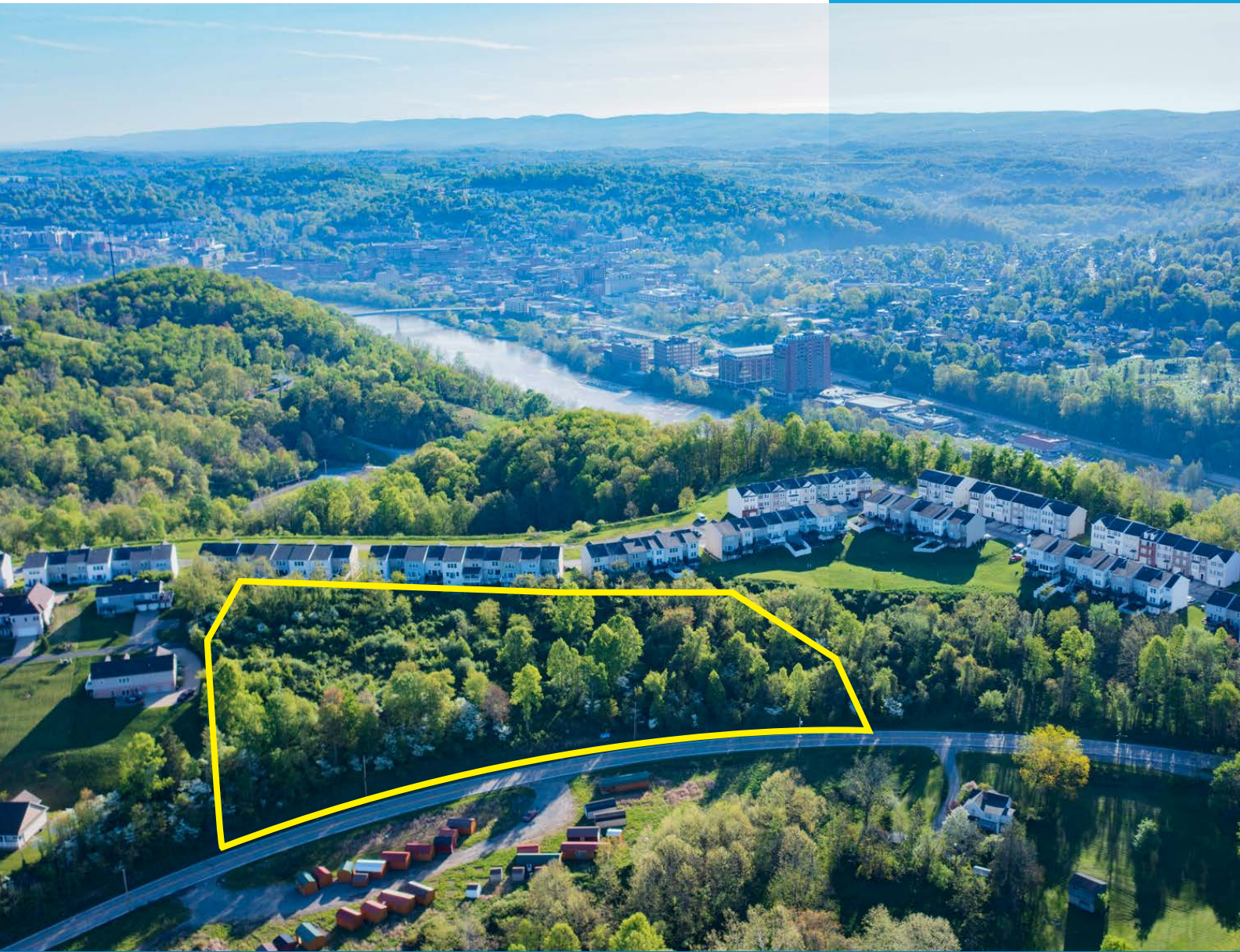




Black Diamond Realty LLC

Mark J. Nesselroad, Broker

FOR SALE
LAND MARKETING FLYER



778 DUPONT ROAD

MORGANTOWN, WV 26501



WESTRIDGE
SHOPPING AND RESTAURANTS

UNIVERSITY TOWN CENTRE
SHOPPING AND RESTAURANTS

I-79, 152

WESTWOOD MIDDLE SCHOOL
670 RIVER ROAD

778 DUPONT ROAD
YOUR NEW LOCATION

MORGANTOWN INDUSTRIAL PARK
INDUSTRIAL PARK

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*Boundaries are approximate.

LAND FOR SALE

778 DUPONT ROAD MORGANTOWN, WV 26501

SALE PRICE / \$350,000

TOTAL ACREAGE / 2.72 (+/-) ACRES

ZONING DESCRIPTION / NO ZONING

PROPERTY TYPE / LAND

**PROPERTY DESCRIPTION / CLOSE TO
MAJOR TRAFFIC ROUTES (I-68 / I-79),
CLOSE TO DOWNTOWN & WVU, NO ZONING
OR B&O TAX, ALL UTILITIES AVAILABLE**

778 DuPont Road offers 2.72 (+/-) acres of gently sloping land. This location would be a prime opportunity for a single-family residential or townhouse development. The property is located outside of city limits and there are no zoning restrictions or B&O tax. The subject property provides easy access to the interstate and is in close proximity to many amenities which makes this site a desirable location.

This property is located between Dupont Heights and Dan Ryan's Ridge Point developments. It's positioned within a two miles of Downtown Morgantown where there are many restaurants, shopping, and more. Access to I-79, Exit 152 can be achieved by traveling northwest about 1.8 miles. Other nearby amenities include University Town Centre, WestRidge, Morgantown Mall and more.

FOR SALE
LAND - LOCATED 1.7 MILES TO DOWNTOWN MORGANTOWN
778 DUPONT ROAD · MORGANTOWN, WV 26501 · 2.72 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Grant District of Monongalia County. The site consists of two irregular shaped parcels totaling 2.72 (+/-) acres. Parcel 14.1 is comprised of 1.36 (+/-) acres and Parcel 14.2 is comprised of 1.36 (+/-) acres. The property is identified as Grant District, Map 13, Parcels 14.1 and 14.2. This can be identified in Deed Book 949, Page 187. See the outlined parcel map for this property on Page 4. The property is not restricted by zoning.

DIRECTIONS

From I-79, Exit 152 (North), turn right at the traffic light onto Fairmont Road and travel approximately 0.8 mile. At the traffic light, turn right onto Dupont Road and travel roughly 1 mile to the subject property on the left.

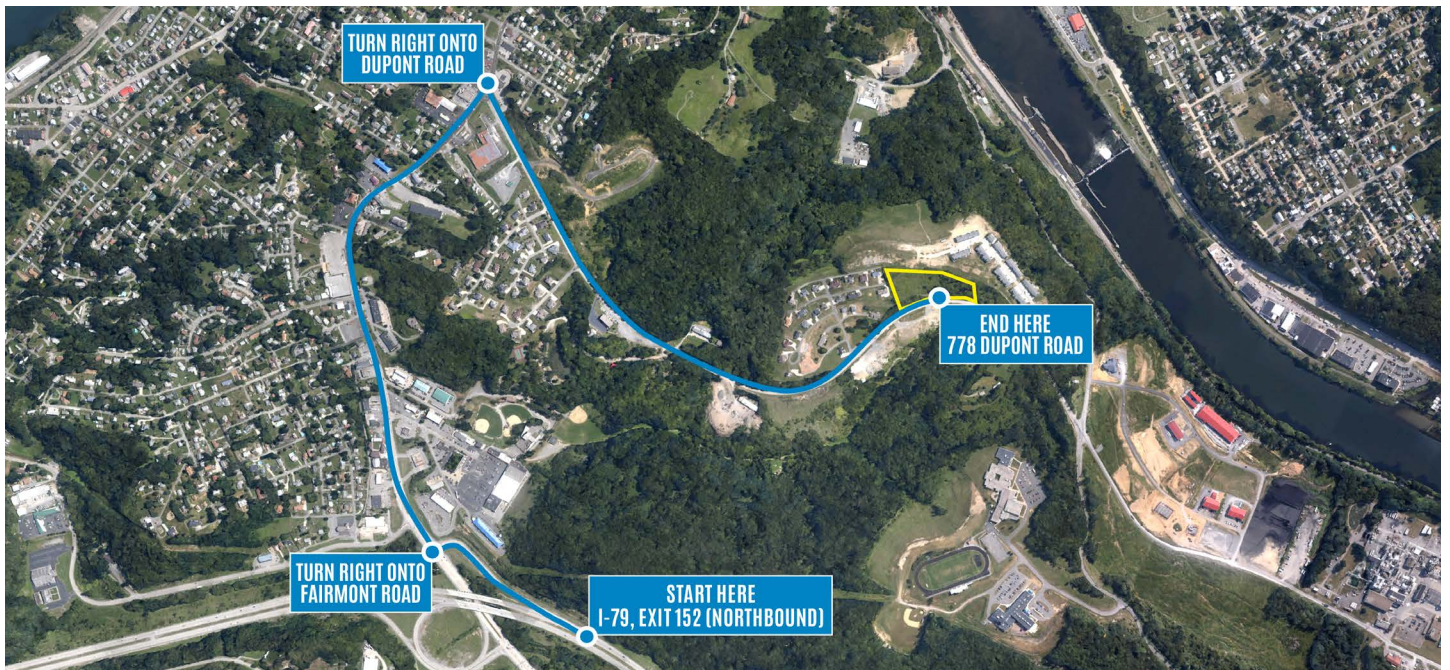
UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Gas	Dominion Hope
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers Available

NEW INTERCHANGE ANNOUNCEMENT

A recent official announcement confirms a new interchange along I-79 at Harmony Grove is to be constructed which will offer prominent and convenient access to I-79 from this property.



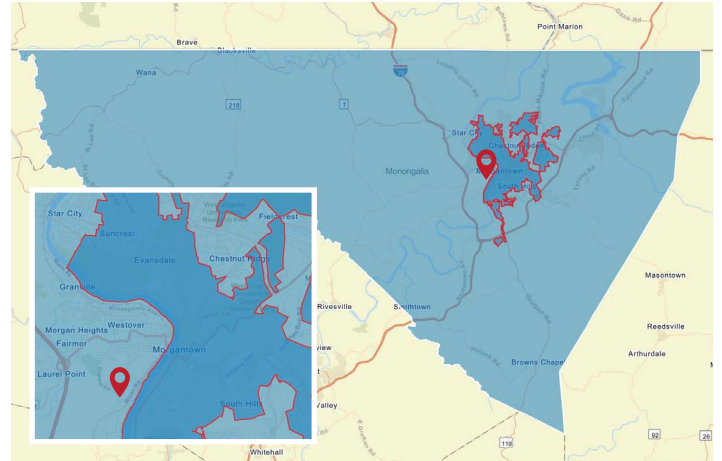
LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

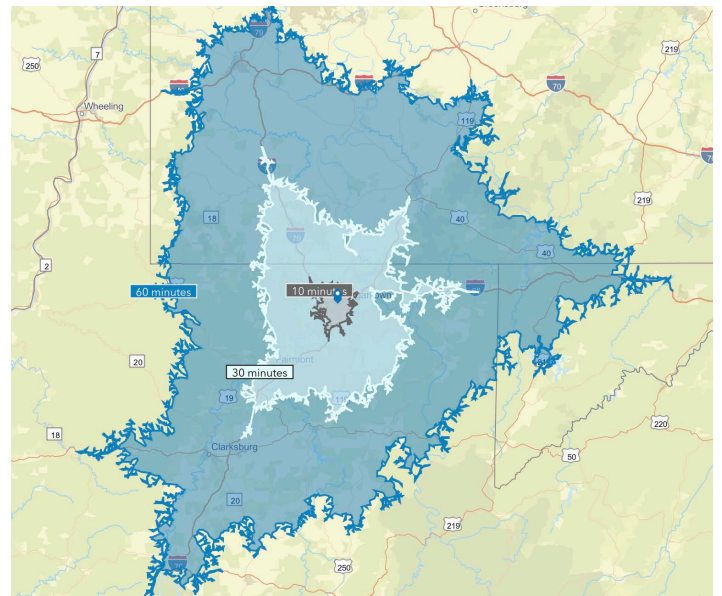
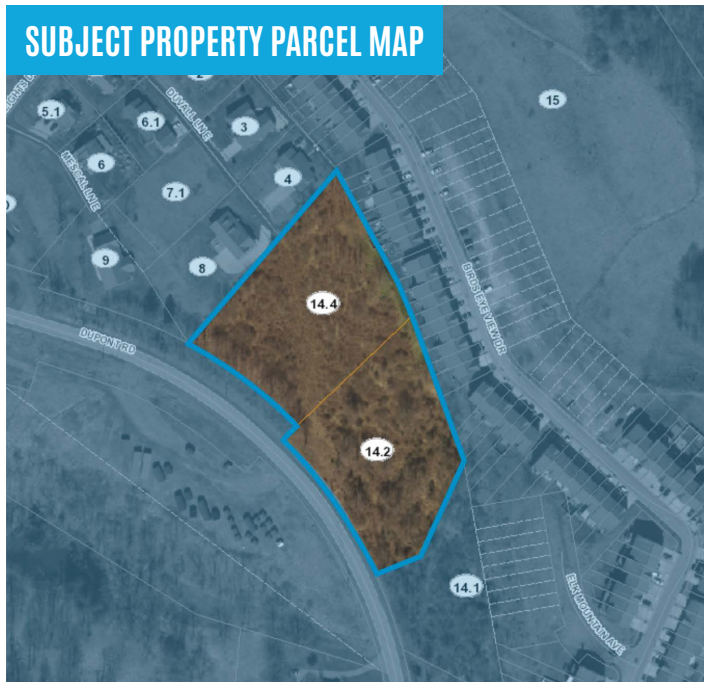
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 22 miles, Uniontown, PA - 40 miles, Clarksburg, WV - 43 miles, Washington, PA - 47 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 161 miles.

FOR SALE
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778 DUPONT ROAD · MORGANTOWN, WV 26501 · 2.72 (+/-) ACRES

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property is located along DuPont Road, just 1.2 miles from Downtown Morgantown.

● Along Route 119, there is a traffic count of 19,975 vehicles per day (WVDOH, 2014).

- 1 Enterprise Rent-A-Car
- 2 University Toyota
- 3 West Virginia Outdoor Power, Inc.
- 4 Galloway's Florist
- 5 Mattress Warehouse
- 6 GetGo Gas Station
- 7 Premier Computer Services, Visionquest Training Center
- 8 Mountaineer Mall
- 9 Dunham's Sports
- 10 Giant Eagle Supermarket
- 11 Goodyear Auto Service Center
- 12 Carpet One Floor & Home
- 13 NAPA Auto Parts
- 14 FedEx Ship Center
- 15 Monongalia County Technical Education Center
- 16 Morgantown Industrial Park
- 17 Morgantown Utility Board
- 18 Sargasso, Riverside Automotive
- 19 The Ranch Community Store, Davis Insurance Group, Hite Electrical Company
- 20 Sherwin-Williams Paint Store
- 21 BFS Foods, Subway
- 22 Waterfront Jeep
- 23 Morgantown Marriott at Waterfront Place
- 24 Downtown Morgantown
- 25 West Virginia University Campus
- 26 Morgantown Municipal Airport



MORGANTOWN, WEST VIRGINIA

Morgantown, WV excelled during The Great Recession primarily due to its strong economic job base focused on recession-resistant employment opportunities in the education, healthcare, and government sectors. Morgantown has received national recognition for its high quality of life and economic stability. Morgantown has been featured nationally in various media outlets over the past decade for its strong economy.

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STATISTICS AND GROWTH PROJECTIONS

9.8%

POPULATION INCREASE

Monongalia County has seen a 9.8% population increase between 2010 (96,184) and 2019 (105,612) (Census.gov, 2019).

47,192

TOTAL PEOPLE EMPLOYED

In 2019, Monongalia County employed 47,192 people via 2,340 establishments (Census.gov, 2019).

**WVU R1
INSTITUTION**

West Virginia University maintains its R1 ranking – very high research activity rank among the nation's elite research institutions as reflected in the Carnegie Classification of Institutions of Higher Education.

\$55,940

MEDIAN HOUSEHOLD INCOME

In 2019, Monongalia County had a median household income of \$55,940, ~80% of the average of United States (\$65,712) and 20% higher than West Virginia (\$48,850) (Censusreporter.org, 2019).

293.3

PEOPLE PER SQ MILE

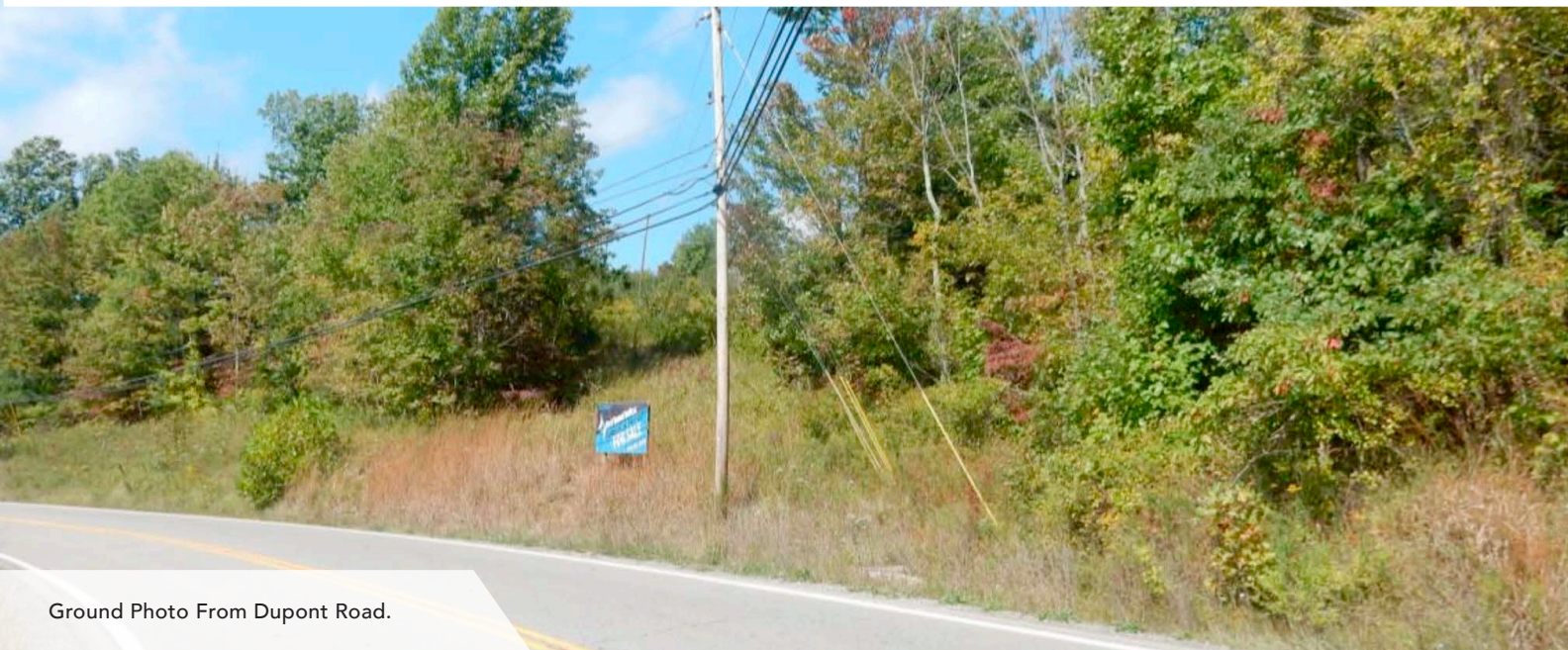
In 2019, Monongalia County had 293.3 people per square mile which is 74.6% higher than West Virginia and 32.6% higher than Kanawah County (Charleston, WV) (Censusreporter.org, 2019).

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GROUND PHOTOS



Ground Photo.



Ground Photo From Dupont Road.

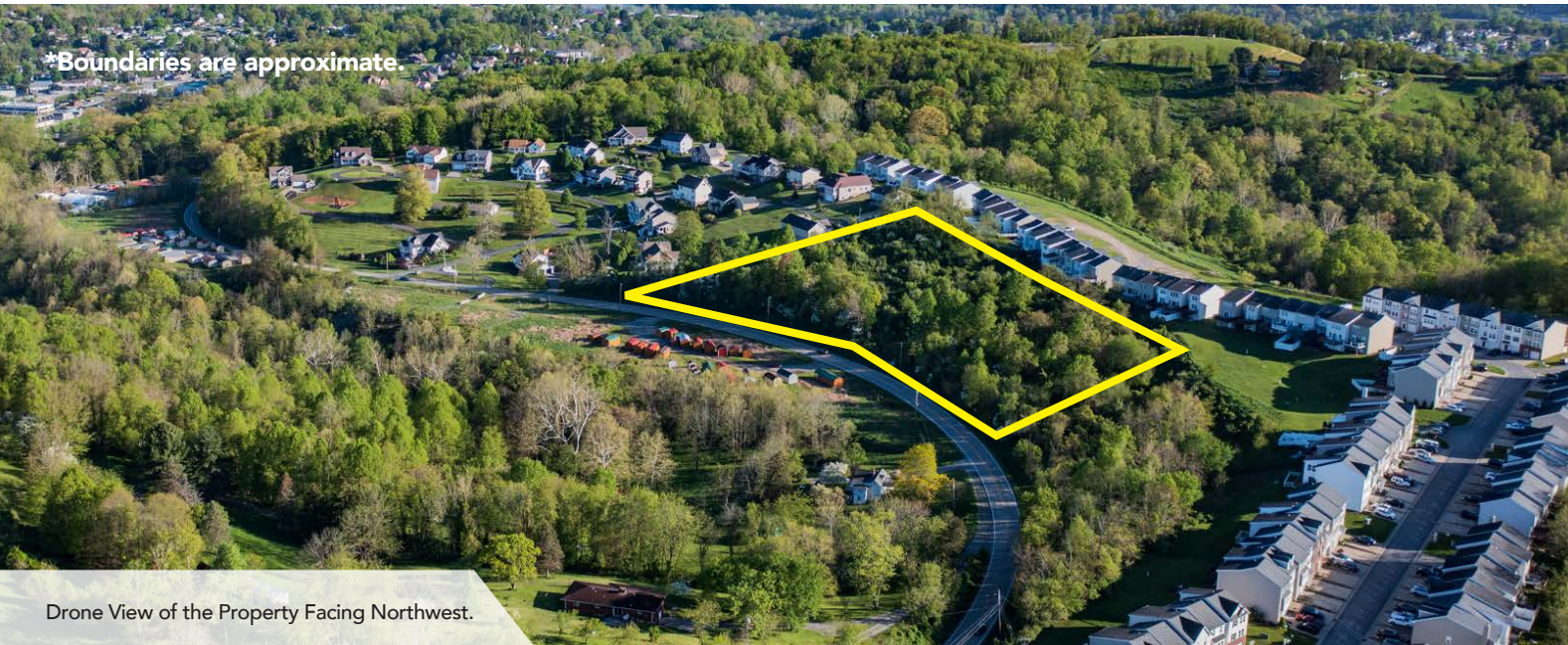
AERIALS

*Boundaries are approximate.



Drone View of the Property Facing Northeast.

*Boundaries are approximate.



Drone View of the Property Facing Northwest.

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Aerial View of the Property Facing Northeast.

AERIALS

*Boundaries are approximate.



Drone View of the Property Facing East.

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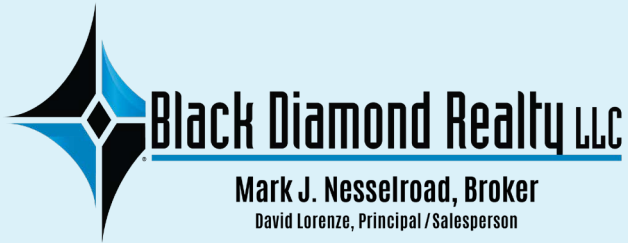


Drone View of the Property Facing Northeast.

*Boundaries are approximate.



Drone View of the Property Facing Northwest.



CONTACT

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