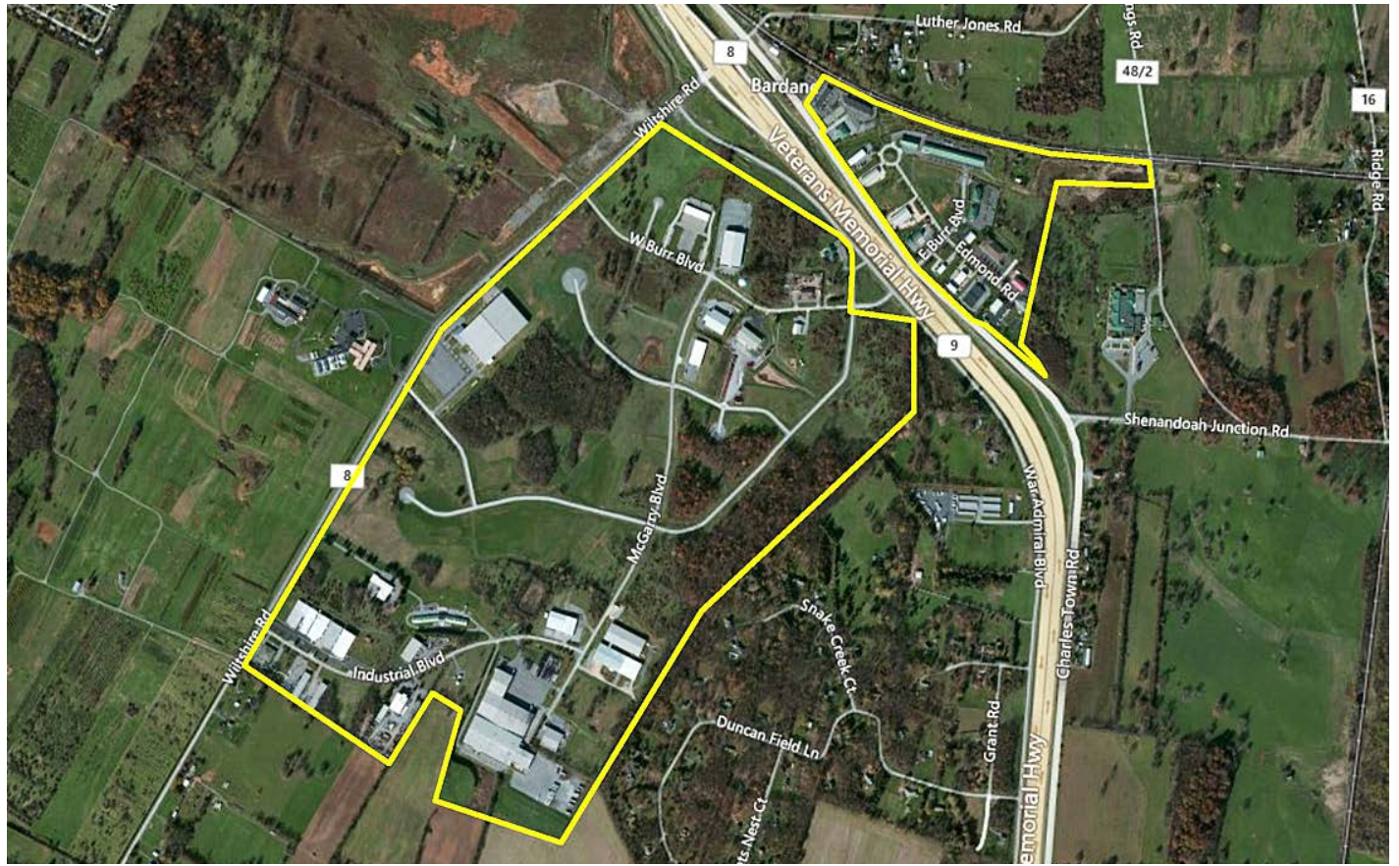




WEST VIRGINIA DEVELOPMENT OFFICE  
 1900 Kanawha Boulevard East  
 Charleston, WV 25305-0311  
 Toll free: (800) 982-3386  
 Office: (304) 558-2234 • WVDO.org

## AVAILABLE PROPERTY BURR BUSINESS PARK



### KEARNEYSVILLE, WEST VIRGINIA

#### LOCATION

Located in City Limits - No  
 Zoning -  
 County - Jefferson  
 Flood Hazard Zone - Location is NOT WITHIN any identified flood hazard area

#### SIZE

Total Acreage - 460 Available Acreage - 127.37  
 Maximum Contiguous Acres - 42.03 (Lots 1 thru 10), 37.62 (Lots 11 thru 22),  
 27.62 (Lots 29 thru 36)

#### TRANSPORTATION

Interstate/4 Lane Highway - Located adjacent to WV Route 9  
 Commercial Airport - 45 miles to Washington Dulles International Airport  
 Railroad - None  
 Railroad Siding - None  
 Navigable River - None  
 On-Site Barge Facility - None

#### UTILITIES

Electricity - Potomac Edison  
 Voltage - 12 kV  
 Phase - 3  
 Gas - None (Natural gas in progress)  
 Size of Gas Main -  
 Gas Pressure -

Water - Jefferson Utilities  
 Size of Water Main - 8" & 10"  
 Water Pressure (static) -

Water Pressure (residual) -  
 Excess Capacity of Treatment Plant - 100,000 gpd

Sewer - Jefferson County PSD  
 Size of Sewer Main - 8"  
 Excess Capacity of Treatment Plant - 200,000 gpd

Telephone - Frontier  
 Switching - Digital  
 Broadband Service - Yes

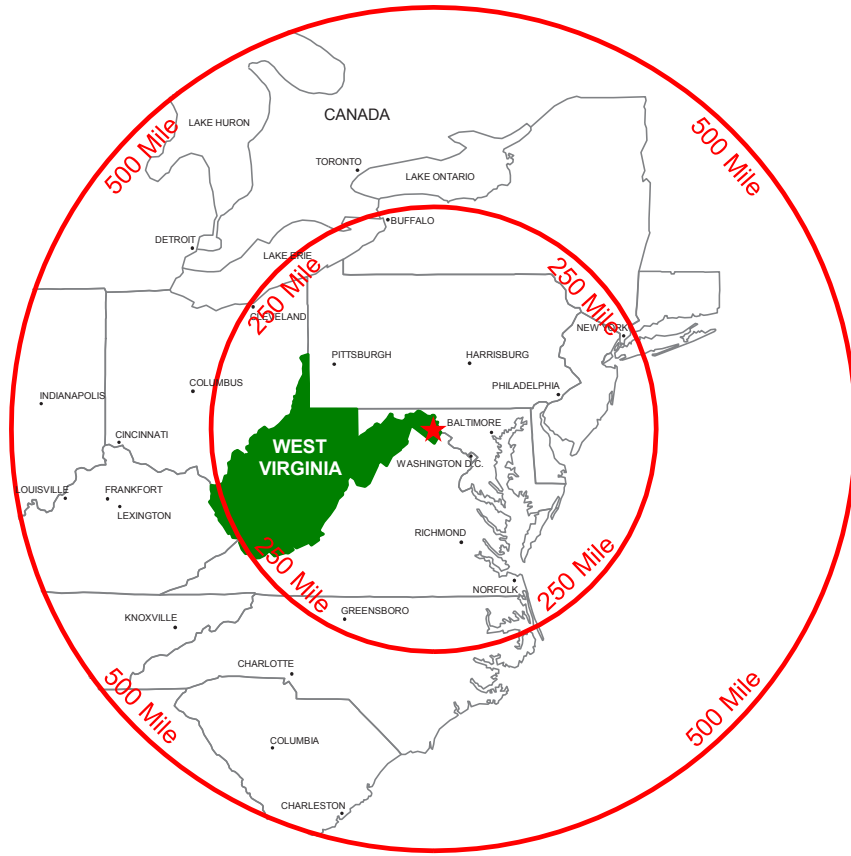
#### SALE/LEASE

Sale Price - \$70,000 per acre  
 Sale Terms -  
 Lease Price - For sale only  
 Lease Terms - For sale only  
 Available Purchase Date - Immediately

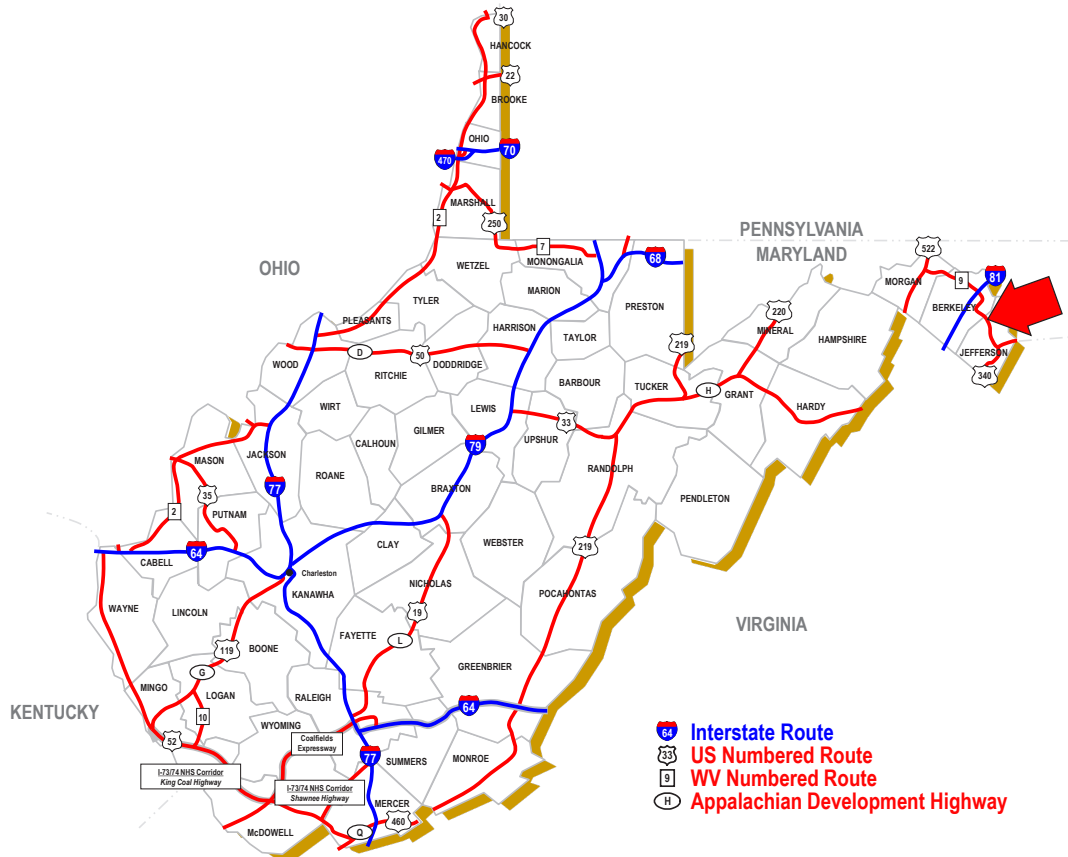
#### FOR FURTHER INFORMATION CONTACT

John Reisenweber, Executive Director  
 Jefferson County Development Authority  
 PO Box 237  
 Charles Town, WV 25414  
 Phone: (304) 728-3255  
 Fax: (304) 725-3133  
 Email: John@jcda.net  
 Website: www.jcda.net

**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.



**250 & 500 MILE RADIUS FROM KEARNEYSVILLE, WEST VIRGINIA**



**KEARNEYSVILLE, WEST VIRGINIA**

