

Jesco Corporation

OFFERING MEMORANDUM

REAL ESTATE DEVELOPMENT

185+- ACRE SITE
INDUSTRY & LOGISTICS

LETART COMMERCE PARK
16498 GRAHAM STATION ROAD
LETART, WEST VIRGINIA 25253

*For Contact
Information*

Scott Buckley - President, Jesco Corp.
304.935.5996
Scott@jescocorp.com

*For Site
Information*

185+- Acre Site
Letart, West Virginia
<https://jescocorp.com>

*Information
Disclaimer*

The information contained is from multiple sources and is provided as a convenient guide. It is deemed reliable but not guaranteed.

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PROPERTY **OVERVIEW**



EXECUTIVE SUMMARY

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 is well positioned for data center, manufacturing, logistics, distribution, or flexible mixed-use development.

The site is nearly level and features exceptional utility capacity, including multiple on-site and nearby high-voltage power lines, a 10"-12" municipal water main, and on-site multi-gigabit fiber. Sandy soils support high percolation rates suitable for on-site septic systems, providing development flexibility in the absence of municipal sewer.

The property has a clean Phase I Environmental Site Assessment with no recognized environmental conditions and is located outside the FEMA floodplain, except for the existing pond.

Located approximately 12 miles from Interstate 77 and 50 miles from Yeager Airport, the property sits within a booming industrial corridor anchored by investments from the Mountaineer GigaSystem, Frontier Power, and Nucor. The 185+- acres can be subdivided to accommodate users of varying sizes, with no zoning restrictions to limit development potential.

Historically, the site was used for agricultural purposes and as a sand and gravel quarry. Additional value includes mineral rights and approximately 200,000 tons of recoverable sand and gravel. Offered for sale or lease, this site presents strategic growth opportunities countywide.



PROPERTY OVERVIEW

LOCATION DETAILS

Township	Letart, Outside of Town Limits
County	Mason
Coordinates:	38.88840, -81.93171
Parcels	26-04-0247-0092, 26-04-0247-0099, 26-04-0247-0091

SIZE DETAILS

Acreage	185 Acres
Will Owner Subdivide	Yes
Acreage that Owner will Subdivide	Sub-Acre
Zoning	None

TELEPHONE UTILITY

Provider	Frontier
Broadband Service	Yes
Multi-Gigabit Fiber	Available On-Site

POWER UTILITY

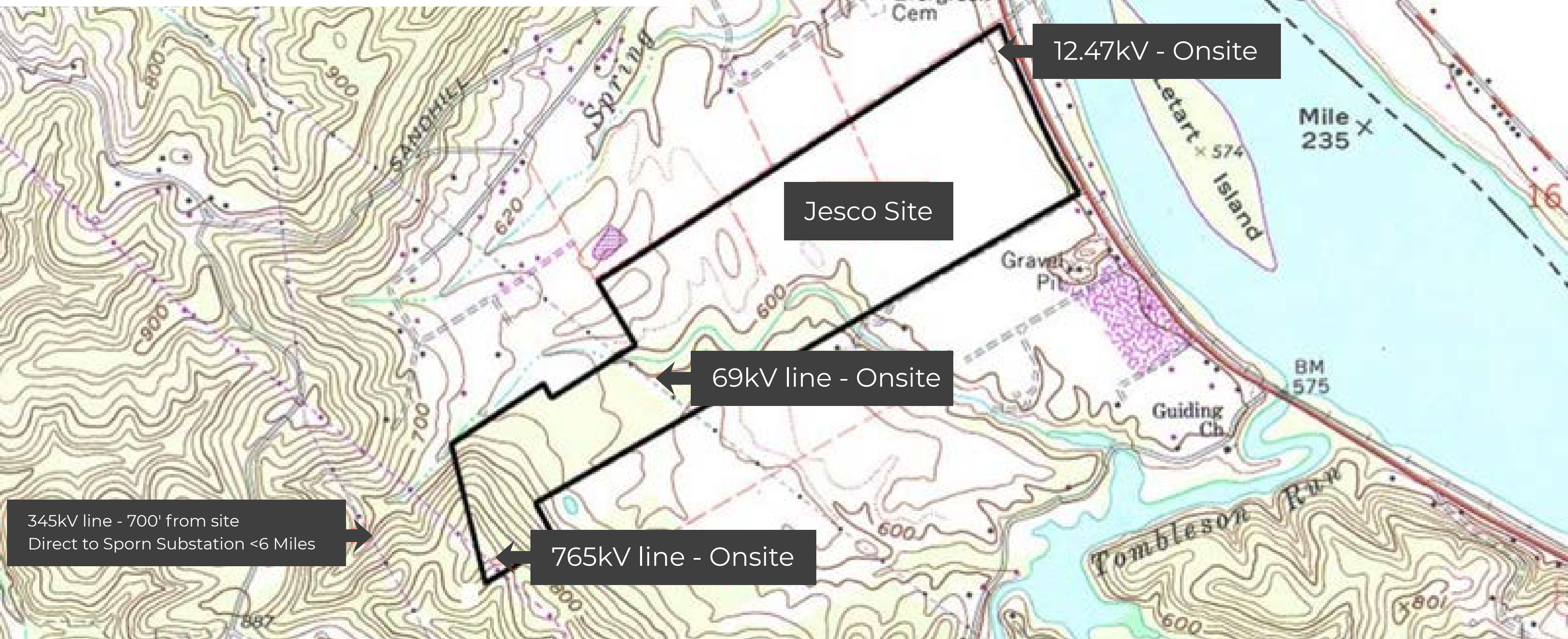
Electricity	Appalachian Power Company
12.47kV Line	On-Site
69kV Line	On-Site
765kV Line	On-Site
345kV Line	700' From Backside of Site

WATER & SEWER

Water	Mason County PSD
Proximity to Water Main	On site
Size of Water Main	10"-12"
Water Pressure	Static +150 PSI Residual 125 PSI
Sewer	No municipal sewer currently; soils and percolation suitable for engineered on-site systems or package plant solutions, subject to approvals.

Marcellus Shell Formation on property, mineral rights available.
200,000 tons of recoverable sand and gravel left.
Natural Gas provided by Hope Gas (20 miles away)

POWER SPECIFICATIONS







Conceptual Render

PROPERTY OVERVIEW

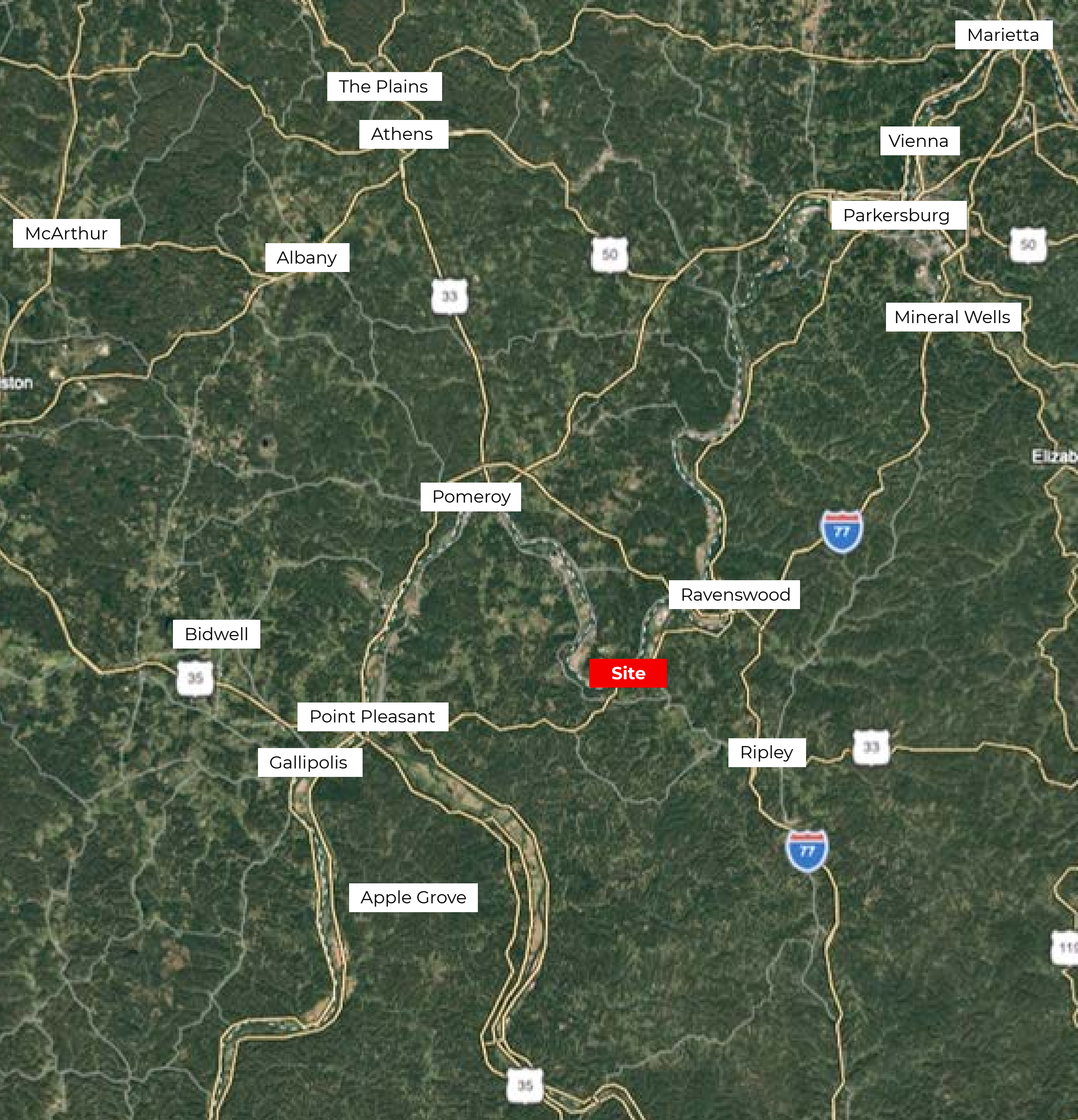
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LOCATION
OVERVIEW





LOCATION OVERVIEW

*Mason County sits within a day's drive of
50% of the country's population.*

*125,000 people reside in the five
surrounding counties.*

POINT PLEASANT - 20 MIN

APPLE GROVE - 40 MIN

RIPLEY - 20 MIN

RAVENSWOOD - 20 MIN

PARKERSBURG - 45 MIN

YEAGER AIRPORT - 50 MILES

I-77 - 12 MILES

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DEMAND **DRIVERS**





February 2024



May 2024



April 2024



January 2025

NUCOR STEEL MILL

Nucor's major steel manufacturing investment in Mason County near Point Pleasant further reinforces long-term economic momentum—approximately 40 minutes from our industrial and logistics site. The \$4 billion Nucor steel mill represents one of the largest private investments in West Virginia history and is expected to create roughly 800 permanent jobs, plus thousands of construction positions.

Construction began in 2023, with initial operations targeted for 2025. The project strengthens regional supply chains, boosts freight demand, and signals sustained industrial growth, workforce expansion, and confidence in the Ohio River Valley market.



Commercial rendering of Frontieras North America's first commercial plan in Mason County, W.Va.
PHOTO: Frontieras North America

FRONTIERAS COAL PLANT

Frontieras' new advanced coal reformation facility planned near Point Pleasant in Mason County is a major vote of confidence for the region—about 20 minutes from our industrial/logistics site. The \$850 million investment is expected to generate more than 2,000 construction jobs and over 200 permanent, full-time positions once operating.

Frontieras indicates construction is expected to begin in 2026, with commissioning targeted for early-to-mid 2028. For nearby employers and developers, this signals growth, expanding payrolls, and stronger logistics throughput demand, supporting new suppliers, contractors, and long-term tax base stability.



DEMAND DRIVERS

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MOUNTAINEER GIGASYSTEM

The Mountaineer GigaSystem in Mason County, West Virginia, represents a transformative industrial investment near Graham Station Road's logistics/industrial property. Anchored by a multibillion-dollar clean energy, hydrogen production and microgrid complex backed by Fidelis New Energy and partners, the project will support the adjacent 2,300-acre Monarch AI Data Center campus and energy infrastructure.

It's expected to generate thousands of construction jobs and more than 3,000 long-term positions over the next decade, with phased buildout beginning now and operations targeted by 2028, signaling robust regional economic confidence and growth.



*Fidelis said the facility will be able to produce hydrogen with zero lifecycle carbon emissions.
PHOTO: Governor Jim Justice's Office*

GET IN TOUCH

- *Sale of fee-simple interest in 185+-acre tract, with mineral rights included / negotiable.*
- *Willing to consider subdivision or ground lease with creditworthy tenants.*
- *Guidance on pricing and terms available upon execution of NDA or initial discussion.*

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