

Nelson Sand & Gravel

ASHTABULA, OHIO

CONTACT: Bryce Sylvester ph 440.570.1916



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.

LEARN MORE ABOUT THIS RIGHTSITE [HERE](#)

Overview of Site

Site Address	Nelson Drive
City / Zip	Austinburg / 44004
County	Ashtabula County
Owner	Single Owner (Nelson Thomas)
Total Acres Available	94.3
Total Developable Acres Available	94.3
Max Contiguous Acres	94.3
Price Per Acre	\$40,000
Zoning	Commerical (approx. 120 days to change zoning)
Former use	Agricultural
Date Available	Immediately

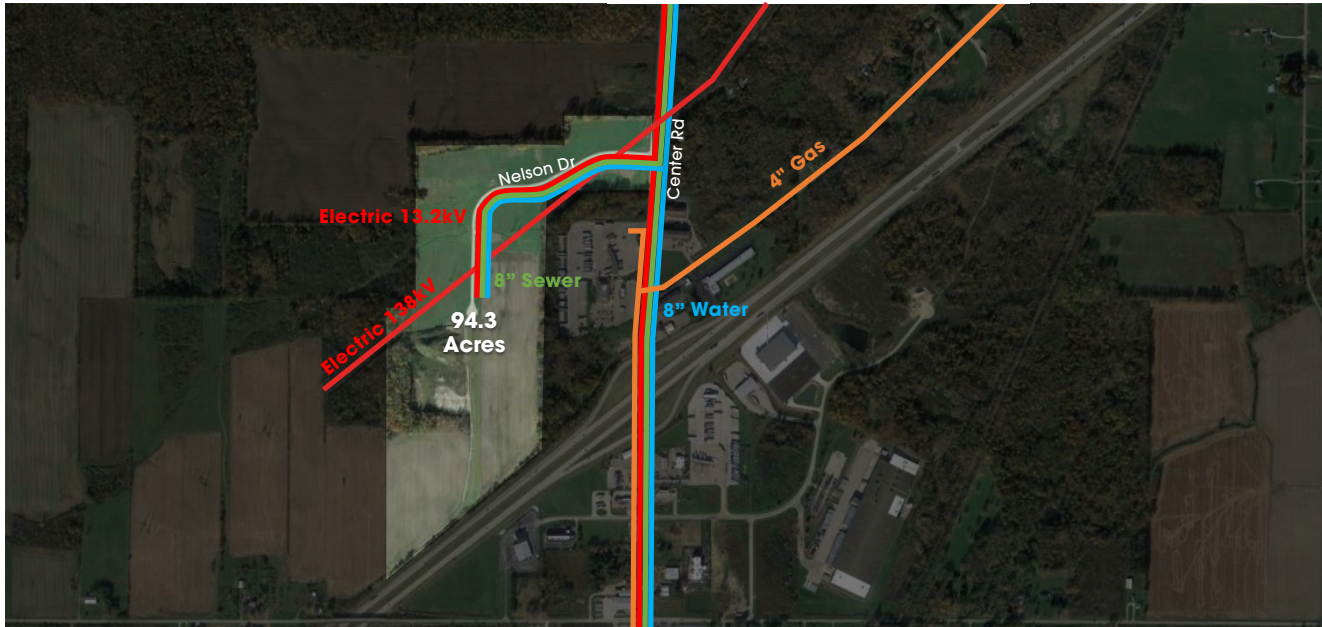
Due Diligence Studies & Reports

Phase I Environmental Report	Yes
Geotechnical Study	No
Wetlands Delineation	No
Archeological	No
Endangered Species Analysis	No

Site Access & Proximity

Nearest Highway	State Route 45
Distance to Nearest Highway	0 miles
Nearest Interstate	I - 90
Distance to Interstate	0.3 miles
Nearest Major Airport	Erie International Airport
Distance to Major Airport	45 miles





Site Utility Information

As of January 2023. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

ELECTRIC		WATER	
Provider	First Energy	Provider	Ashtabula County
Number of Lines	2	Number of Lines	1
Size of Lines	13.2kV, 138kV	Line Size	8 in
Type of Feed	Distribution & Transmission	Pressure	52 PSI
Distance to Site	On site	Excess Capacity	400,000 GPD
Redundant	Yes	Distance to Site	On Site
Cost/Time to Extend	Dependent on customer demand load profile	Cost/Time to Extend	Available upon request
NATURAL GAS		SEWER	
Provider	Dominion Energy	Provider	Ashtabula County
Line Size	4 in	Line Size	8 in
Pressure	60 PSI	Excess Capacity	30,000 GPD
Excess Capacity	To be determined based on project	Distance to Site	On Site
Distance to Site	1,110' from site	Cost/Time to Extend	In design for an expansion project which will increase capacity of the plant by over 80%
Cost/Time to Extend	Approx. \$125/ft		

ADDITIONAL SITE INFORMATION

RAIL		WORKFORCE & INCENTIVES	
Rail Served	No	Population within 45 min drive	900,674
Infrastructure (\$pur/Siding/Switch)	N/A	Workforce/Talent within 45 min drive	439,093
If not served, is service feasible?	No	Located in a Job Hub	No
Time/Cost to Install	N/A	Property Tax Abatement	Yes
Provider	N/A	Enterprise Zone	Yes
		Opportunity Zone	No
		Foreign Trade Zone	No