

Ohio

Nelson Sand & Gravel

Nelson Drive, Ashtabula, Ohio 44004 - Ashtabula County



Property Details

Latitude/Longitude: 41.7924, -80.8547

Type of space: Vacant Land

Min Size: 6.40 acres

Max Size: 94.30 acres

Last Updated: 8/5/2025

Availability

For Sale: Yes

Sale Price: \$3,772,000

Sale Price per acre: 40,000

Sale Terms: \$40,000 per acre

Ownership: Thomas Nelson, business owner

Ownership Type: Private

Number of Owners: 1

Date Property is Available: 10-15-19

Property Description: The Nelson Sand & Gravel site, located halfway between Cleveland, OH and Erie, PA, is approximately 94 acres that can be subdivided as needed and is owned by a single owner. All roads, sewers, water and electric utilities are in place. The gas line is ~1,000' away. This site is well suited for a light industrial development and has excellent transportation infrastructure, sitting just off I-90, and within 12 miles of the Ashtabula deep water port. The site is located in an enterprise zone and would be eligible for tax incentives through the county.

Broker Contact

Contact Name: George Davis

Contact Company: GD3 Ventures

Contact Phone: 440.223.2812 X 4

Email Address: george@gd3ventures.com

Contact Address: PO Box 384

Contact City: Mentor, OH

Description

The Nelson Sand & Gravel site, located halfway between Cleveland, OH and Erie, PA, is approximately 94 acres that can be subdivided as needed and is owned by a single owner. All roads, sewers, water and electric utilities are in place. The gas line is ~1,000' away. This site is well suited for a light industrial development and has excellent transportation infrastructure, sitting just off I-90, and within 12 miles of the Ashtabula deep water port. The site is located in an enterprise zone and would be eligible for tax incentives through the county. For portion of site located in Saybrook Township, Commercial zoning would include warehousing. To otherwise change zoning would take @ +/- 120 days. For portion of site located in Austinburg Township, rezoned to IOP/Commercial in 2020.

Site Details

Parcel ID #(s): 07-003-00-031-00; 48-026-20-005-00; 48-026-20-004-00; 48-026-20-003-00; 48-026-20-002-00; 48-026-20-001-00

Industrial Park Name: NA

Lot Size: 94.28 acres

Contact Information

Company: Lake to River Economic Development

Contact Name: Sarah Boyarko

Email: sarah@laketoriverohio.org



Documents

[Team NEO RightSites Nelson Sand and Gravel Final.pdf](#)

[ACDES Hydrant Flow 1.jpg](#)

[Nelson Dr. Sewer GIS Screenshot \(004\).JPG](#)

[ACDES Hydrant Flow 2.jpg](#)

[ACDES Hydrant Flow 3.jpg](#)

[ACDES Hydrant Flow 4.jpg](#)

[ACDES Hydrant Flow 5.jpg](#)

[ACDES Hydrant Flow 6.jpg](#)

[N Inc1.jpg](#)

[N Inc2.jpg](#)

[N Inc3.jpg](#)

[N Soil1.jpg](#)

[N Soil2.jpg](#)

[N Soil3.jpg](#)

[N Util LOS1.jpg](#)

[N Util LOS2.jpg](#)

[N Util LOS3.jpg](#)

[N Util LOS4.jpg](#)

[N Util LOS5.jpg](#)

[N Util LOS6.jpg](#)

[SKMBT_C35117062314040_0001.jpg](#)

[SKMBT_C35117062314040_0002.jpg](#)

Total Acres: 94.28 acres

Total Developable Acres: 94.28 acres

Maximum Contiguous Developable Acres: 94.28 acres

Total Number of Buildings: 0

Current Use: Vacant

Former Use: Farmland

Zoning: Commercial

Flood Plain: No

Attainment: Eight-Hour Ozone: Attainment

Attainment: Particulate Matter (PM 2.5): Attainment

Attainment: Sulfur Dioxide (1-Hour SO2): Attainment

Attainment: Lead: Attainment

Attainment: NOX: Attainment

Attainment: CO: Attainment

Separate Mineral Rights: Yes

Separate Mineral Rights Description: Rights can transfer with sale of property.

Business Near Site: Flying J, Pilot, MacDonald's, Burger King, Taco Bell, Waffle House, Nassief Auto Mart, multiple hotels.

Topography: L shaped, flat (predominantly) 0-6% slope; mill silt Loam 0-2% slope, :lata-Darien Silt Loam, 2-6% slope

Incentives

Enterprise Zone: Yes

Local Incentive Comments: Eligible for property tax abatements

Incentive Areas: Yes

Utilities

Electric at Site: Yes

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Nearest Distribution Electric Line Size (KVA): 13.2 KVA

Electric Provider: FirstEnergy

Distance to Nearest Transmission Electric Line (69KV or greater): 0

Redundant Power: Yes

Additional Electric Details: Site has sufficient power to meet 5 MW requirements. There is a 13.2 kV underground line going up drive and four 138 kV transmission lines running diagonally over a portion of the property.

Transmission: FirstEnergy-ATSI; Distribution: FirstEnergy-The Illuminating Company. Generation: In the state of Ohio, generation is sold on an open market by third party suppliers. Customers can purchase supply on the open market and create their own generation portfolio. Generation Mix: In Ohio, electric company's do not own generation. This would be contingent on the third party supplier chosen by the customer. Transmission: FirstEnergy-ATSI owns the 138 kV transmission line that runs through the property. Substation:

The substation serving this site is approximately .9 miles to the southwest. Distribution: Served by FirstEnergy's The Illuminating Company.

The line is a 13.2 kV line that runs the border of the cul de sac. Regarding any needed improvements or upgrades, request with specific details required to determine timing and cost.

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 1,100 feet

Gas Provider: Dominion East Ohio

Gas Line Size: 4 in

Natural Gas Distribution Line Pressure : 60

Additional Gas Details: 4" high density plastic line Roughly 1,110 ft of line needs to be added to reach site. The cost to extend is about \$125/ft.

Water at Site: Yes

Distance to water: 0 feet

Water Provider: Ashtabula County Dept of Environmental Services

Water Line Size: 8 in

Water Main Pressure: 52 psi

Total Water Capacity at Site: 1,440,000 GPD

Excess Water Capacity at Site: 400000 GPD

Water Excess Capacity As of Date: 4.30.17

Water Details: Area floats off of two tanks, the first is across Nelson Drive which is a 300,000 gal elevated storage tank, the other is a 150,000 gal elevated storage tank located in Coffee Creek Industrial Park. This gives the area a potential storage of 500,000 gal. The water main is 8" ductile iron pipe.

Water temps range between 30s-70s depending on time of year.

Sewer at Site: Yes

Distance to Sewer Line: 0 feet

Sewer Provider: Ashtabula County Dept of Environmental Services

Total Sewer Capacity at Site: 150000 GPD

Excess Sewer Capacity at Site: 30000 GPD

Sewer Excess Capacity As of Date: 4.30.17

Sewer Line Size: 8 in

Sewer Details: The area is currently in design for an expansion project which will increase capacity at the treatment plant by over 80%.

Fiber Service to Site: Yes

Distance to Fiber Line: 0 feet

Fiber Provider: Spectrum (Time Warner Cable)

Telecom: Yes

Telecom Provider: Spectrum

Distance to telecom: 0.00 miles

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase II ESA Completed: No

Environmental Study Comments: Property was farmland prior to purchase by this owner. Environmental issues have not been addressed.

Geotechnical Study Completed: No

Wetlands Delineation Completed: No

Wetlands/Jurisdictional Comments: Property was farmland prior to purchase by this owner, geotechnical, wetlands delineation, archeological and endangers species have not been addressed.

Archeological Study Completed: No

Endangered Species Study Completed: No

Transportation

Nearest Highway: Rte 45

Distance to Nearest Highway: 0 miles

Nearest Interstate: I-90

Distance to Nearest Interstate: 0.3 miles

Nearest Airport: Erie Int'l Airport

Distance to Nearest Airport: 45 miles

Airport 2: Cleveland Int'l Airport

Distance to Airport 2: 60 miles

Airport 3: Youngstown-Warren Regional Airport

Distance to Airport 3: 50 miles

Nearest International Airport: Erie Int'l Airport

Distance to International Airport: 45 miles

Port: Yes

Port Name: Ashtabula City Port Authority

Distance to Port: 12 miles

Rail at Property: No

Distance to Rail: 2.70 feet

Rail Provider(s): NS

Rail Spur at Property: No