

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



Chaplin Hill Rd & University Town Center Dr., Morgantown, WV

For Sale
REDUCED
\$4,995,000

Near Interchange

4.55 acres

No Zoning
Level Pad

Chaplin Hill
2015 AADT
33,960

UTC
2012 AADT
22,666

High

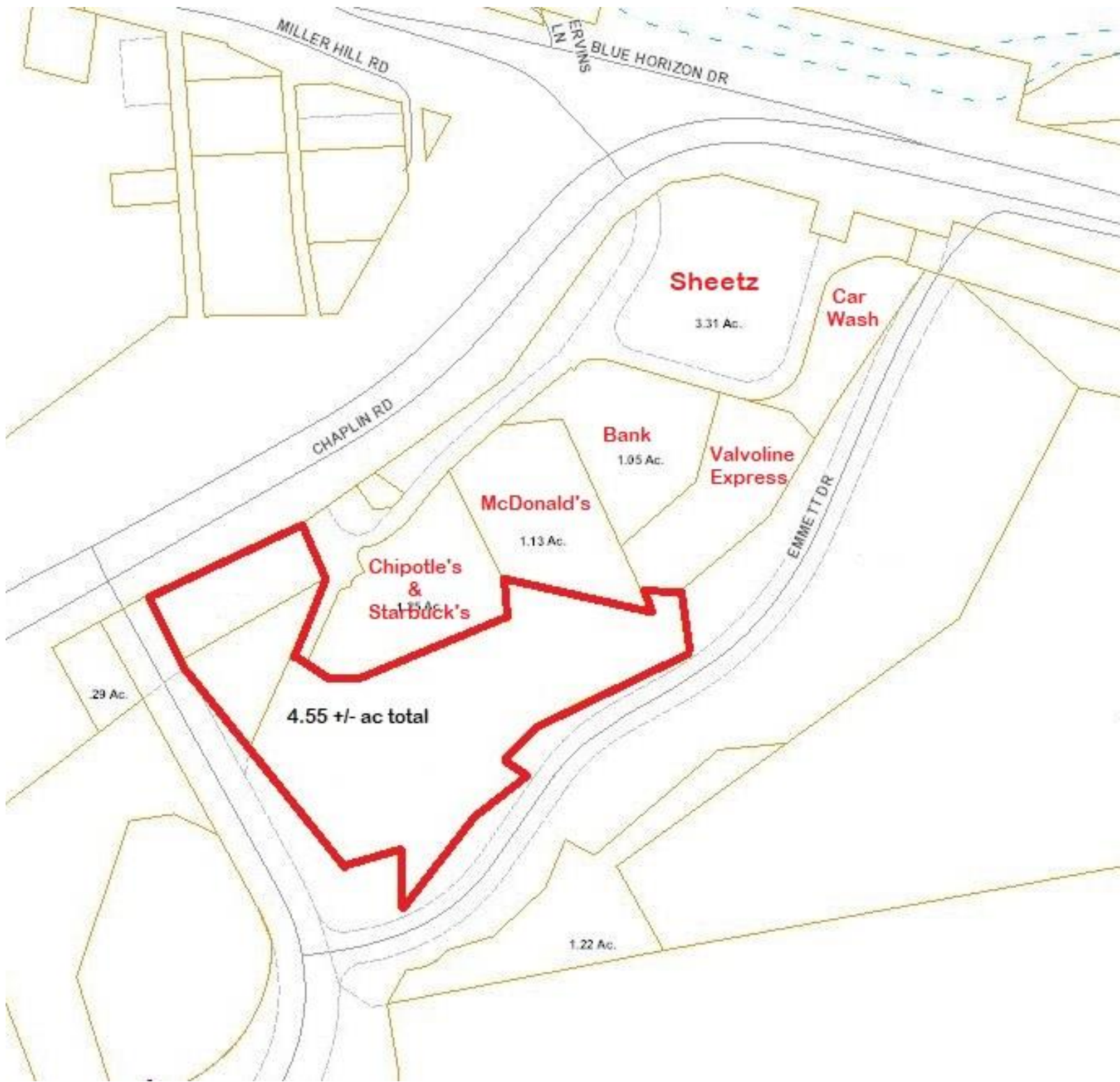


- SBA-HubZone
- WV-Tax Incentive District
- 4.55 acres +/- total
- Hot Commercial Area
- Out of City Limits
- No B&O Taxes
- Level Site to Sloping
- All Utilities Available

Commercial Opportunity about 1/2 mile off Exit 155 of I-79. Site borders Chaplin Rd, University Town Center Dr. & Emmett Dr. This 4.55 acre site is situated in a hot area of the community for commercial expansion. The property is mostly level & out of the city limits (no B&O taxes). There is curb cut on Chaplin Hill Rd and potential for another along Emmett Dr. All utilities are available to this highly visible growth site. Suited for a variety of businesses including retail, hotel, restaurant, dealerships, office complex, multifamily and more. Some restrictions apply. Located in SBA-HubZone & WV Tax Incentive (TIF) District. Don't miss this opportunity! Call listing agent for an appointment!







MILLER HILL RD

ERVINS LN

BLUE HORIZON DR

CHAPLIN RD

EMMETT DR

Sheetz

3.31 Ac.

Car Wash

Bank

1.05 Ac.

Valvoline Express

McDonald's

1.13 Ac.

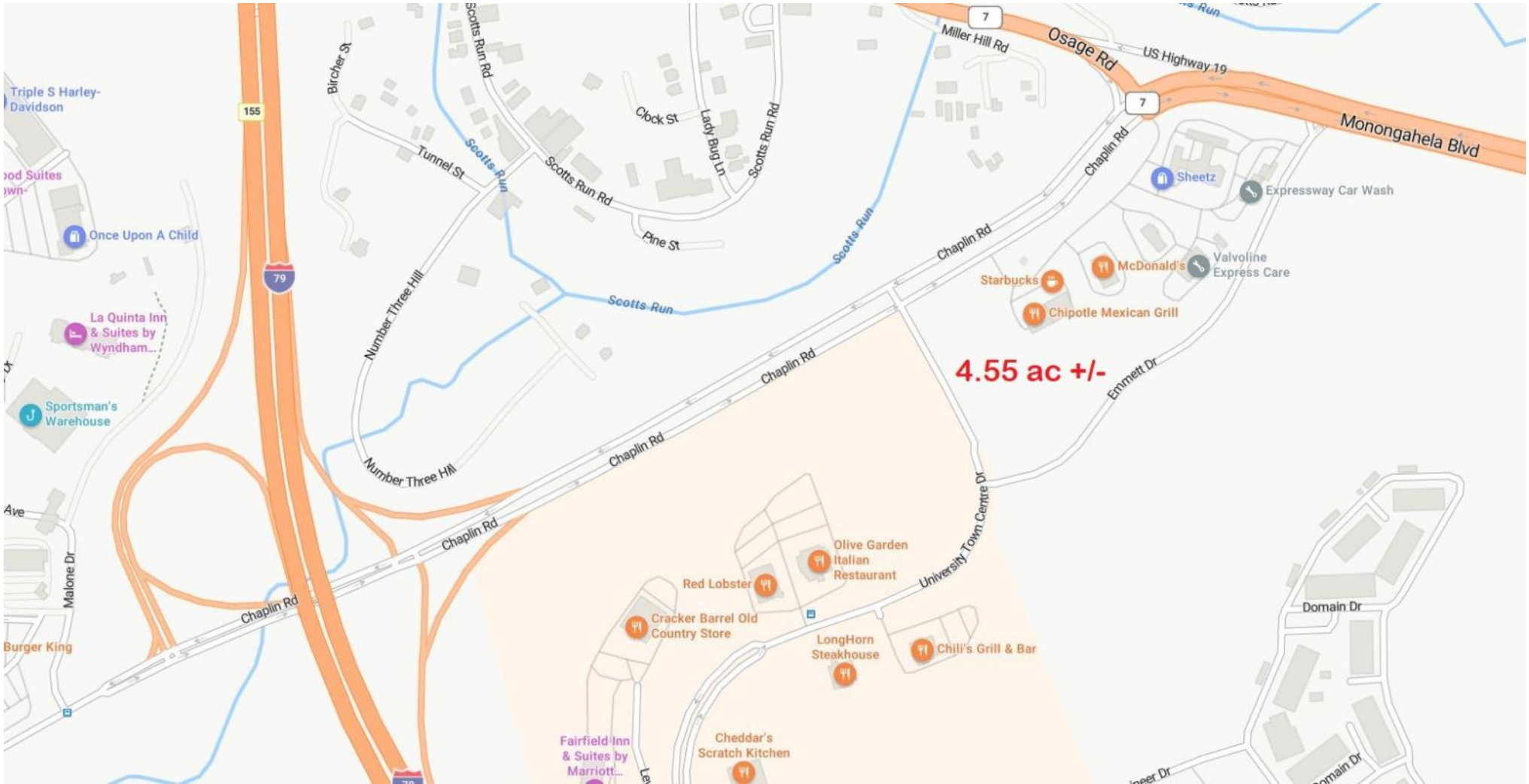
Chipotle's & Starbucks

4.55 +/- ac total

29 Ac.

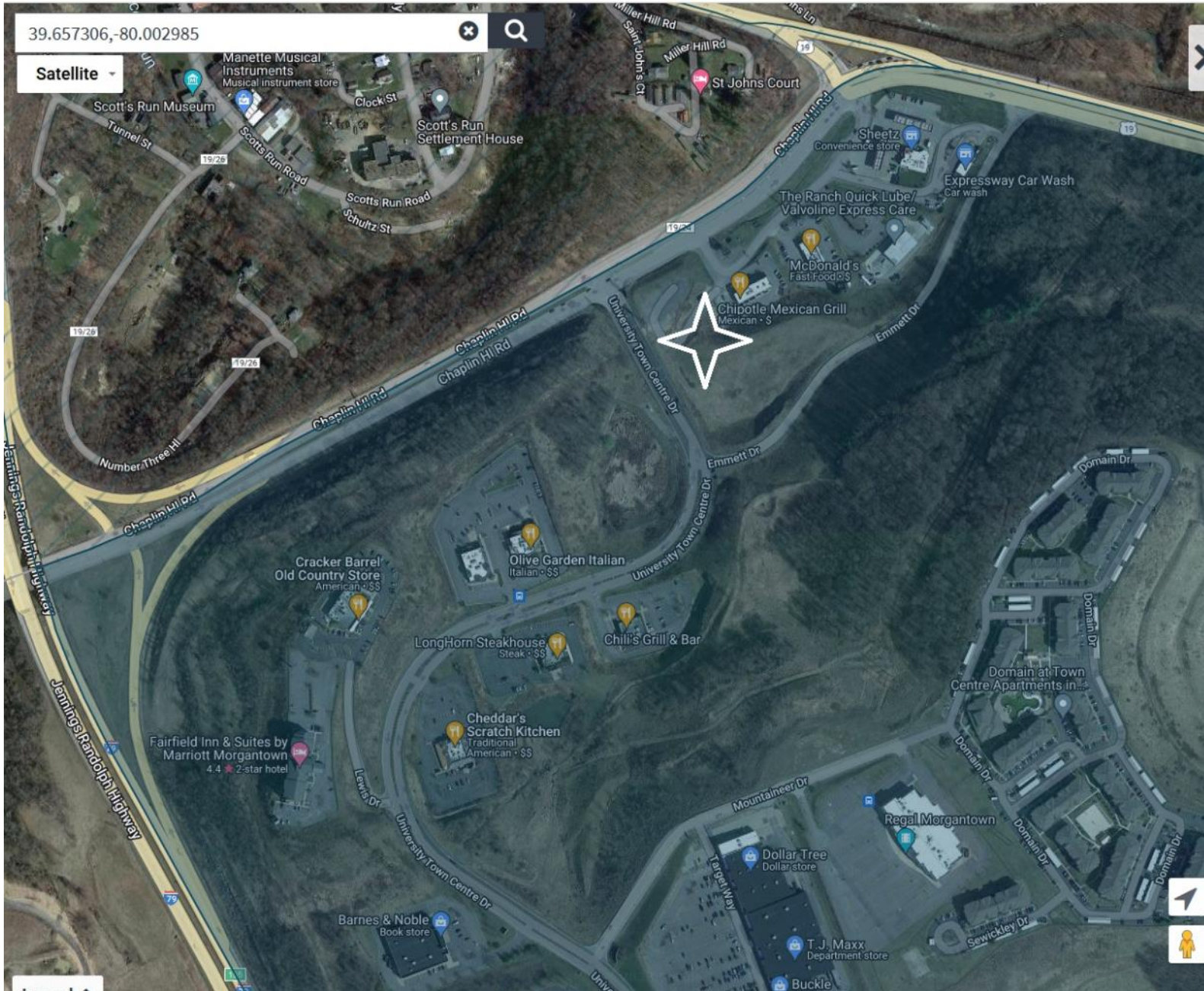
1.22 Ac.





39.657306, -80.002985

Satellite



39.657306°, -80.002985°

Qualified HUBZone

Designations [Show Details](#)

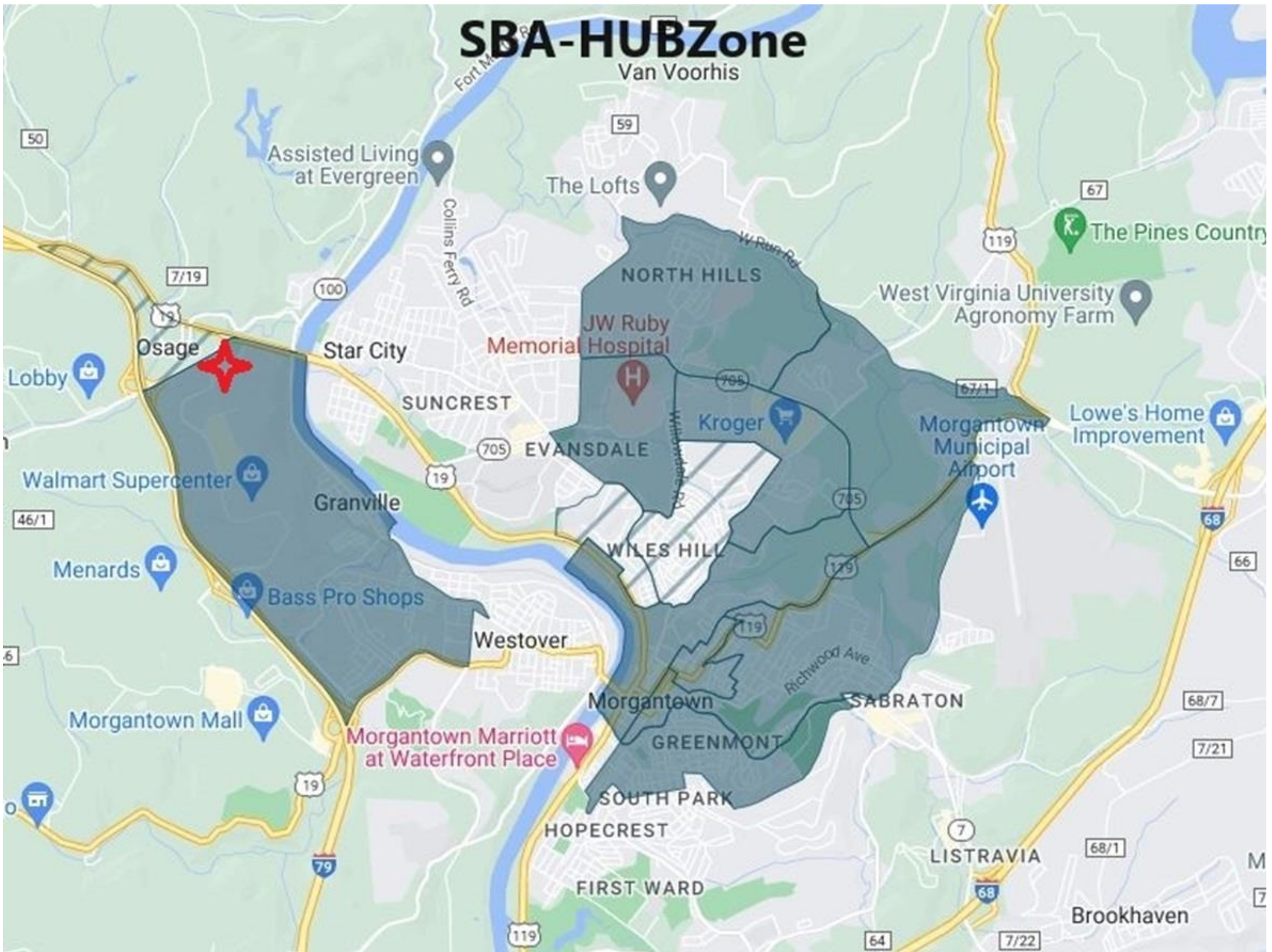
Census Tract

Local Information [Show Details](#)

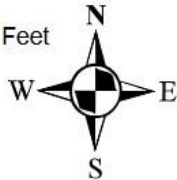
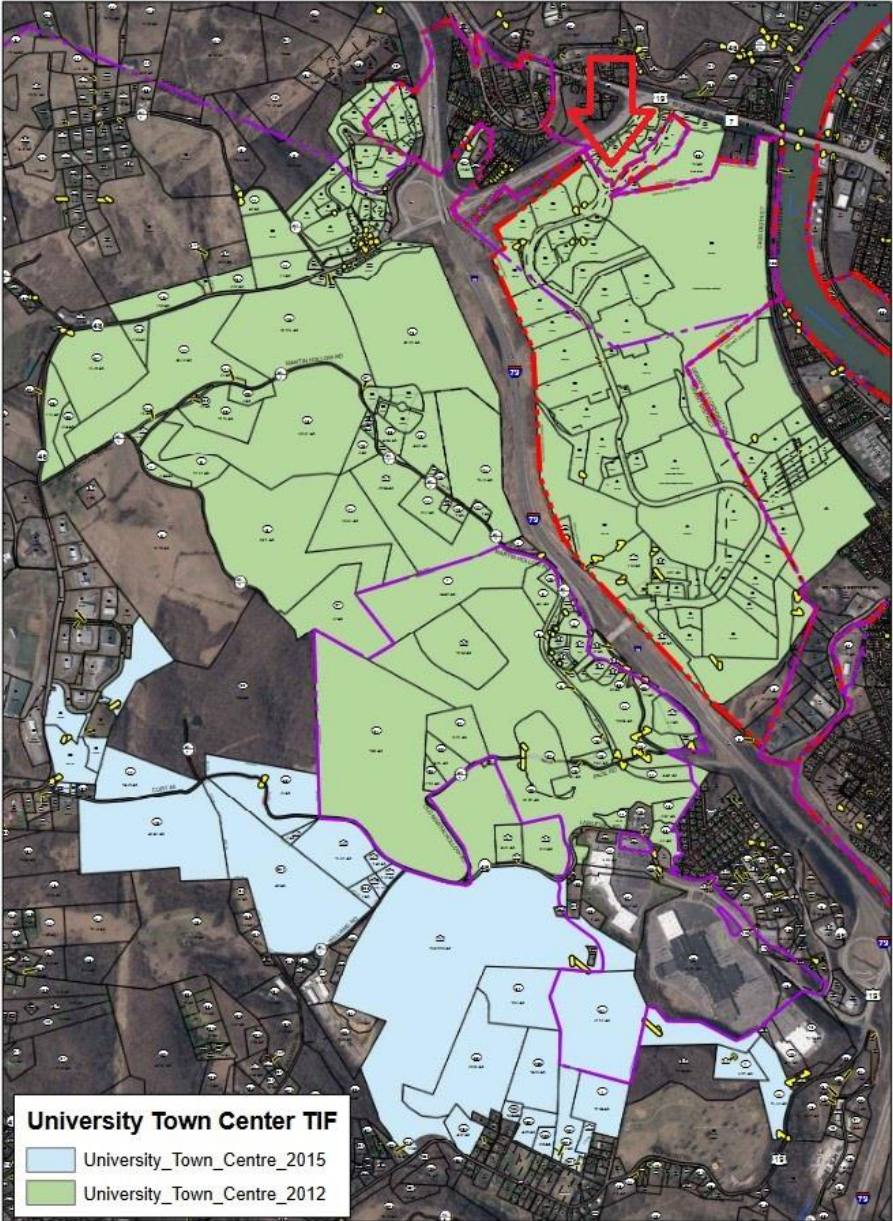
[Printable Version](#) [Share Map](#)

Qualification Valid as of Nov 30, 2023

SBA-HUBZone



University Town Center TIF



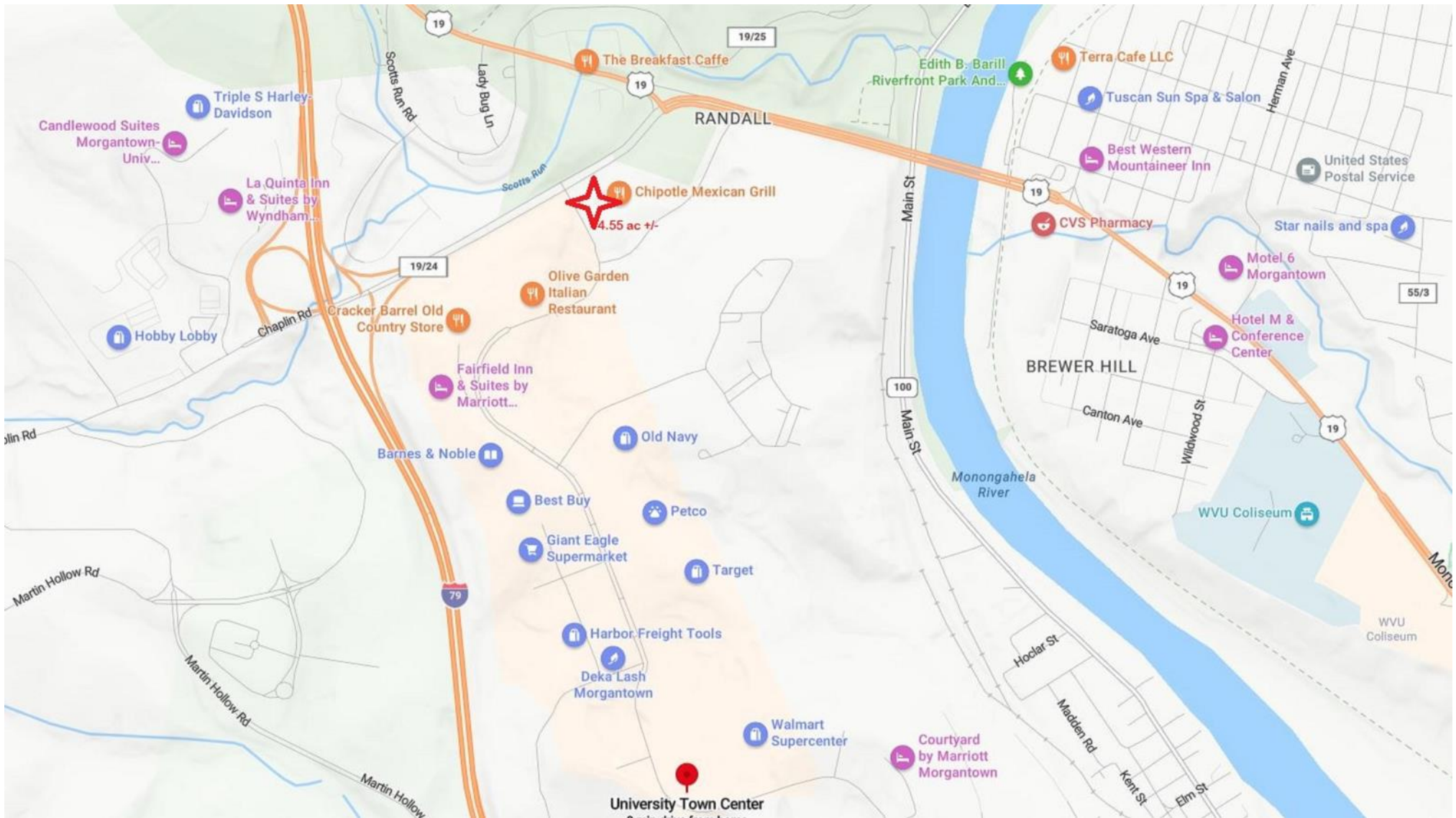


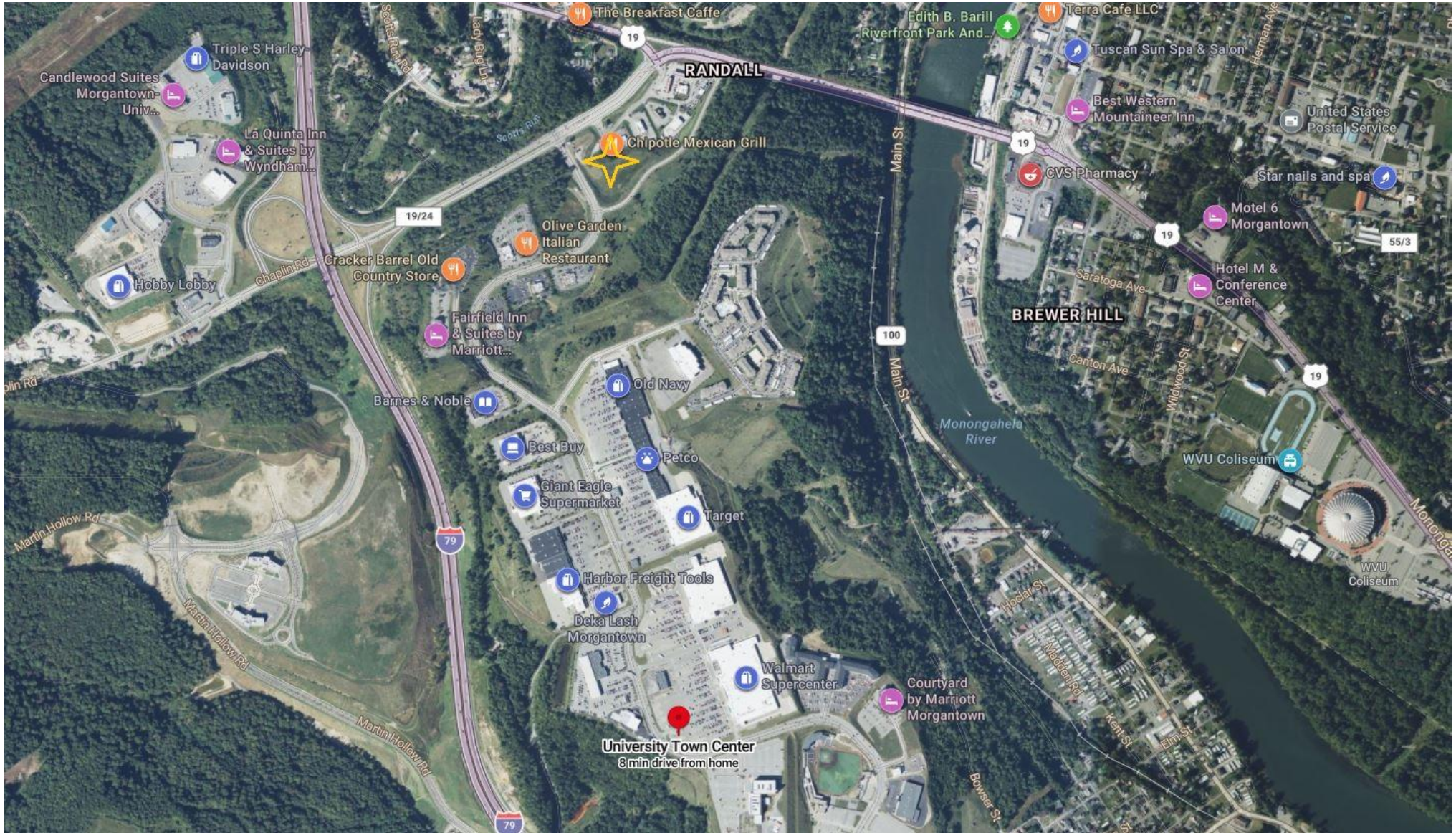




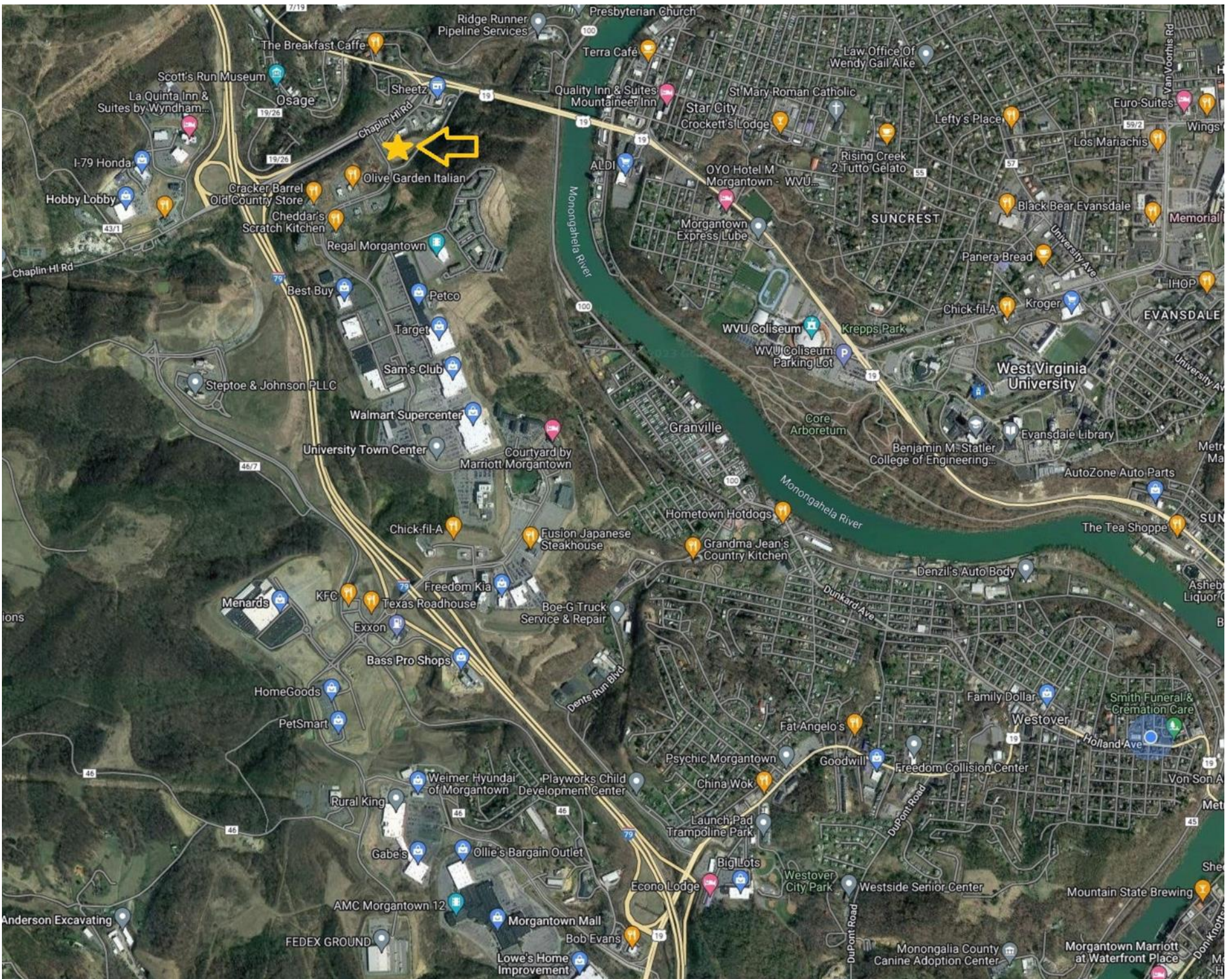






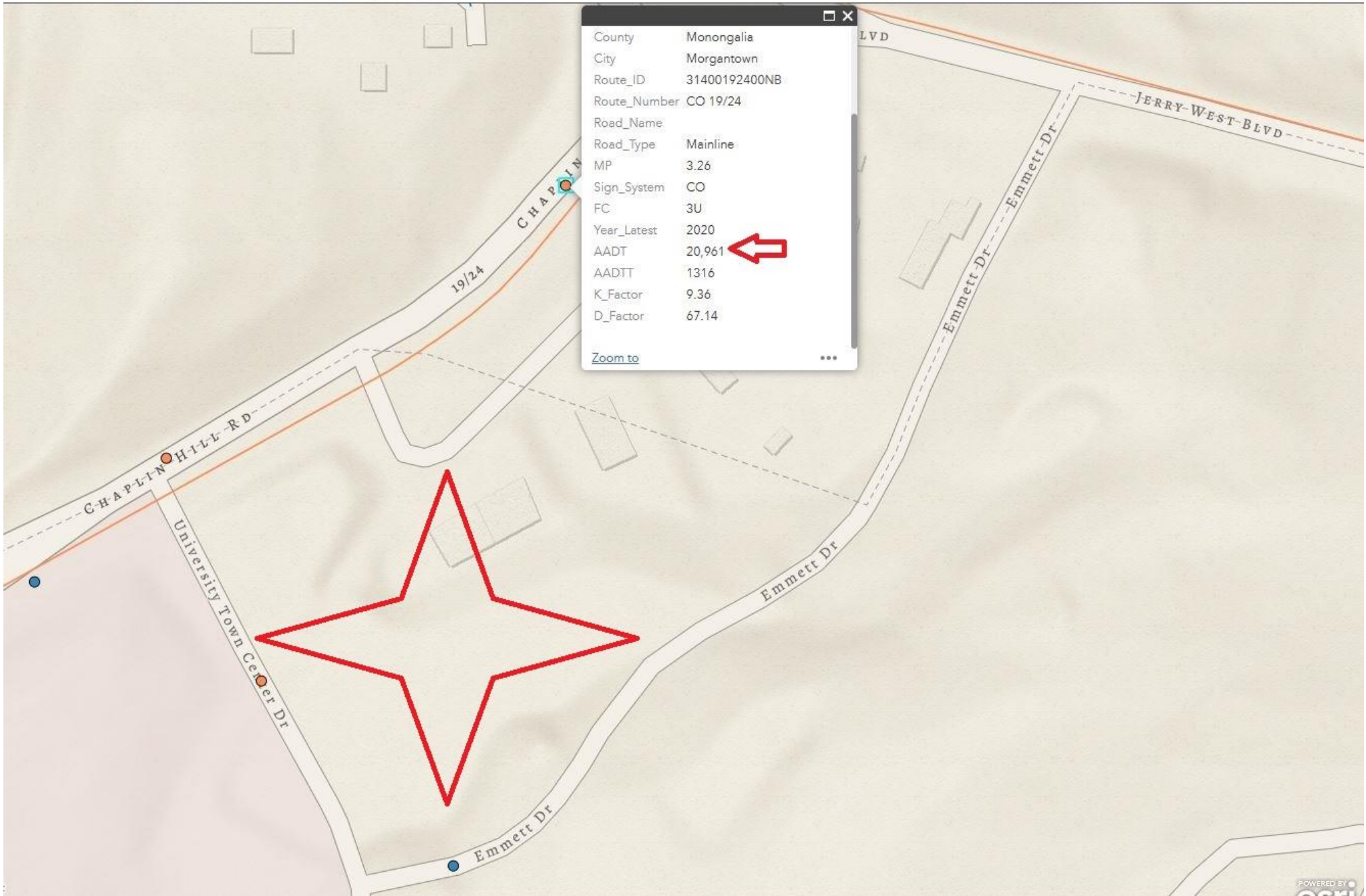






Annual Average Daily Traffic (AADT) Map

WVDOT Division of Highways - Performance Management Division - Traffic Monitoring Unit



**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

COMMERCIAL DIVISION

304-594-1519

www.move2wv.com

*North Central West Virginia's
Leaders in Real Estate!*

Howard Hanna Premier Properties
by Barbara Alexander, LLC
2800 Cranberry Square
Morgantown, West Virginia
304-594-0115
www.move2wv.com



Kay Michael Alexander

**Salesperson / ABR / GRI / Green / Luxury
Commercial**

kalexander@howardhanna.com

304-282-0077



Barbara Alexander

Broker / Owner

balexander@howardhanna.com

At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

