

Letart Commerce Park

16498 Graham Station Road, Letart, West Virginia 25253 - Mason County



Property Details

Latitude/Longitude: 38.8884, -81.9317
Type of space: Vacant Land
Min Size: 185 acres
Max Size: 185 acres
Last Updated: 5/29/2026

Contact Information

Company: West Virginia Department of Economic Development
Contact Name: Kevin Meadows
Address: Capitol Complex, Building 3, Suite 600
City: Charleston
State: West Virginia
Phone: 304-558-2234
Email: kevin.m.meadows@wv.gov

Broker or Property Contact

Name: Scott Buckley
Company: Jesco Corporation
Address: 16498 Graham Station Road
City: Letart
State: WV
Zip: 25253
Office Phone: (304) 935-5996
Email: scott@jescocorp.com
Website: <https://jescocorp.com>

Availability

Sale Terms: In-market price and terms
Lease Terms: In-market price and terms
Date Property Available: April 29, 2026
Date Listed: April 29, 2026

Site Details

Former use of the Property: Farming and Sand & Gravel Quarry.
Total Acres: 185 acres
Available Acres for Development: 185.00
Divisible: Yes
Surrounding Land Uses: Sand & Gravel Quarry and Farmland
Distance from Residential: .5 of a mile
Distance from Schools: 12 miles
Distance from Public Parks: .5 of a mile
General Site Configuration: 1,500' Frontage on Rout 62. One mile front to back, in a rectangle.
Topography/Terrain: Level. Outside FEMA flood plain.
Are there any bodies of Water, Creeks, etc. that impact the constructible acreage: Yes
Does the site have evidence of Sink Holes, Natural Springs, etc.: Yes
Easements - Rows: Yes
Is the Site easily accessible: Yes
Number of Roads accessing the Site: 2
Are Road improvements necessary: Yes

Utilities

Electric to Property Boundaries: Yes

Transportation

Nearest Highway: I-77
Distance to Major Highway: 15 miles
Nearest Interstate: I-77
Distance to Interstate: 12 miles
Interstate Exit: 138
Can the Site be viewed from major Highway or Interstate: No
Within Close Proximity to Airport: Yes
Nearest Commercial Airport: Jackson County Airport
Distance to Airport: 10 miles
Access to Rail Service: Yes
Distance to Rail Service: 100feet (adjacent Property)
Rail Provider: CSX
Access to Navigable Waterway: Yes
Navigable Waterway: Ohio River
Port: Yes
Distance to Port: 15 miles
Nearest Inland Port: Point Pleasant

Other

Development Council Region: 2

Documents

[Letart Commerce Park Brochure #2.pdf](#)

Electric to Property Boundaries: Yes
Proximity to Electric Lines: On property
Electric Service Provider: Appalachian Power (APCO)
Electric Line Serving Property Capacity: 12.47 kV; 69 kV, 765 kV lines on Site; 345 kV 700' from backside of Site
Distance to the Electric Substation: 5 miles
Type of Feed: Four Options - 12.47 kV, 69 kV, 345 kV, 765kV
Redundant Feed: Yes
Voltage: 12.47 kV to 765 kV
3 Phase at Building: Yes
Proximity to Gas Line: 20 miles
Natural Gas Service Provider: Hope Gas
Natural Gas Line Size: 24" and 36" in
Water to Property Boundaries: Yes
Proximity to Water Line: On site
Water Service Provider: Mason County PSD
Water Line Size: 10-12 " in
Static Water Pressure: 150
Residual Water Pressure: 125
Sewer to Property Boundaries: Yes
Proximity to Sewer Line: 5 miles
Sewer Service Provider: Mason County PSD
Fiber/Telecom Lines to Property Boundaries: Yes
Proximity to Fiber/Telecom Line: At property line
Name of Fiber/Telecom Service Provider: Frontier Communications
Redundant Fiber Telecom Service: Yes

Logistics

River onsite to within 10 miles: Yes
Airport within 10 miles: Yes

Environmental Studies

Phase 1 Environmental Report Complete and Clear: Yes
Stream & Wetlands Mitigation Plan Complete and Clear: Yes
Utility Line Extension Permit and Cost Estimates: Onsite
Aerial Site Imagery with Property Lines Marked: Yes
Road Access Extension Plan: Onsite

Description

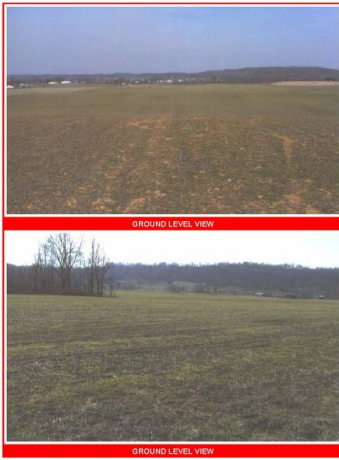
This 185-acre premier industrial and commercial development site in Letart, West Virginia offers a rare combination of scale, infrastructure, and multimodal access. Situated along the Ohio River with frontage on WV Route 62 and adjacency to CSX rail, the property well positioned for manufacturing, logistics, distribution, or flexible mixed-use development.



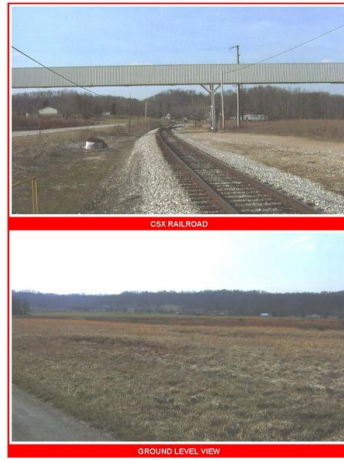
Letart Commerce Park-Photo 2.jpg



Letart Commerce Park-Photo 3.jpg



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