



200 WEST CREEK VILLAGE
MORGANTOWN, WV 26508

24 LOT - MOBILE HOME PARK INVESTMENT

 **200 WEST CREEK VILLAGE**



EXIT 4

SABARTON

200 WEST CREEK VILLAGE
MORGANTOWN, WV 26508



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

200 WEST CREEK VILLAGE

MORGANTOWN, WV 26508

SALE PRICE / \$1,200,000

TOTAL LOTS / 24

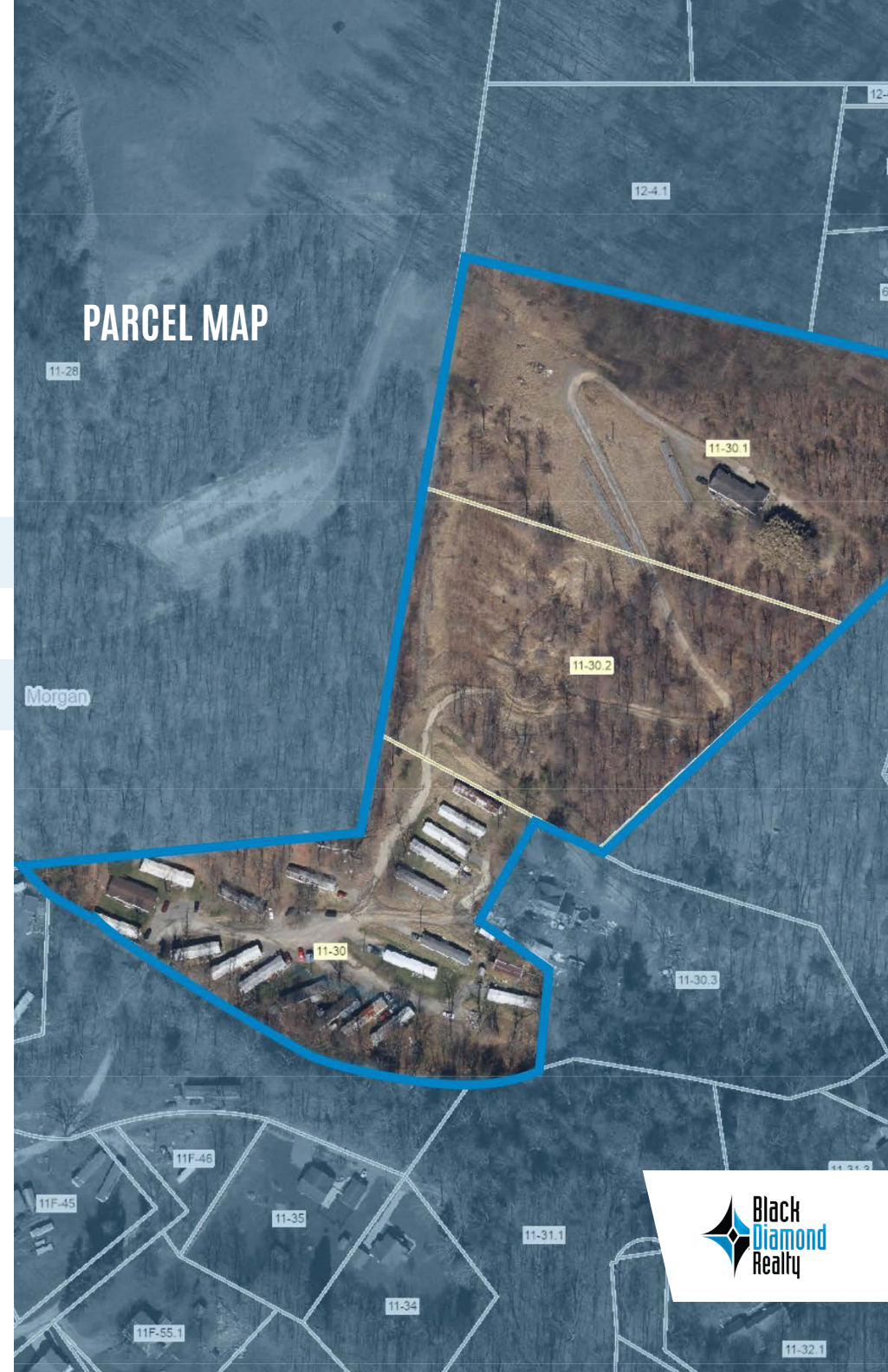
GROSS LOT SIZE / 12.88 ACRES

CITY LIMITS / OUTSIDE

Black Diamond Realty is pleased to present, to qualified buyers, 200 West Creek Village in Morgantown, WV, a 24 lot mobile home park on 12.88 acres. Of the 24 lots, 19 are park owned mobile homes, 15 of those are leased and four are vacant. Two homes are tenant owned and three of the lots are vacant with no mobile homes.

The property is located within the Sabraton area, a short drive to the major thoroughfares including Route 7 and I-68, Exit 4. The asset is positioned within 3.5 miles of Sabraton shopping and 6 miles of downtown Morgantown and West Virginia University's main campus.

PARCEL MAP





200 WEST CREEK VILLAGE
SUBJECT PROPERTY

**Boundaries are approximate*

Aerial Facing Northwest.

PROPERTY SPECIFICATIONS

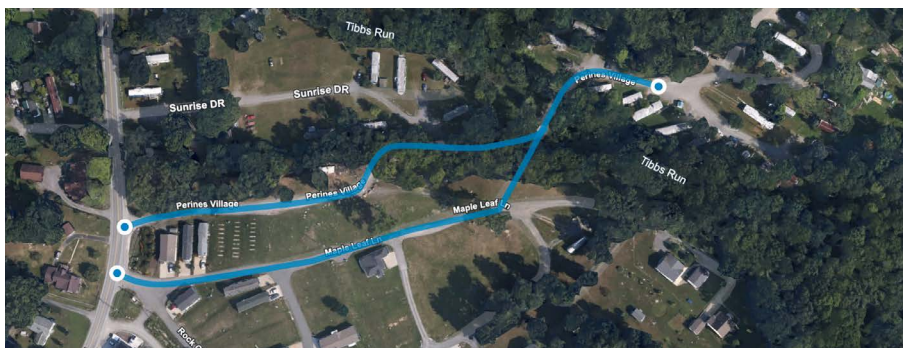
The subject property consists of a 24 lot mobile home park on 12.88 (+/-) acres. Out of the 24 lots, 19 feature park-owned mobile homes, with 15 currently occupied/leased, generating steady rental income, while 4 homes are vacant. Additionally, 2 lots are tenant-owned mobile homes and three are vacant lots, presenting an opportunity for immediate occupancy or further investment.

On the following page, there is a map indicating which homes are park-owned, tenant-owned or vacant. Nestled within a serene, wooded environment, this property ensures a tranquil living experience with ample privacy and natural shade for residents. The park has a path/road created throughout the park and up to the mobile homes.

Conveniently situated just a short drive from major routes including Route 7 and I-68 (Exit 4), 200 West Creek Village offers great accessibility. The park is only 3.5 miles from Sabraton's vibrant shopping district and 6 miles from the bustling heart of downtown Morgantown and West Virginia University's main campus, making it an attractive location for both tenants and investors. On page 13 there is a list of surrounding locations and close amenities to the property. This unique investment property has significant growth potential. Don't miss out on acquiring this asset.

INGRESS / EGRESS

Ingress and egress onto the property can be achieved by turning east directly off of Tyrone Road onto Perines Village. Perines Village offers no outlet. You can also access this property by turning east off of Tyrone Road onto Maple Leaf Lane.



LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the Morgan District (8) of Monongalia County. The site is comprised of three parcels of land, Parcels 30, 30.1, and 30.2, totalling 12.88 acres. The property is identified as Morgan District, Tax Map 11, Parcel 36.1. This can be referenced in Deed Book 1491, Page 405.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power First Energy Corp.
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Multiple Providers
Phone/Cable/Internet	Multiple Providers

FINANCIAL INFORMATION

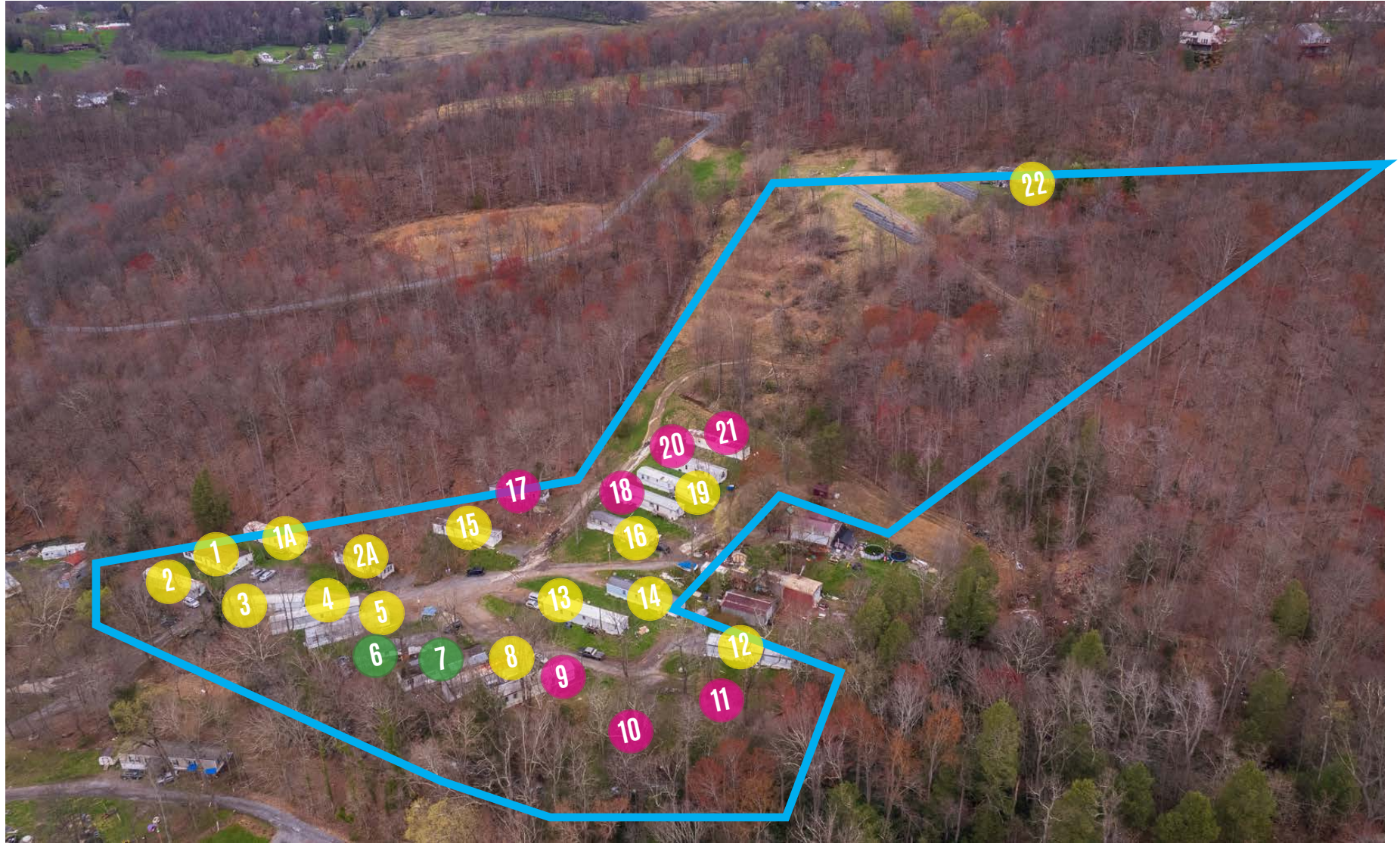
Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Caleb Wooldridge at cwooldridge@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicated that preference via email.



MAP



 Parcel Outline

 Park Owned Mobile Homes

 Tenant Owned Mobile Homes

 Vacant/Other Lots

LOCATION OVERVIEW

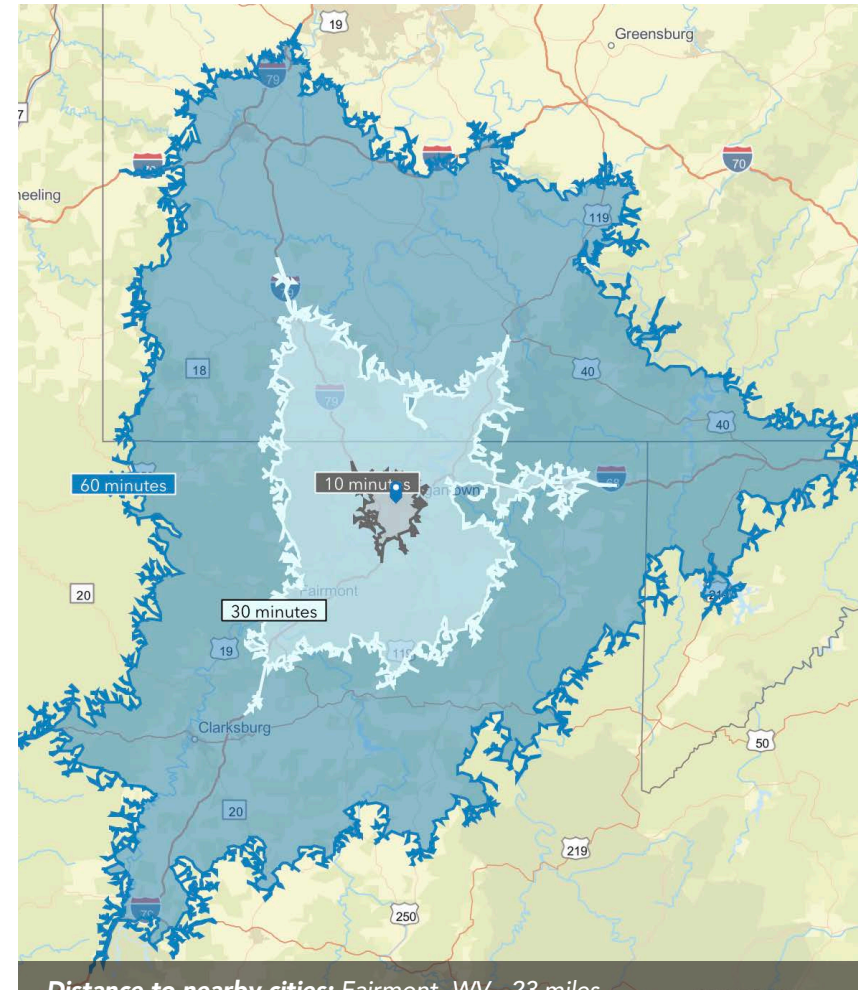
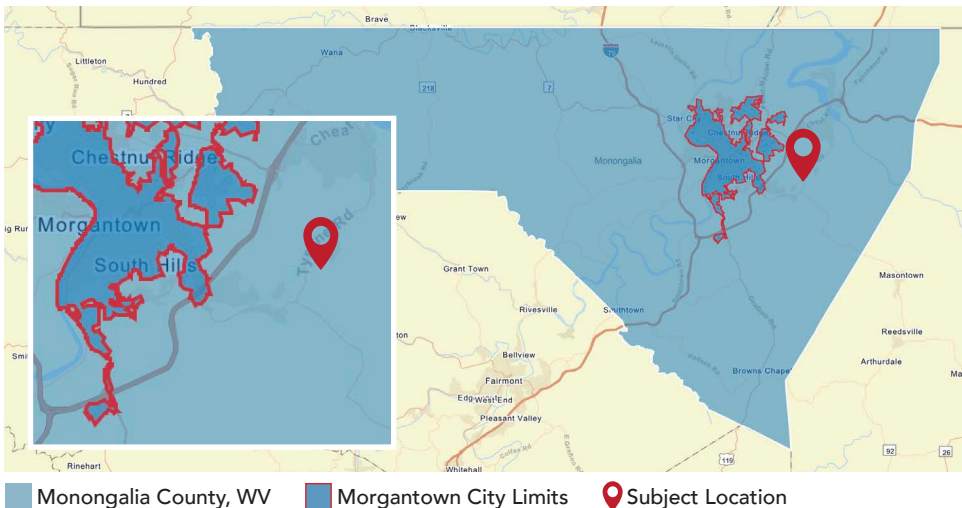
LOCATION GROWTH / STATS

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.



Distance to nearby cities: Fairmont, WV - 23 miles, Uniontown, PA - 26 miles, Bridgeport, WV - 38 miles, Washington, PA - 53 miles, Pittsburgh, PA - 73 miles, Charleston, WV - 160 miles.





The Google Earth photo above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property has been referenced with a yellow star. 200 West Creek Village is located just off of Tyrone Road, 0.5 mile from Route 7 (Earl Core Road) and 3 miles from I-68, Exit 4.

- 1 Family Wealth Management Group, LLC
- 2 Herko Auto Repair
- 3 Kelsie Elaine Moore Recreation Center
- 4 Dollar General
- 5 Bland's Towing
- 6 U-Haul Neighborhood Dealer
- 7 Homegrown Pizza
- 8 Circle-K Gas Station
- 9 Finish Line Motors
- 10 Southern States Morgantown Cooperative
- 11 Burger King
- 12 SpringHill Suites Marriott
- 13 Arby's
- 14 Sheetz
- 15 United States Postal Service
- 16 Dunkin Donuts, KFC
- 17 Truist Bank
- 18 Kroger
- 19 McDonald's
- 20 Dollar General
- 21 CVS
- 22 Hardee's
- 23 AutoZone, Popeye's
- 24 Wendy's, Rent-A-Center
- 25 Sabraton Plaza
- 26 CSC Home and Hardware
- 27 Ross Medical College
- 28 Aldi
- 29 West Virginia Newspaper Publishing
- 30 WV Division of Motor Vehicles

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,883

Total Population



493

Businesses



12,305

Daytime Population



\$272,400

Median Home Value



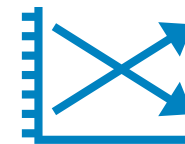
\$49,852

Per Capita Income



\$88,155

Median Household Income



0.47%

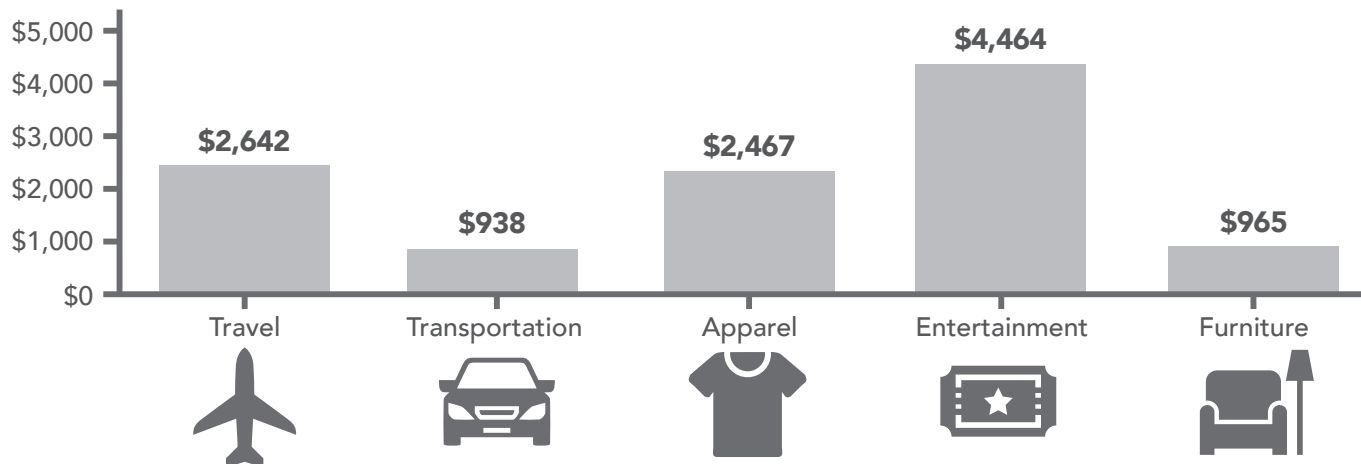
2020-2023 Pop Growth Rate



6,260

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



57,449

Total Population



2,248

Businesses



57,323

Daytime Population



\$252,909

Median Home Value



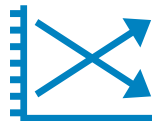
\$39,349

Per Capita Income



\$54,167

Median Household Income



0.18%

2020-2023 Pop Growth Rate



28,106

Housing Units (2020)

10 MILE RADIUS



107,373

Total Population



3,958

Businesses



119,691

Daytime Population



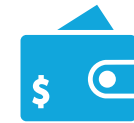
\$245,593

Median Home Value



\$40,851

Per Capita Income



\$58,027

Median Household Income



0.34%

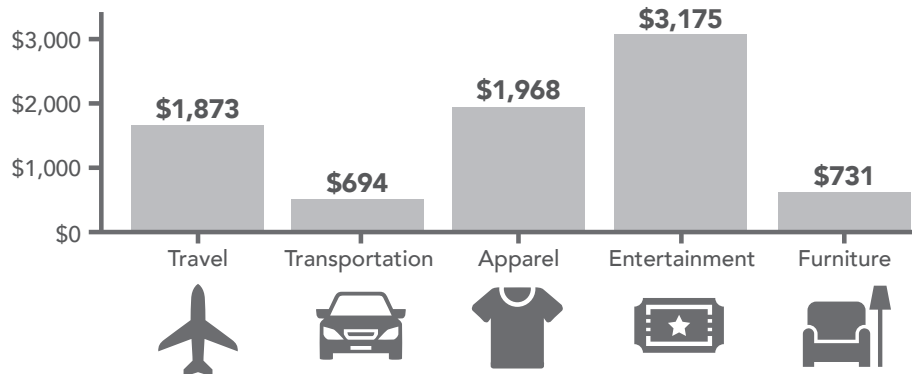
2020-2023 Pop Growth Rate



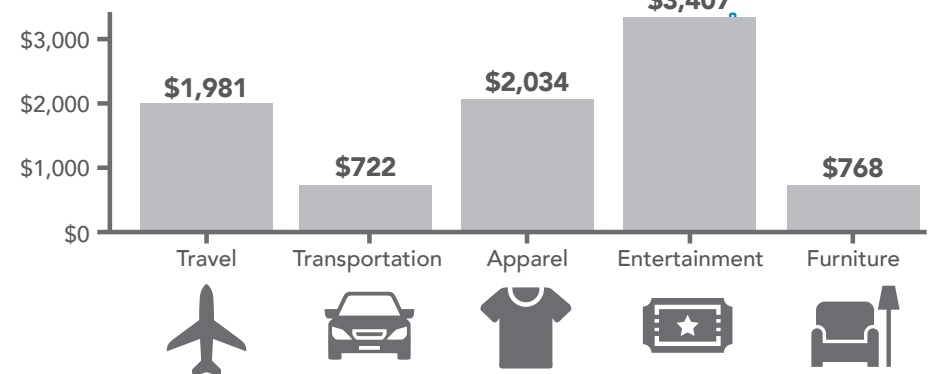
50,414

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within a 10 mile radius of the subject location.

- **MYLAN PARK:** Mylan Park (Located 16 miles from the subject location) just 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 (Located 14 miles from the subject location) 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.

Locations listed above can be referenced on the map on the following page.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 13 miles 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).

DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named **“No. 1 Small City in America”** by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of **“Best Sports Cities”** by Sporting News; 5th **“Best Small Metro”** by Forbes; 12th overall **“Hottest Small City”** by Inc.; one of **“50 Smartest Places to Live”** by Kiplinger’s; and the second-ranking **“Best College Town for Jobs”** by Forbes.²

Students at the Morgantown campus come from 108 nations, all 50 U.S. states and all 55 West Virginia counties; 13,986 are West Virginia residents. In fall 2020, WVU’s Morgantown campuses enrolled nearly **30,000** students.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

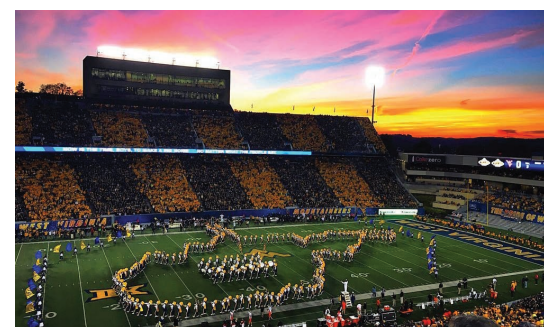
SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. Find men, women and children's clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Cariba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the new WV Black Bears ball park, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.



**Boundaries are approximate*

Aerial Facing Southwest.





*Boundaries are approximate

Aerial Facing East.



*Boundaries are approximate

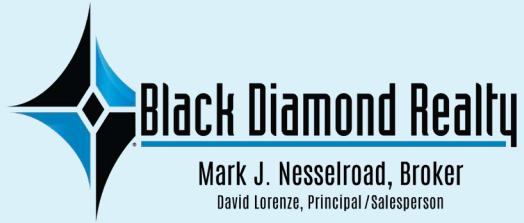
Aerial Facing Northeast.





*Boundaries are approximate

Aerial Facing North.



CONTACT

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