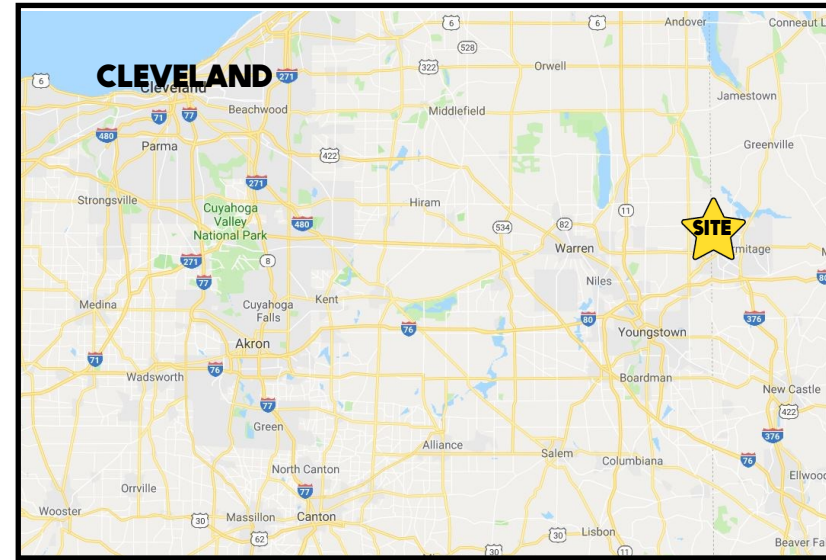


LOCATION

2 N Sixth St, Sharpsville, PA



53 acre heavy industrial site, about 1.5 miles in length, parallels river and rail utilized by Class I and II providers. Operates as an aggregate supplier with PennDOT and DEP permits and approvals. Current operations include concrete/asphalt recycling and excavating buried metal. The company purchases demolition concrete, brick, and limestone, which are hammered and screened for the state highway authority and local contractors to use as base materials for highways and private development.



Numerous revenue channels:
Site can handle a unit train of 114 cars
Gas and oil rights (estimated at \$33M in reserves)
Remains of an old iron foundry contains slag and ferrous scrap that is available for recovery

CONTACT

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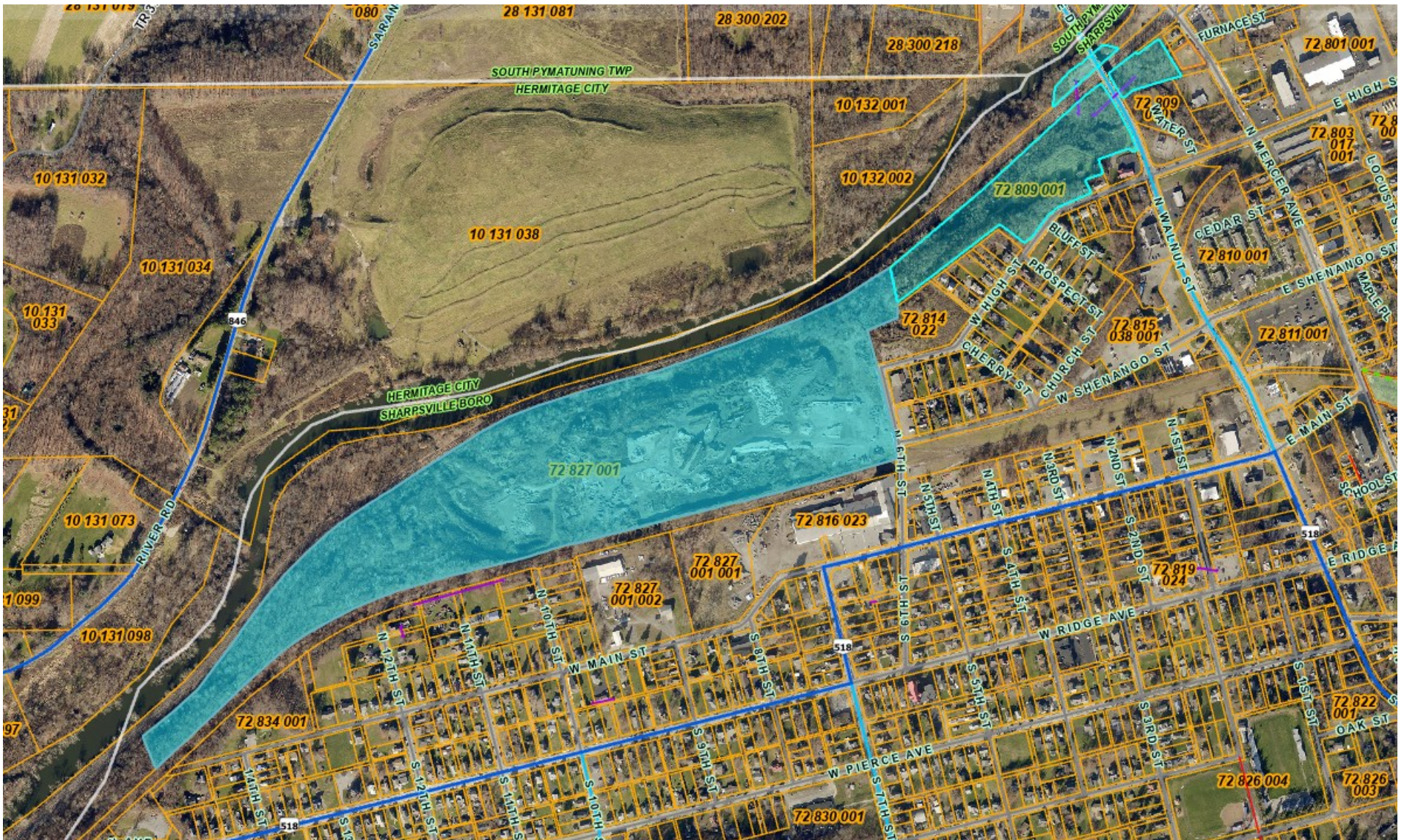
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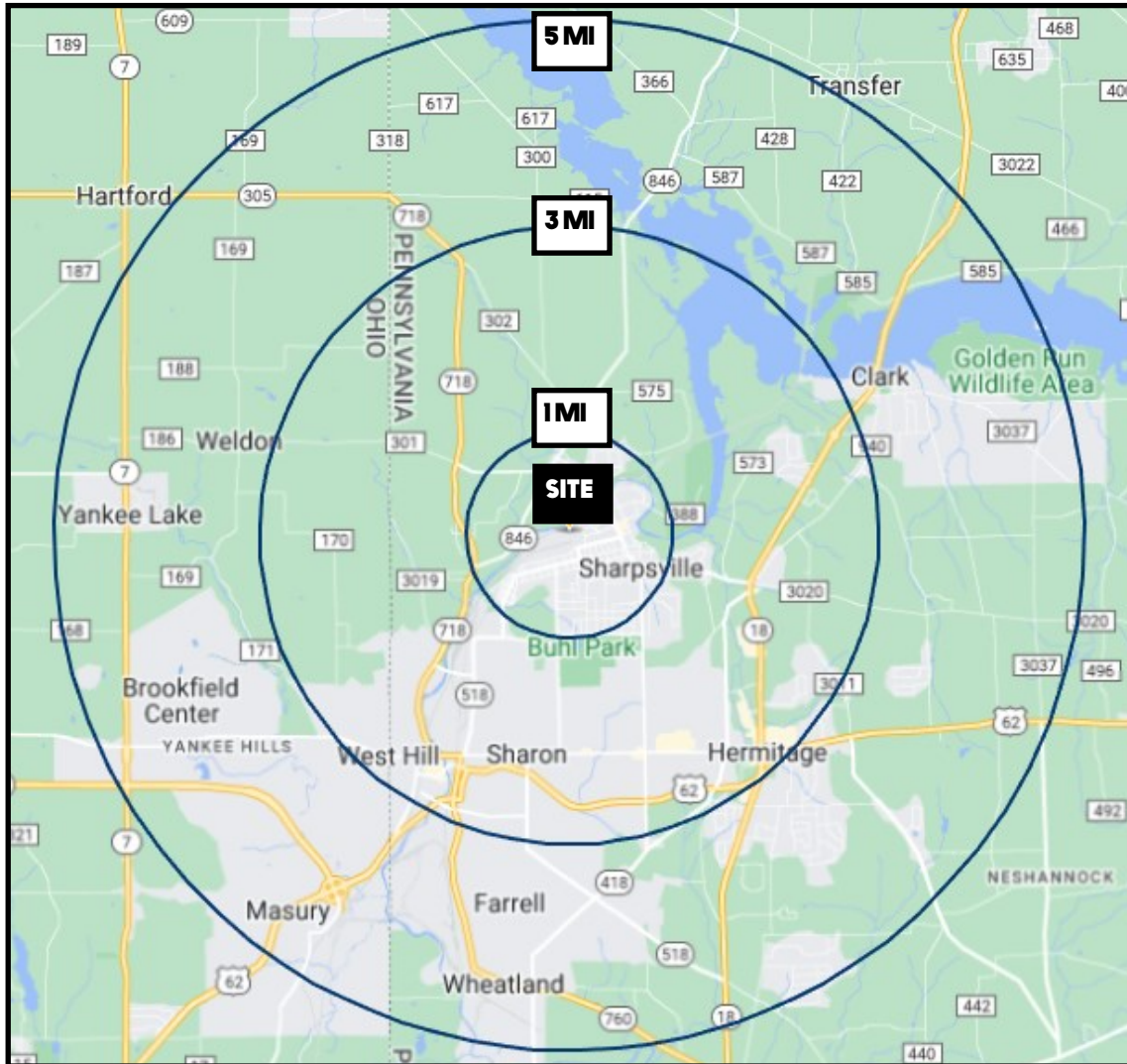


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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,888	27,269	47,962
HOUSEHOLDS	2,069	11,917	20,671
MEDIAN AGE	43	45	46
AVERAGE HH INCOME	\$57,836	\$59,193	\$61,784

SUMMARY

- 53 acre site in a **tax free zone** parallels river and rail utilized by Class I & II providers
- Rail siding potential for 114 car unit train
- Bulk aggregate handling capabilities
- Less than 7 miles from Interstate Highway
- Rail and bulk handling feasibility studies completed by regional government and PennDOT
- Oil and gas rights w/proven reserves
- River water rights (permissible)
- 2 large non-coal mining permits, bonding, air quality permits, solid waste permit, NPDES and operating permit
- 480V 3 Phase electric + Fiber optic
- Large qualified & available local labor resources
- Operational equipment includes: screening plant, loader, excavator, skid steers, dump truck, hydraulic jaw crusher, semi-truck scale and software, and deep water well (600,000 gallons)

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