

180± NET BUILDABLE AC ON 380± AC LAND PARCEL

Intersection of I-79 and U.S. 50, Clarksburg, WV



Sale Details

This sale offers a fantastic opportunity to acquire a truly unique site, which can be developed without zoning restrictions.

Located in Clarksburg, West Virginia, all 180± developable acres sit at the intersection of I-79 and U.S. Route 50 - the second busiest intersection in the state, with 80,000 vehicles daily.

The offering is currently one of the largest unzoned developable sites available in the state. Existing schematic plans call for a mix of retail, mixed-use and industrial development parcels. Various incentives may be available, including TIF, AML and NMTC.

Highlights

- Allows for retail, industrial, residential & office
- Full utilities available on site: city water, city sewer, natural gas, fiber communications, three-phase electric & 138 KVa electric line
- Tremendous visibility from I-79 & direct access points off U.S. Route 50
- Schematic site plans produced & available
- Various incentives potentially available:
 - Harrison County TIF District proposed
 - AML funding possible
 - New Markets Tax Credit (NMTC qualified; severely distressed)
- 773,000 households & 62,600 businesses within 100 mile radius

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SCHEMATIC LOOKING WEST



SCHEMATIC LOOKING NORTH

SCHEMATIC DESIGNS

EXIT 119



LEGEND

- MIXED-USE COMMERCIAL
- OFFICE/BUSINESS
- ENTERTAINMENT
- LIGHT INDUSTRIAL

SCHEMATIC OVERVIEW



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AMENITIES & DEMOGRAPHICS

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Demographics

POPULATION	30 MINUTES	60 MINUTES	90 MINUTES	120 MINUTES
Residents	92,400	342,500	766,200	2,160,200

Clarksburg, West Virginia is ideally located at the intersection of U.S. Route 50 and Interstate 79 in West Virginia, positioning it midway between Pittsburgh, PA and Charleston, WV on I-79 and midway between Washington, D.C. and Cincinnati, OH on US-50. Relatively low unemployment, affordable land and the presence of well known organizations like the FBI and the Department of Defense attracts biometric contractor companies, making the county a trailblazer in technological advancement throughout the state. Clarksburg is currently experiencing retail growth, with both New Pointe Plaza and Eastpointe Shopping Center both opening in the last few years, featuring national retailers like Walmart, Sams Club, Starbucks, Chick-Fil-A and Lowe's Home Improvement.

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CONTEXTUAL MAPS

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Approximately 53% of workers commute from outside the County with the largest numbers commuting from Marion County (9.7%) and Monongalia County (5.0%).

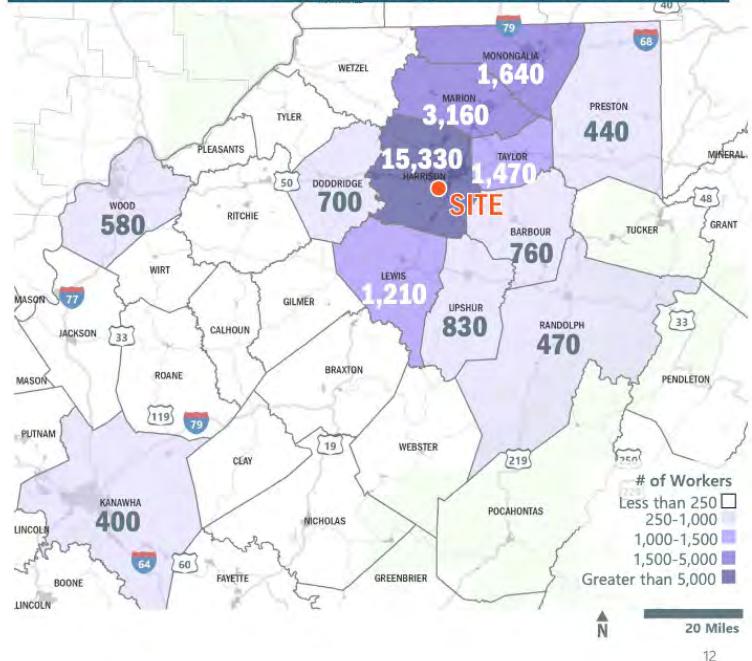
However, there are workers who commute in excess of 120 minutes one-way, including workers from:

- Wood County/the Parkersburg area (580 workers); and
- Kanawha County/the Charleston area (400 workers).

An additional 460 workers commute into Harrison County from a county other than the top 12 visualized, or about 17% of workers.

Source: Esri, LEHD OnTheMap, SB Friedman
SB Friedman Development Advisors

COMMUTING PATTERNS: WHERE WORKERS LIVE (TOP 12 COMMUTING COUNTIES)

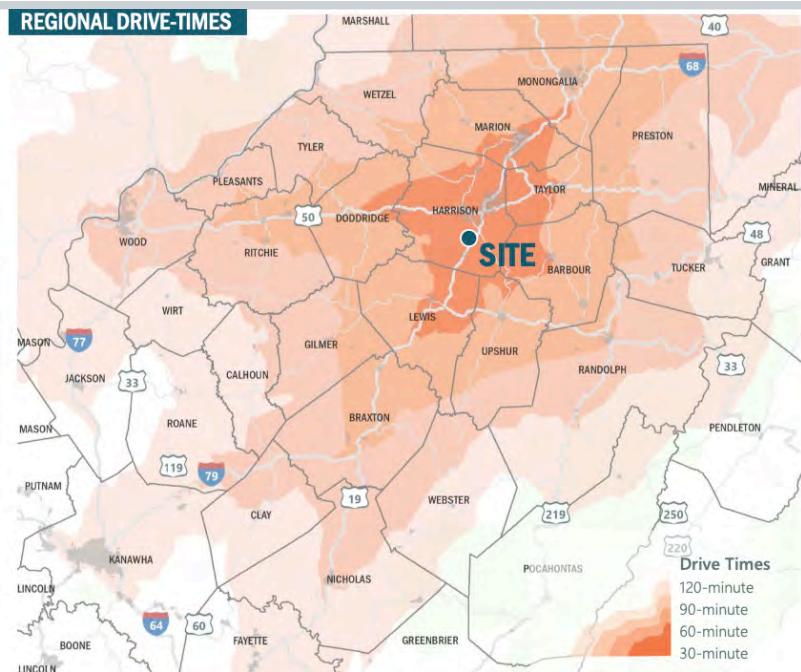


Much of the County is accessible within a 30-minute drive time of the Site, as is a portion of several surrounding counties.

Approximately 92,400 residents and 38,700 households are located within 30 minutes of the Site. These households have a median income of \$55,200 and total consumer spending potential of \$2.9 billion.

DRIVE-TIME RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	SPENDING POTENTIAL
30-minutes	92,400	38,700	\$2.9B
60-minutes	342,500	139,600	\$9.5B
90-minutes	766,200	312,300	\$20.4B
120-minutes	2,160,200	902,800	\$65.8B

REGIONAL DRIVE-TIMES



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