

#YesWV Site Readiness Program: Round Two
InSite's Condensed Site Data Template (Index)

Stand-Alone Site and/or Industrial Park Site(s): Referenced as "Site" in Document
Critical Decision-Making Data



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"Currently Designed For" Site Specs/Data Input Template		
Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Northpointe Business & Industry Park - Lot 10	
Total available acreage of site. <i>If you know the largest, contiguous, developable/buildable acreage (CDA) of the site, put acreage size in comments. If you don't, proceed to next question.</i>	7	7.447 acres
Submission street/physical address	Progress Drive	
city	Bruceton Mills	
county	Preston	
state	WV	
zip code	26525	
GPS Coordinates	39.660266, -79.521061	
LOCAL ECONOMIC DEVELOPMENT ORGANIZATION (LEDO) SECTION (to Include Owner Input)		
Name of entity responding to this data template	Preston County EDA	
full name of person responding	Roberta Baylor	
title of person responding	Executive Director	
contact phone number	(304) 329-2299	
contact email address	robertabaylor@hotmail.com	
Lead, Local Economic Development Agency (LEDO)	Preston County EDA	
Name of LEDO Director/CEO Contact	Roberta Baylor	
contact phone number	(304) 329-2299	
contact email address	robertabaylor@hotmail.com	
Zoned industrial	No	Restrictive Covenants limiting property use
<i>If not zoned industrial, define current zoning with possibility and length of process for rezoning</i>	No zoning in unincorporated areas of Preston County	Restrictive Covenants limiting site to industrial and/or warehousing/distribution
Describe current use	Greenspace	
Describe former use	Greenspace	
Describe surrounding uses	Industrial	Site is located in industrial park
Is the site in a 100-year flood plain? Partially would be answered yes. Indicate percentage of site in the flood plain in the comments section.	No	

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Are there any structures on the site that will impact constructability? If yes, describe in comments.	No	
Is the site easily accessible? If no, describe impediments.	Yes	
are there industrial quality roads/truck routes free from weight or height restrictions providing access to the property? (if no, describe in comments)	Yes	
number of roads accessing the site	1	
Distance in miles or feet (indicate in comments) to major 4-lane highway and/or interstate (include names in comments)	0.9	miles to I-68 Exit 29
Distance in miles from subdivision/dense residential (describe type of residential in comments)	4	miles from subdivision containing single family homes
distance in miles from schools	7.4	
distance in miles from public park	7.2	
distance in miles from retirement centers	24.3	
distance in miles from correctional facilities	1.4	
distance in miles from cemeteries (note in comments - small, medium, or large cemetery)	4.4	small cemetery

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Name of Site Submission	Northpointe Business & Industry Park - Lot 10	
OWNER(S) SECTION TO BE CONFIRMED WITH SIGNATURE(S) BELOW		
Number of owners (list names in comments)	1	Preston County EDA
Primary site ownership contact name	Roberta Baylor	
company	Preston County EDA	
title	Executive Director	
email address	robertabaylor@hotmail.com	
cell phone number	(304) 290-6877	
Publicly owned (LEDO, Community, Industrial Authority, CIC, etc.)? Put name(s) in comments.	Yes	Preston County EDA (LEDO)
Is the property for sale?	Yes	
Is (are) the owner(s) motivated to sell?	Yes	
Documented price/acre. Indicate per acre or sq.ft. in comments.	\$ 25,000.00	acre
Date available (if cell input does not function correctly, input date into comments)	January 1, 2005	
Are there mineral rights (oil, natural gas, coal, etc.) owned with this site submission?	Yes	one third
ELECTRIC PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Electric lines are to the site boundaries if no, distance in feet	Yes	
Line size	12	12.47 kV distribution circuit
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (must provide in MW)		
Name of provider	First Energy	
name of utility contact representative providing	Jacob Keeney	
title of person responding	Economic Development Consultant	
contact phone number	304-479-4951	
contact email address	jkeeney@firstenergycorp.com	

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Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Northpointe Business & Industry Park - Lot 10	
WATER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Water line is to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Size of line (inches) at the site boundaries	8	
Existing total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)	20,000	GPD
Existing total excess capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity) NOTE: THIS NUMBER CANNOT BE MORE THAN THE TOTAL CAPACITY (CELL D76)	20,000	GPD
Name of provider	Preston County PSD #4	
<i>name of utility contact representative providing</i>	Richard Gaines	
<i>title of person responding</i>	Engineer, Stantec	
<i>contact phone number</i>	304-816-5190	
<i>contact email address</i>	richard.gaines@stantec.com	
SEWER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Sewer line to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Size of line (inches) at the site boundaries	8	
Total capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity)	50,000	GPD
Total excess capacity in GPD/MGD (indicate which in comments) serving the site (not plant capacity) NOTE: THIS NUMBER CANNOT BE MORE THAN THE TOTAL CAPACITY (CELL D88)	50,000	GPD
Name of provider	Preston County Sewer PSD	
<i>name of utility contact representative providing</i>	Travis Adams	
<i>title of person responding</i>	Engineer, CEC	
<i>contact phone number</i>	304-848-7163	
<i>contact email address</i>	twadams@cecinc.com	

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Criteria	Data/Response this Column Only	Comments only in Gray Cells Blue cells do not require data entry.
Name of Site Submission	Northpointe Business & Industry Park - Lot 10	
NATURAL GAS PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Natural gas line to the site boundaries	No	
<i>if no, distance in feet</i>	700	
Size of line at the site boundaries		Not at site boundary yet.
Existing distribution-level capacity (as currently designed) at the site or industrial park boundaries (must provide in MCF/HR)		58 MCF/HR
Name of provider	WV Pipeline LLC	
<i>name of utility contact representative providing</i>	Connell Rader	
<i>title of person responding</i>	President, Enmark Energy	
<i>contact phone number</i>	601-898-2434 x 17	
<i>contact email address</i>	crader@enmarkenergy.com	
FIBER PROVIDER/SYSTEM AS CURRENTLY DESIGNED		
Fiber to the site boundaries	Yes	
<i>if no, distance in feet</i>		
Existing capacity at the site boundaries (must provide in Gbps)	10	Additional capacity may be available
Name of provider	Prodigi	
<i>name of utility contact representative providing</i>	Tim Wotring	
<i>title of person responding</i>	President	
<i>contact phone number</i>	304-777-4444	304-282-9563 - cell
<i>contact email address</i>	timw@digitalconnections.net	
CELL PROVIDER/CURRENT AVAILABILITY		
Cellular service at the site	Yes	
RAIL SECTION		
Rail service to the site boundaries	No	
<i>if no rail service, how far from site/park boundaries (indicate distance in feet or miles in comments)?</i>	35	miles
Existing rail spur to the site boundary	No	
<i>if no, can a spur be built to the site?</i>	No	
List all rail providers serving the site/park, indicating in parentheses after each if it is a Class I or Class II provider	No rail providers serving the park	

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Name of Site Submission	Northpointe Business & Industry Park - Lot 10	
SITE DUE DILIGENCE COMPLETED WITHIN THE LAST 10 YEARS		
Completed Current Phase I ESA on the entire site submission (input date in Comments)	No	
Completed Current Phase II ESA on the entire site submission, if required per Phase I, (input date in Comments)	No	
Completed Current Geotechnical Study on the entire site submission (input date in Comments)	No	
Completed Current Wetlands Delineation Study on the entire site submission (input date in Comments)	No	
Completed Current Cultural Resource Study on the entire site submission (not a literature review) (input date in Comments)	No	
Completed Current Endangered Species Study on the entire site submission (input date in Comments)	No	
PLEASE FORWARD AS SEPARATE DOCUMENT		
Provide Aerial Site Map. Simple aerial map showing site boundaries.	Provided	
Provide a 100-year FEMA flood plain map. Include site boundaries, labels, legend, and north arrow.	Provided	

Lot 10 - Northpointe Business & Industry Park



10/20/2026, 2:05:32 PM

County/Routes

Address

Roads

Parcels

Historical Lot-Line

Parcel-Hook

Leader

Streams

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

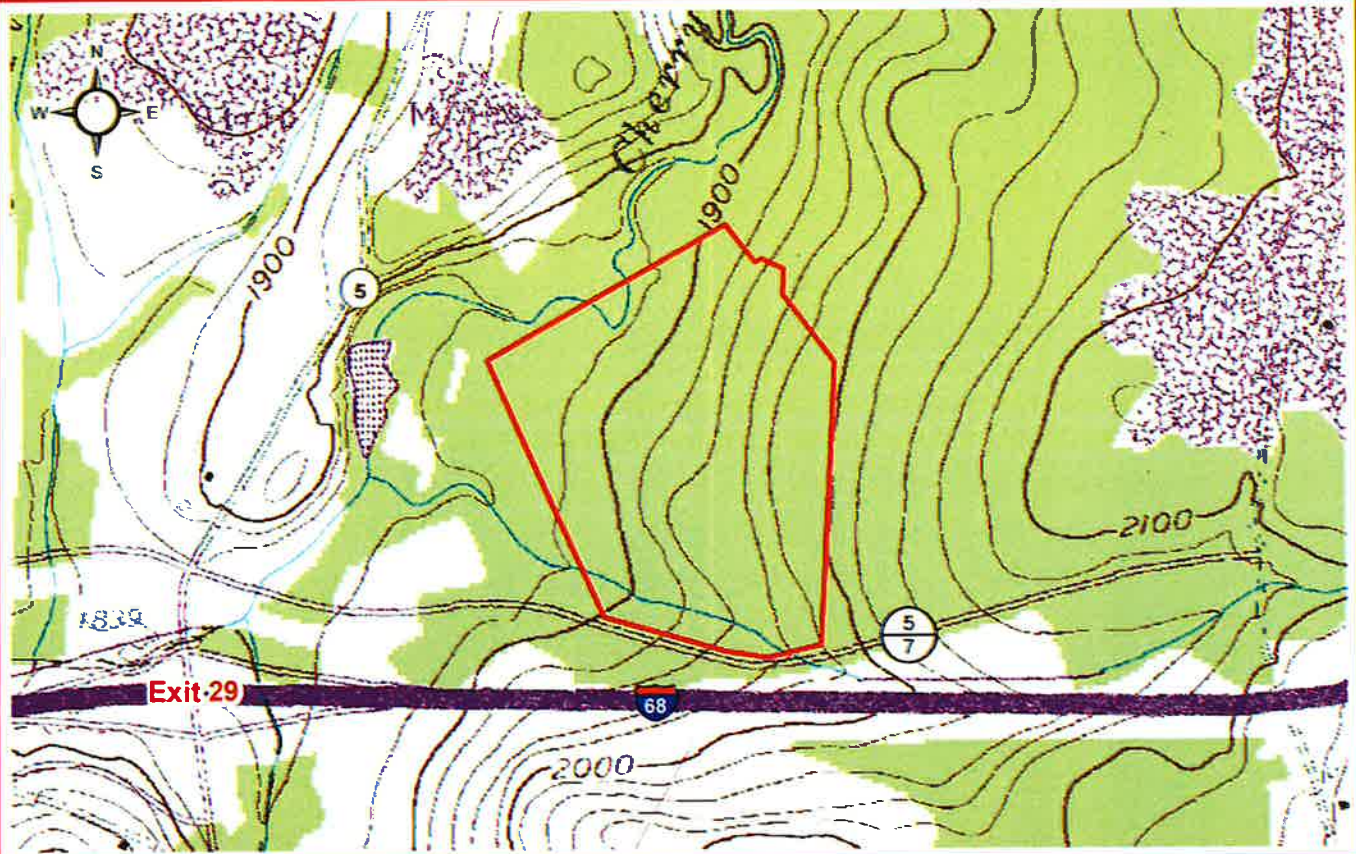
1:4,814

↑ N

Earl, HERE, Garmin, INCREMENT P, NOAA, USGS

For Tax Purposes Only: Prepared by Dave Nesler, Preston County Assessor
 Preston County Assessor's Office



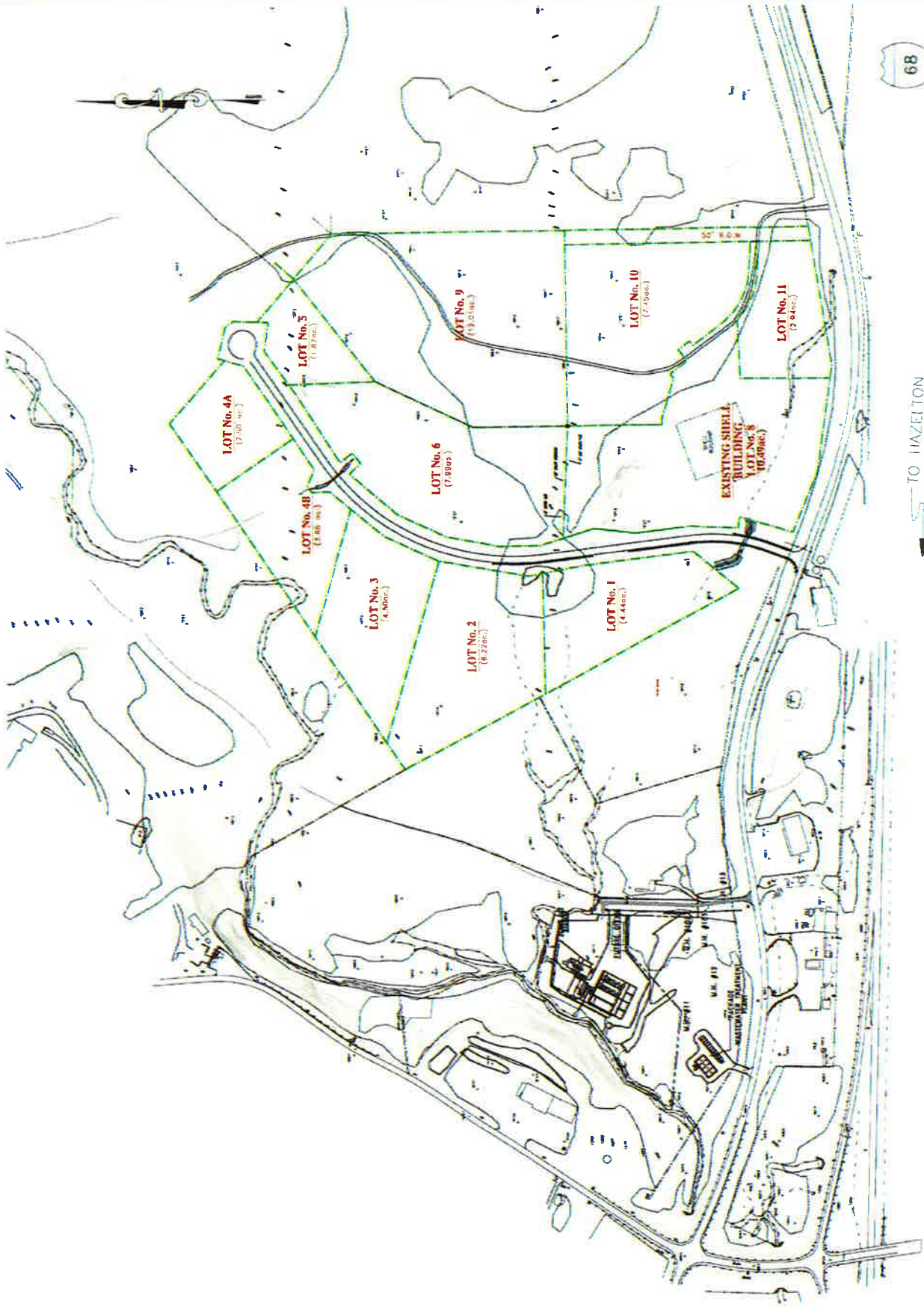


SCALE: 1" = 1000'



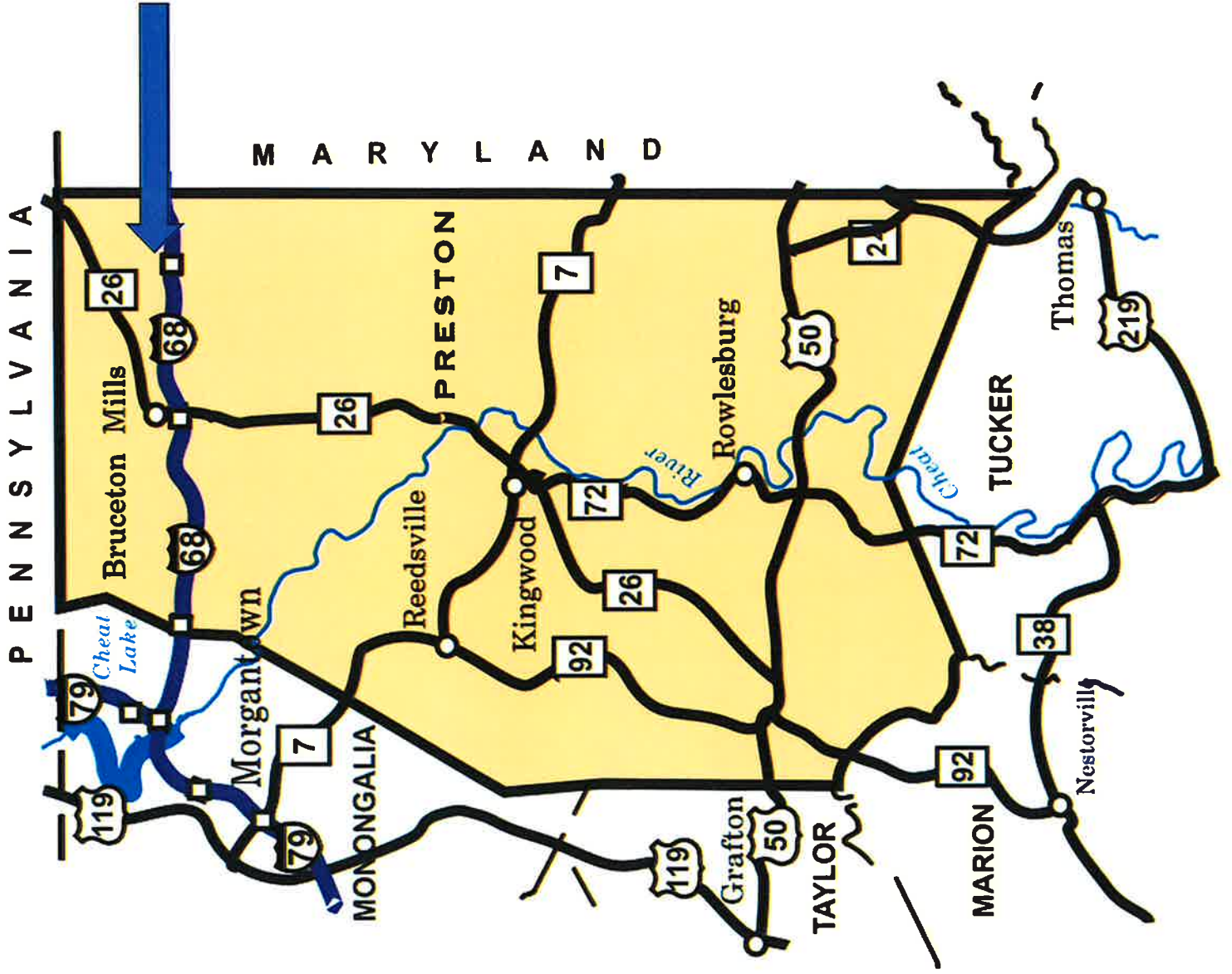
HAZELTON, WEST VIRGINIA

TO HAZELTON



MAP SHOWING LOT LAYOUT (NOT TO SCALE)

**LOT 10 –
NORTHPOINTE
BUSINESS &
INDUSTRY PARK**



Lot 10 Northpointe Business Park



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

H I G H R I S K	Regulatory Floodway	Flood Info Location Map created on 10/20/2025	
	1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	User Notes	
	1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Hazard Area	Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.
	1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	Flood Zone Stream Watershed (HUC8)	Out of Flood Zone Cheat (5020004)
	Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf	Flood Height Water Depth Elevation Community & ID FEMA Map & Date Location (lat, long) Parcel ID E-911 Address	1982.1 ft (Source: FEMA 2018-20) (NAVD88) Preston County (ID: 540160) 54077C0070D; Effective Date: 6/5/2012 (39.660235, -79.521266) (WGS84) 39-10-0023-0010-0000

Disclaimer:

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (<https://www.MapWV.gov/flood/>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Lot 10-Northpointe Business & Industry Park

National Flood Hazard Layer FIRMette



Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/20/2025 at 6:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



79°31'35\"/>

1:6,000

Feet

2,000

1,500

1,000

500

0

Basemap Imagery Source: USGS National Map 2023

LOT 10 NORTHPOINTE BUSINESS & INDUSTRY PARK

WATER

SEWER

ELECTRIC

BROADBAND

NATURAL GAS





Lot 10 Northpointe - Electric Service