



750 CHAPLIN HILL ROAD

MORGANTOWN, WV 26501



VILLAGE OF SUGAR MAPLE RIDGE

GATEWAY

I-79, EXIT 155

UNIVERSITY TOWN CENTRE

CHAPLIN HILL ROAD

 750 CHAPLIN HILL ROAD

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*Boundaries are approximate.

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 750 CHAPLIN HILL ROAD

CHAPLIN HILL ROAD

LAND / DEVELOPMENT FOR SALE

750 CHAPLIN HILL ROAD MORGANTOWN, WV 26501

SALE PRICE / \$2,080,000

GROSS LOT SIZE / 85.745 ACRES

TOPOGRAPHY / ROLLING HILLS / SLOPING

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY TYPE / RESIDENTIAL
DEVELOPMENT / LAND**

**PROPERTY FEATURES / CLOSE TO MANY
AMENITIES, ELEVATED, EXCEPTIONAL
VIEWS, SEWER AND WATER AVAILABLE**

Located just one mile from I-79, Exit 155 and the University Town Centre, 750 Chaplin Hill Road is a land/development opportunity comprised of 85.745 (+/-) acres. The majority of the site has a generally sloping terrain throughout and is estimated to be 60% cleared and 40% wooded. From Chaplin Hill Road, a private, gravel right of way bisects the site in a southeast/northwest direction. The land is situated just south of the newly established Village of Sugar Maple Ridge community. The hilltop plateau offers exceptional views for miles making it ideal for a residential development.

Situated 1 mile west of I-79, Exit 155 and the University Town Centre, UTC is the ultimate shopping destination in Greater Morgantown. From clothing stores, restaurants, entertainment, and more, the University Town Centre provides various types of stores for locals and visitors alike. West Virginia University's main campus and downtown Morgantown are just 4.5 miles away.

FOR SALE

LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155
750 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 85.74 ACRES

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property offers 85.745 (+/-) acres of land ideal for residential development. The majority of the site has a general sloping terrain throughout. A private, gravel right of way bisects the site in a southeast/northwest direction. The site exhibits varying types of terrain with the southwest portion being primarily a cleared, grassy field. This portion slopes uphill, away from the road grade to the southwest, to a cleared hilltop plateau. The northeast most portion of the site slopes uphill, away from the road grade toward the northeast and contains more dense tree and brush coverage. There are areas of flatter terrain along the existing access road where a small stream is located. Area drainage is adequate for this site.

The property is improved with a dilapidated mobile home, a one-car detached garage, and various other outbuildings including an equipment shed, storage shed, and a spring house. The site is estimated to have 50 (+/-) acres cleared and the remaining acreage as woodland, or about 60% cleared and 40% wooded.

INGRESS / EGRESS / PARKING

This property offers one point of ingress and egress via Chaplin Hill Road to a gravel drive which extends into the central portion of the available parcel.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Mountain State Waste
Cable/Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Morgantown, this property is positioned in the Grant District of Monongalia County. The site is comprised of one parcel containing a total area of 85.745 (+/-) acres. The property is identified as Grant District, Tax Map 3, Parcel 18. This can be referenced in Deed Book EB 422, Page 425, This property does not have any zoning restrictions.

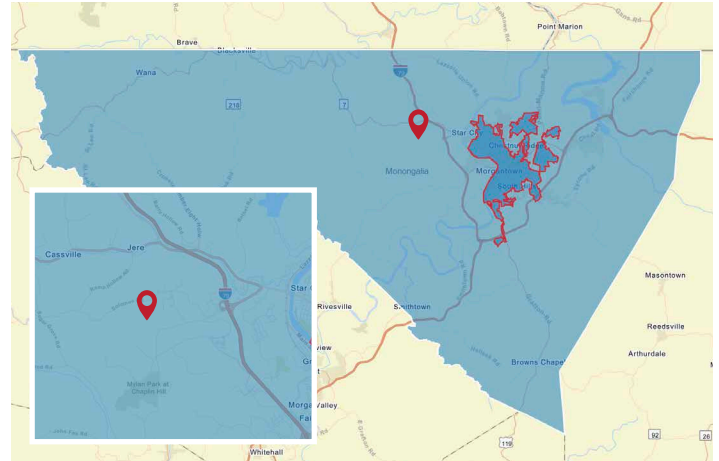
LOCATION ANALYSIS

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.

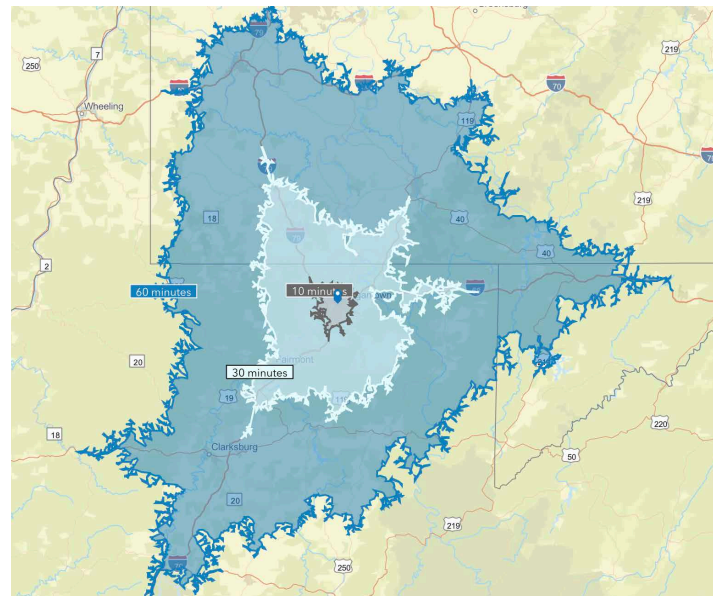
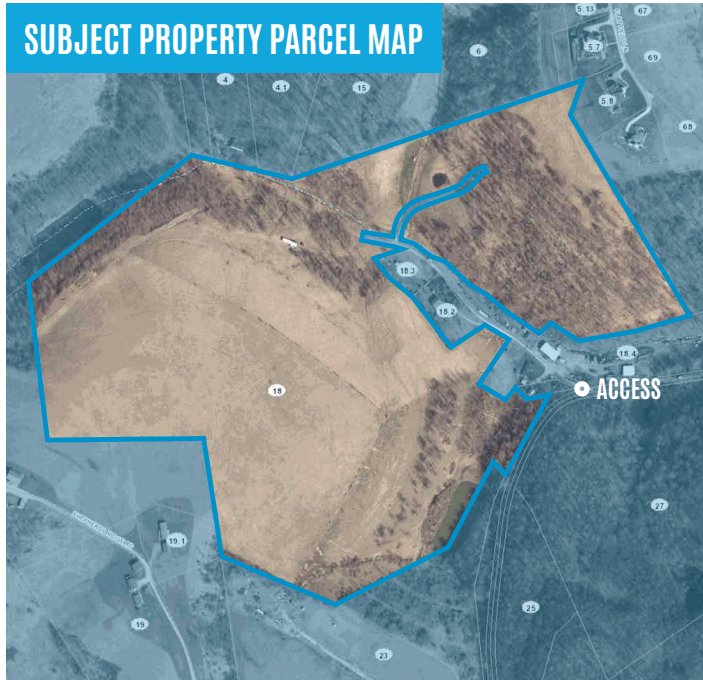
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



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

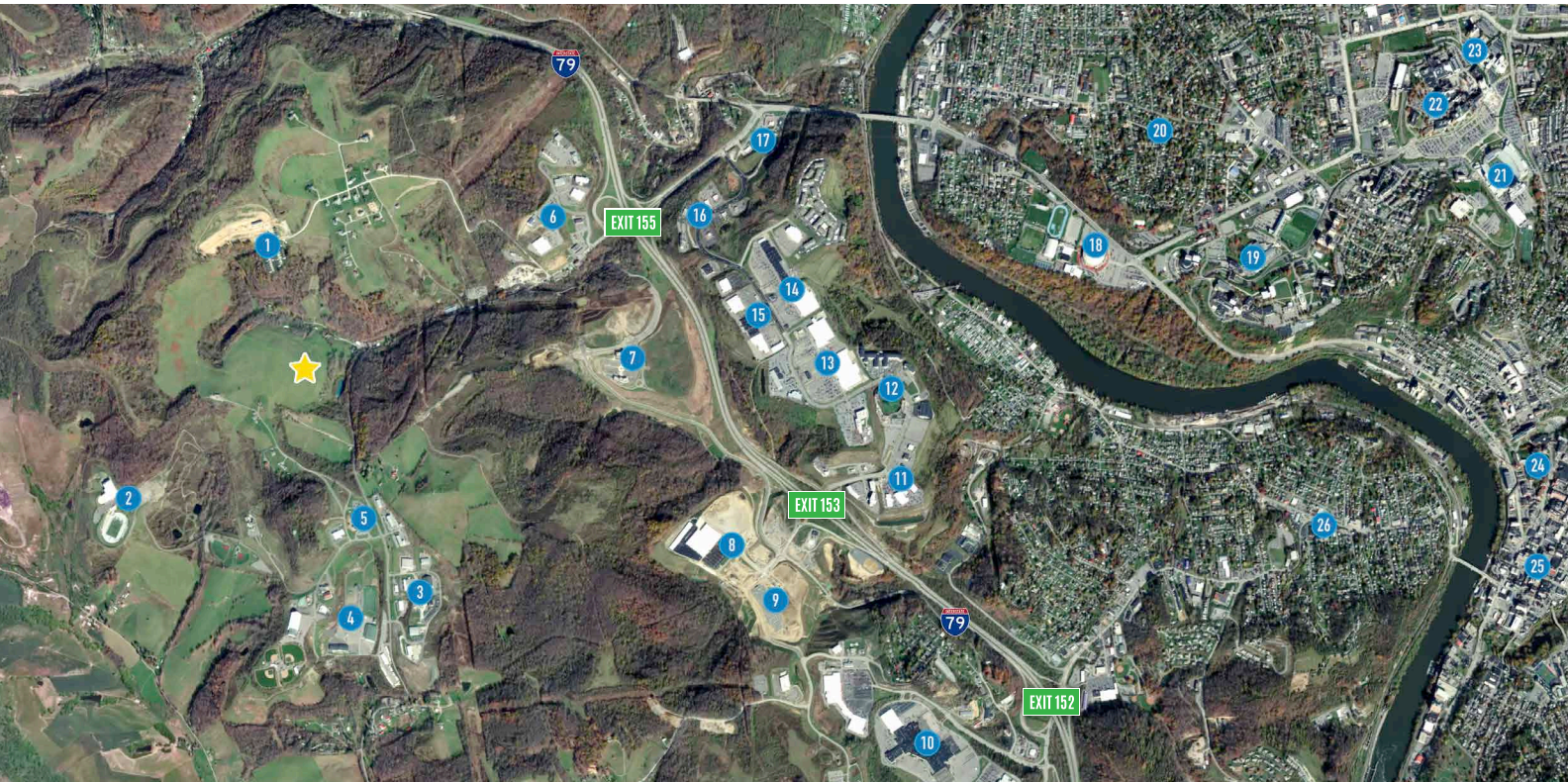


Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

FOR SALE

LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155 750 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 85.74 ACRES

SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 750 Chaplin Hill Road has been referenced with a yellow star.

- 1 Village of Sugar Maple Ridge
- 2 Aquatic Center at Mylan Park
- 3 Preferred Surfaces, Pillar Innovations, Omnicare of Morgantown, Triad Engineering, Woodford Oil, Dieffenbach & Hritz, LLC City Neon
- 4 Mylan Park
- 5 Mylan Park Elementary School
- 6 Gateway: Triple S Harley-Davidson, Hobby Lobby, I-79 Honda, Sportsmans Warehouse, Rhino Storage
- 7 Steptoe & Johnson PLLC - Morgantown
- 8 Menard's, KFC, Bass Pro Shops, Texas Roadhouse,
- 9 Khol's, HomeGoods, Ross, Burlington, PetSmart
- 10 Morgantown Mall
- 11 Hampton Inn & Suites, Chic-fil-A, Fusion Steakhouse, Panda Express, Buffalo Wild Wings, Wendy's
- 12 Monongalia County Ballpark, Star Furniture Star, Spark Black Bear, Courtyard Morgantown, WVU Medicine
- 13 Sam's Club, Walmart Supercenter
- 14 Target, TJ Maxx, Dollar Tree, Petco, Cici's Pizza, Sweet Frog, Sally's Beauty Supply
- 15 Dick's Sporting Goods, Harbor Freight Tools, Ashley Home Store, Ulta Beauty, Five Below, Kirkland's, Best Buy, Giant Eagle
- 16 Chili's, LongHorn Steakhouse, Cheddar's, Olive Garden, Red Lobster
- 17 Starbucks, Chipotle, McDonald's, Sheetz, Expressway Car Wash, The Ranch Quick Lube
- 18 WVU Coliseum
- 19 Evansdale Campus
- 20 Suncrest
- 21 Mountaineer Field at Milan Puskar Stadium
- 22 Ruby Memorial Hospital
- 23 WVU Medicine Health Sciences Campus
- 24 West Virginia University Main Campus
- 25 Downtown Morgantown, High Street
- 26 Westover

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,364

Total Population



636

Businesses



13,029

Daytime Population



\$238,174

Median Home Value



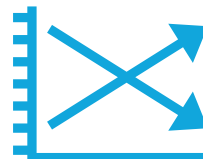
\$42,190

Per Capita Income



\$67,294

Median Household Income



0.35%

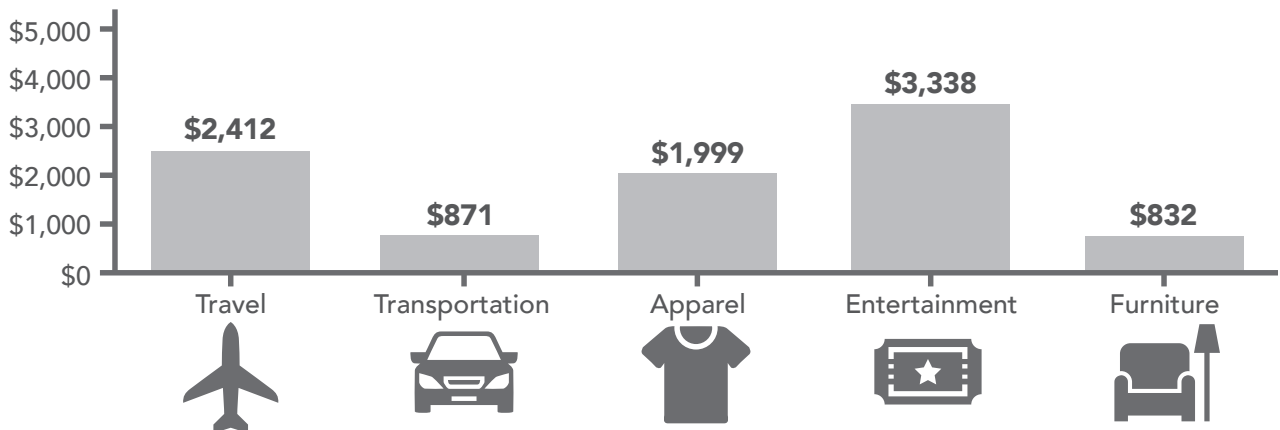
2024-2029 Pop Growth Rate



5,178

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



57,086

Total Population



2,584

Businesses



76,420

Daytime Population



\$248,128

Median Home Value



\$34,003

Per Capita Income



\$50,140

Median Household Income



0.15%

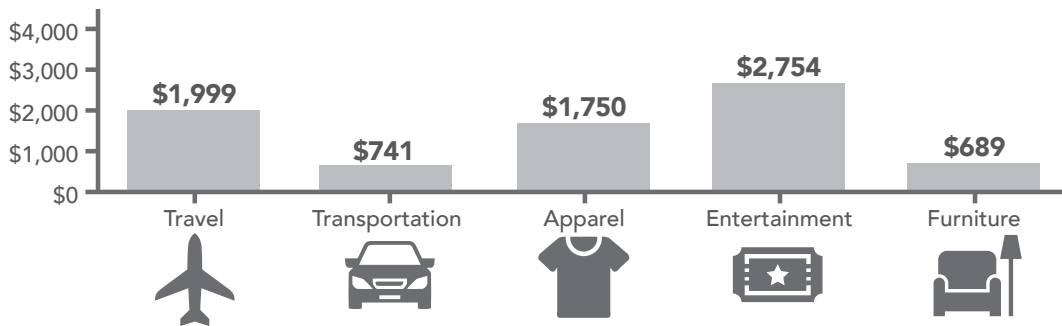
2024-2029 Pop Growth Rate



27,862

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,321

Total Population



4,073

Businesses



118,856

Daytime Population



\$258,881

Median Home Value



\$39,321

Per Capita Income



\$61,778

Median Household Income



0.25%

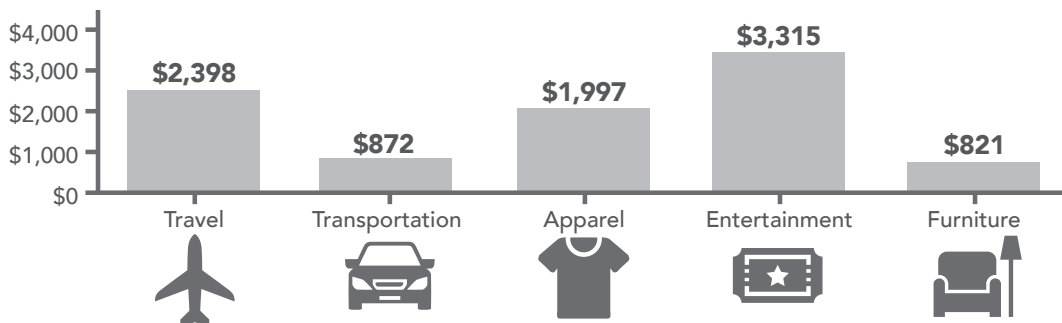
2024-2029 Pop Growth Rate



50,225

Housing Units (2020)

KEY SPENDING FACTS



WESTRIDGE DEVELOPMENT

ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within one mile radius of the subject location.

- MYLAN PARK:** Mylan Park recently finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.

A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.

- GATEWAY:** The Gateway is fast approaching a total of **\$60 Million of commercial development**. Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 1 mile from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an “interstate front door” to WestRidge.

WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

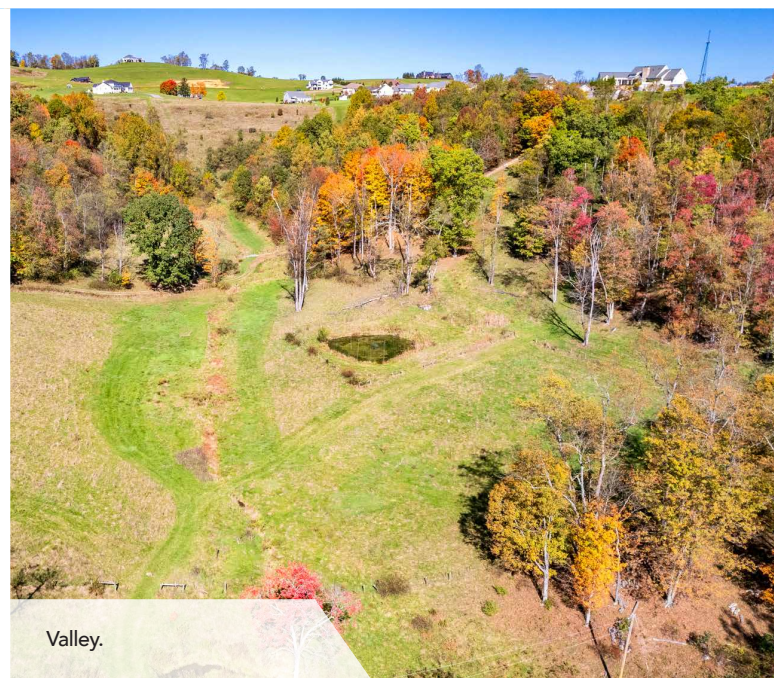
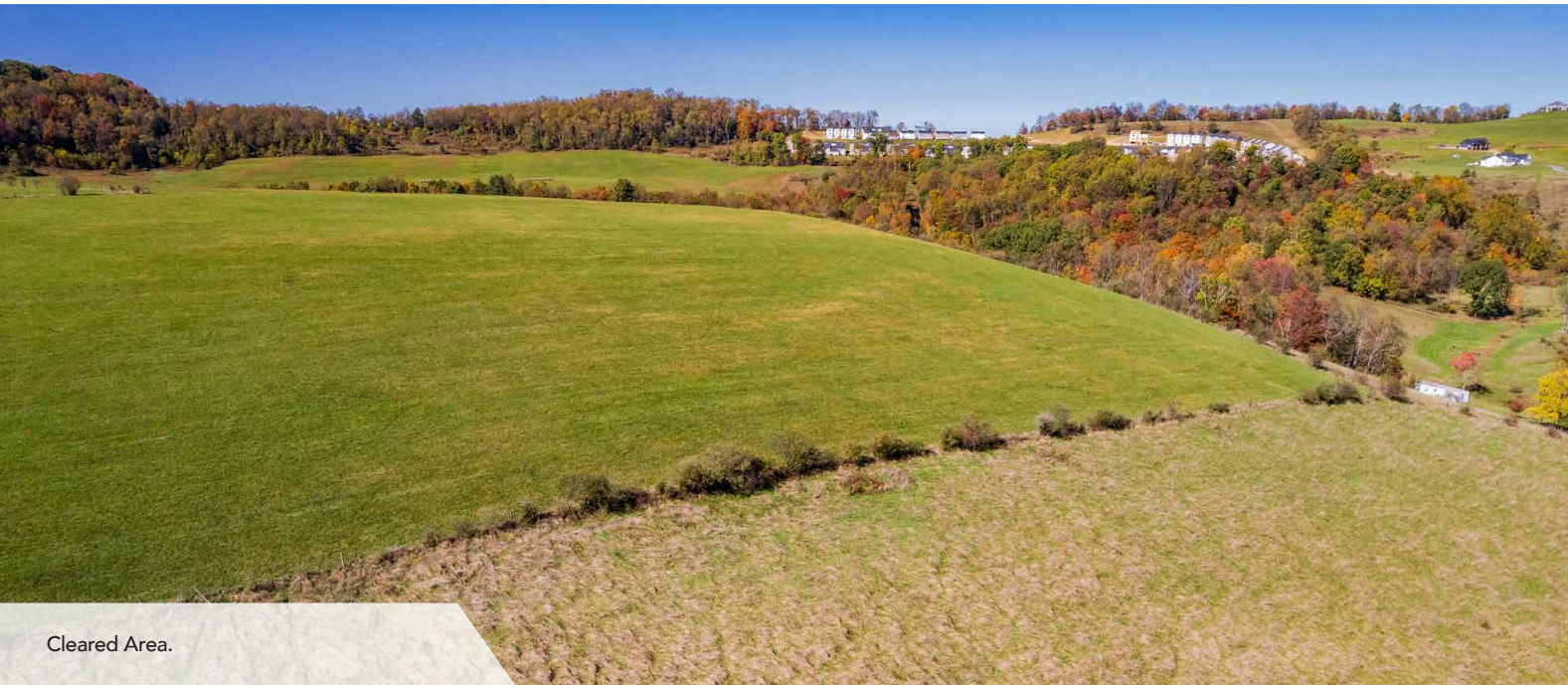
More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a “Super Regional Center.” This will draw from a retail trade area of 25 miles or more.

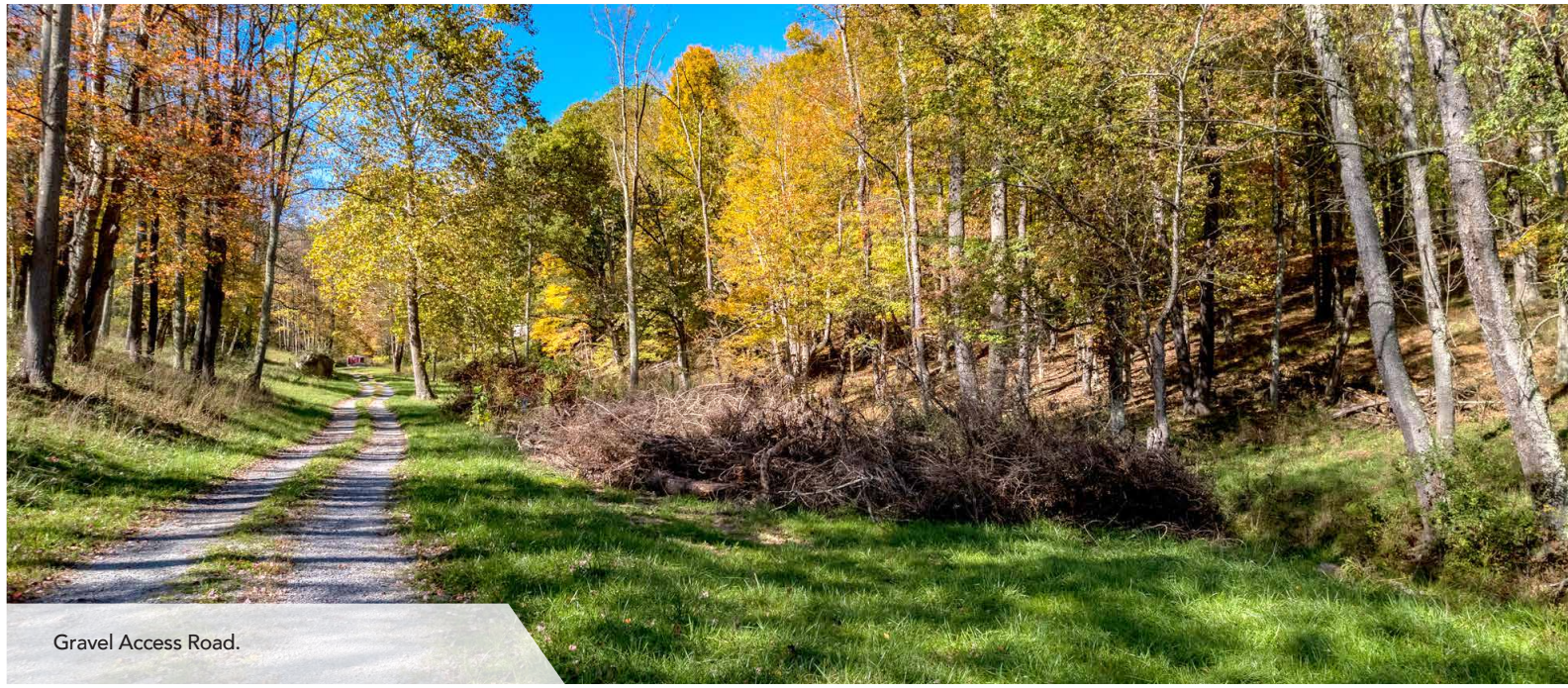
Menards, is the areas newest retail business coming to the Greater Morgantown market. Menards is the nation’s third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).

AERIALS



FOR SALE
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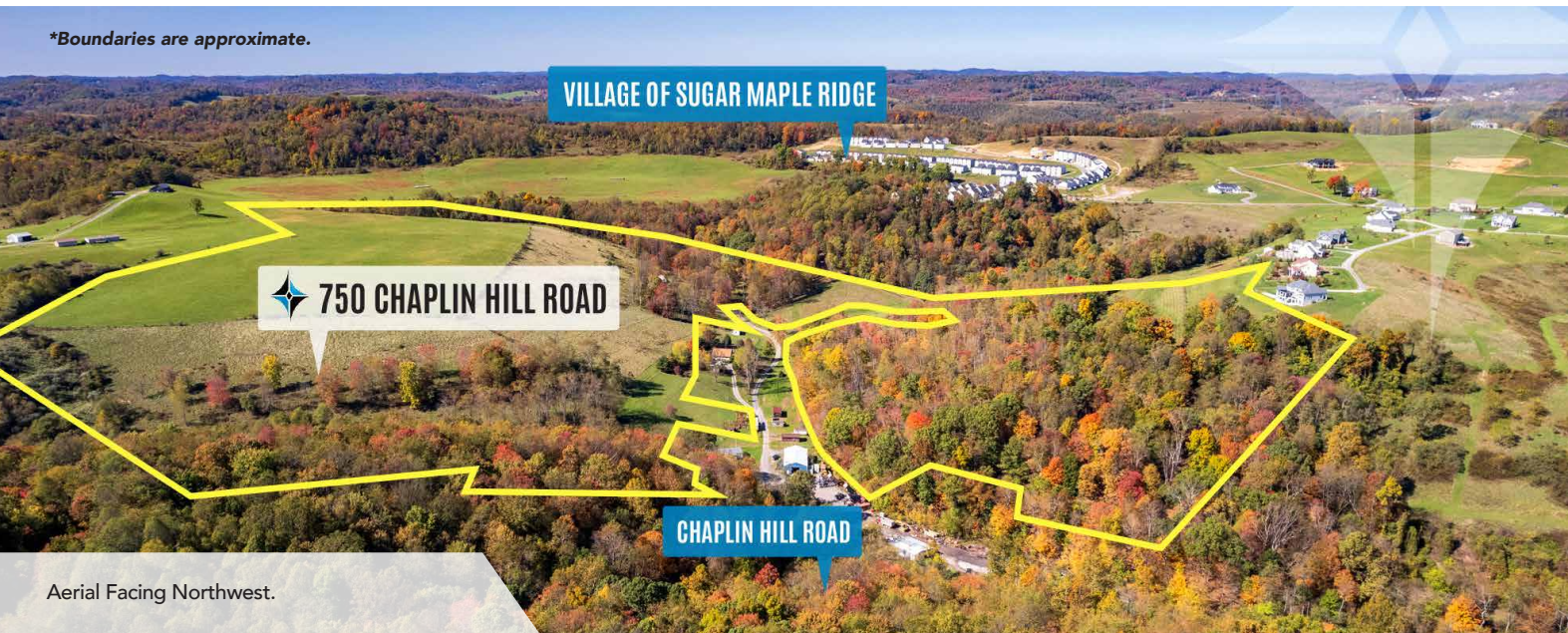
Gravel Access Road.



Valley.

AERIALS

*Boundaries are approximate.



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FOR SALE

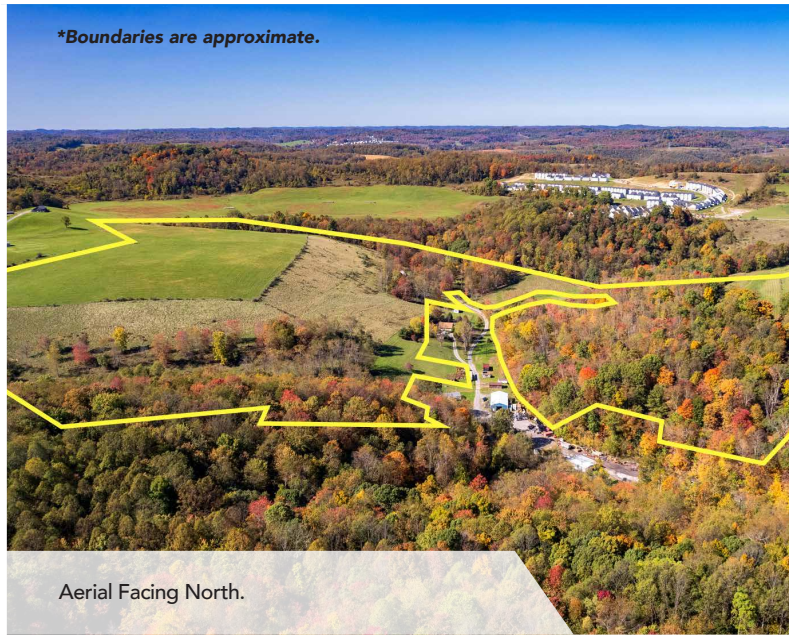
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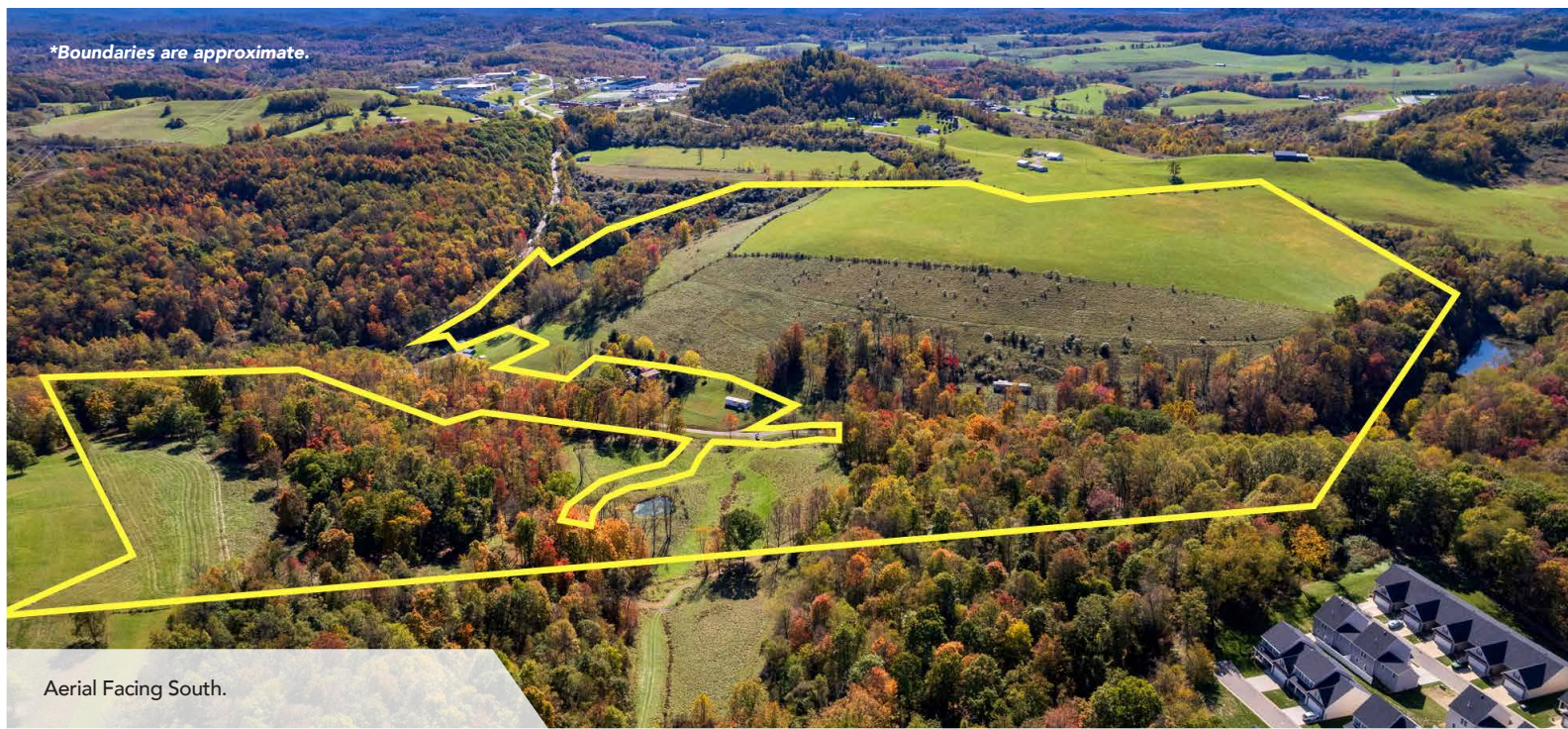
Aerial Facing East.

**Boundaries are approximate.*

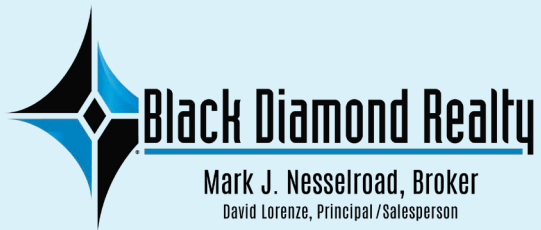


Aerial Facing North.

**Boundaries are approximate.*



Aerial Facing South.



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