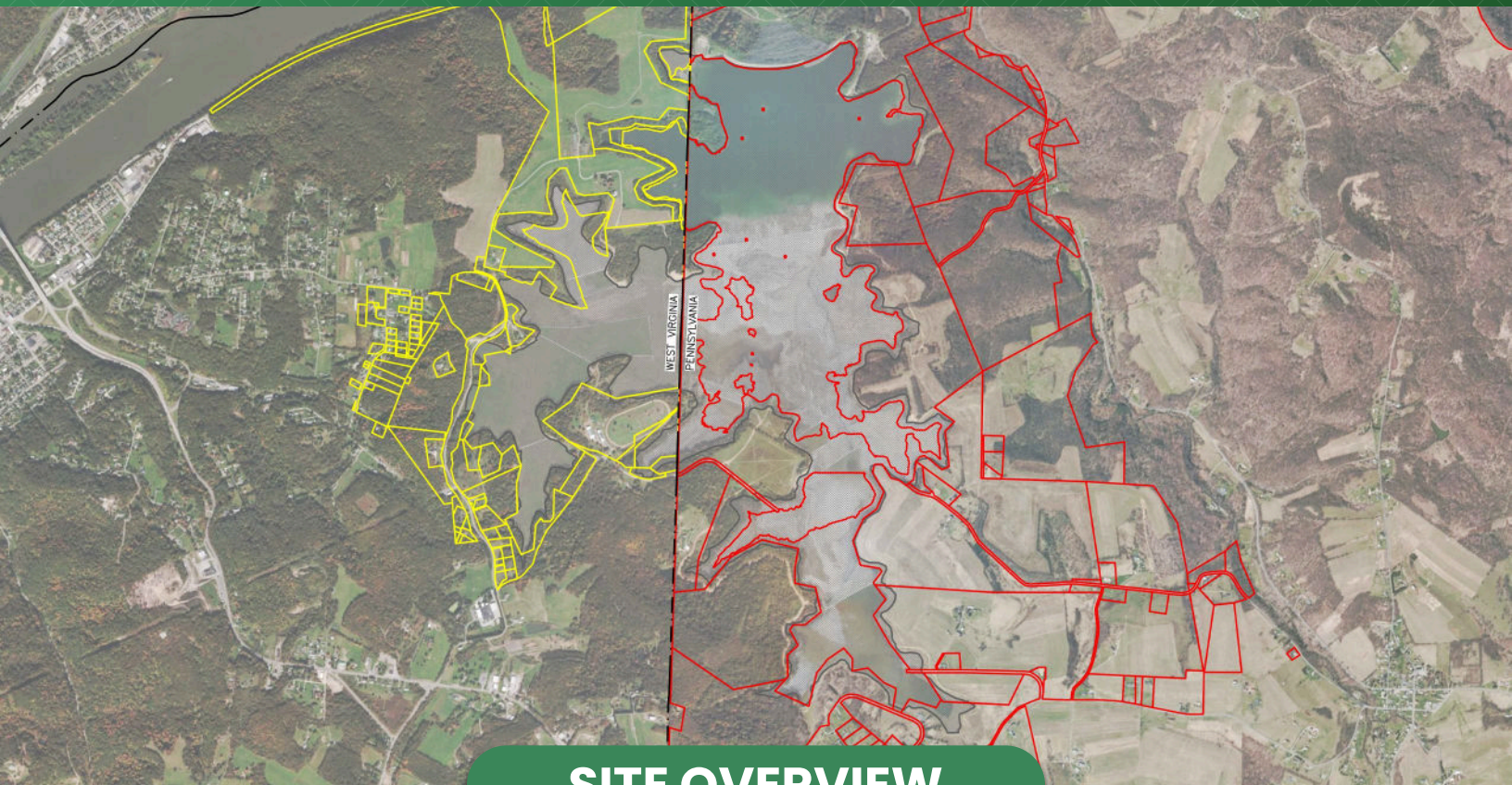


Little Blue Run

2214 Pyramus Road, Chester, WV 26034

Total Acreage: 3,505



SITE OVERVIEW

Site Name:	Little Blue Run
Historic Use:	Coal combustion residuals impoundment, agricultural, residential, vacant
Address:	2214 Pyramus Road, Chester, WV 26034
Total Acreage:	3,505
Zoning:	Commercial Agricultural/Farm Industrial Residential Utility (see map)
Date Acquired:	12/21/22
Remediation Status:	In-Progress

Description:

The Site is located approximately 30 miles northwest of Pittsburgh and is comprised of 169 parcels. 72 are located in WV and 97 in PA. The remedial activities are limited to 900 acres of the site. Capping will be completed by 2028.

The Site is bounded on the north by the Ohio River and on the south by State Route 30. IDA acquired the site and all environmental liabilities through a wholly owned subsidiary.

TRANSPORTATION

- Access to State Route 30, a major highway

UTILITIES

- **Water Supply:** Hancock Co PSD in WV. No water supply in PA – wells only
- **Electric:** WV – Mon Power
PA – Duquesne Light
- **Natural Gas:** Peoples Natural Gas

ACCESS POINTS

- 533 Conkle Ln, Chester, WV
- 102 Little Blue Hollow Rd.
- Stewart Rd, Georgetown, PA
- Dam Rd, Georgetown, PA (light vehicles only)

SITE ASSETS

- Waterfront (Ohio River)
- Large acreage/number of parcels that may be subdivided for various end uses
- Zoning constraints are limited
- Close proximity to Beaver Valley Nuclear Power Station
- Close proximity to State Route 30

Please email dradel@indeadv.com for more information.



Zoning Map

2214 Pyramus Road, Chester, WV 26034

Total Acreage: 3,505

LEGEND



STATE BOUNDARY

PROPERTY CLASS



INDUSTRIAL



RESIDENTIAL



UTILITY



COMMERCIAL



AGRICULTURAL/FARM

