



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



1085 S. PIKE STREET
SHINNSTON, WV 26431

PRICE CUTTER

GO MART

✦ 1085 S. PIKE STREET

LINCOLN HIGH / MIDDLE SCHOOL

ACE HARDWARE

DOLLAR GENERAL

7-ELEVEN

SUBWAY

MCDONALD'S

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property including specifications of the land, utilities, and directions.

02

Location Analysis / Aerial Photos

Detailed description with aerial photos of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius

06

Renderings

Renderings/Concept plans.

08

Ground Photos

Ground photos of the access and land.

10

Aerial Photos

Aerial photos of the property from various heights and angles.

12

304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092



LAND / DEVELOPMENT FOR SALE

1085 S. PIKE STREET SHINNSTON, WV 26431

SALE PRICE / \$1,650,000

GROSS LOT SIZE / 5.2 (+/-) ACRES

ZONING DESCRIPTION / NO ZONING

PROPERTY TYPE / LAND / DEVELOPMENT

**PROPERTY FEATURES / ROAD FRONTAGE,
DEVELOPABLE, ACCESS TO CITY WATER**

1085 S. Pike Street is an exceptional opportunity consisting of 5.2 (+/-) acres of develop ready land. Boasting approximately 650 (+/-) feet of road frontage, this site ensures unparalleled visibility and accessibility. The location is ideal for a wide range of ventures, including retail centers, mixed-use developments, restaurants, or professional offices. Its strategic positioning, high visibility, and development-ready status make it a rare find for businesses seeking to capitalize on the area's growing economic opportunities.

The property is located 7.3 miles from I-79, Exit 121. The property offers excellent visibility. Along Route 19, there is a traffic count of 9,213 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

FOR SALE

LAND / DEVELOPMENT - LOCATED 7.3 MILES OFF I-79, EXIT 125

1085 S. PIKE STREET · SHINNSTON, WV 26431 · 5.2 (+/-) ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The property consists of 5.2 (+/-) acres of develop ready land. The subject property is situated along a highly visible road. The parcel is undeveloped with mostly flat terrain. The seller is open to subdividing and selling smaller lots if desired.

LEGAL DESCRIPTION / ZONING

The majority of this parcel is situated outside the city limits of Shinnston, with a small portion falling within city limits. Purchasers are encouraged to verify details with the city. This property is situated within the Clay-Shinnston Corp District of Harrison County. The site is comprised of one parcel consisting of a total area of 11.19 acres. The property is identified as Clay-Shinnston Corp District, Tax Map 1008 Parcel 197. This can be referenced in Deed Book 1605 Page 185.

UTILITIES

This site offers access to public utilities, which include:

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Cardinal Gas
Water/Sewer	Shinnston Water Department
Internet	Frontier

DIRECTIONS

Head southwest on I-79 and take Exit 121. Take a slight right to merge onto Meadowbrook Road, travel for 4.7 miles. Turn right onto US-19 N, travel about 2.3 miles and then the destination will be on the right.



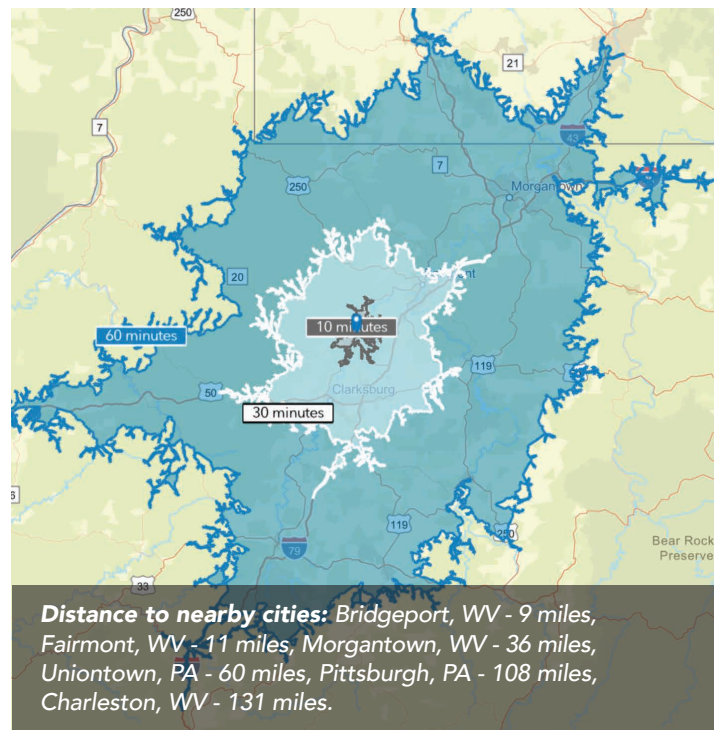
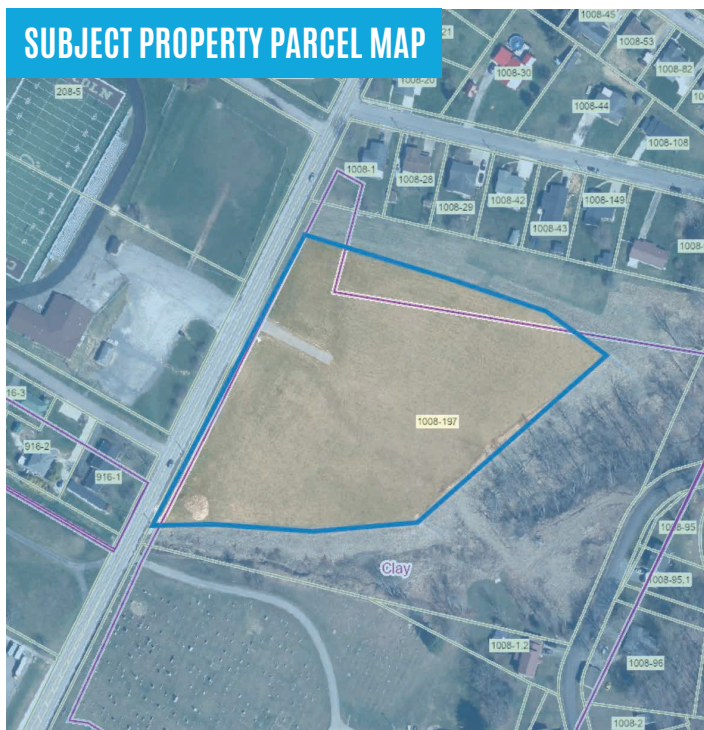
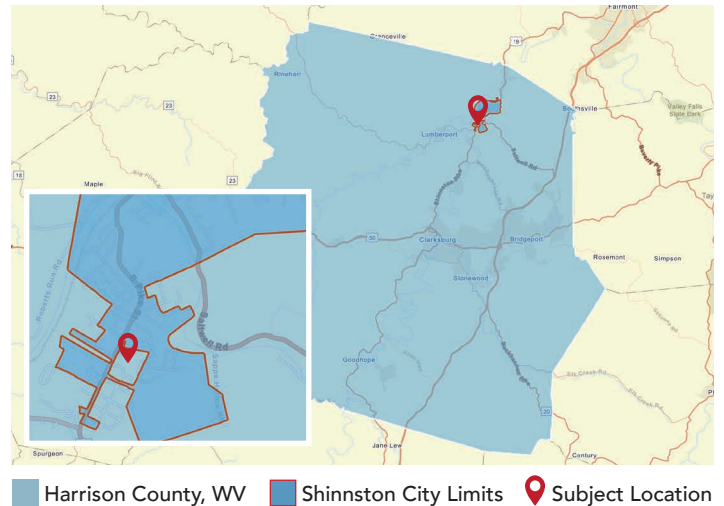
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, and Mitsubishi. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the state capital, Charleston, WV and two hours south of Pittsburgh, PA.

Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,458.

The **City of Shinnston** has a total population of 2,268 and a median household income of \$58,826. Total number of businesses is 94.

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



FOR SALE

LAND / DEVELOPMENT - LOCATED 7.3 MILES OFF I-79, EXIT 125

1085 S. PIKE STREET · SHINNSTON, WV 26431 · 5.2 (+/-) ACRES

AERIAL PHOTO



The aerial photo above highlights several of the most popular surrounding locations. Referenced with a yellow star is the subject property, 1085 S. Pike Street. The property is located 7.3 miles from I-79, Exit 121.

- ① Subway
- ② 7-Eleven
- ③ Dollar General
- ④ McDonald's
- ⑤ Shinnston Ace Hardware
- ⑥ Lincoln High School, Lincoln Middle School
- ⑦ Shinn Plaza Laundromat
- ⑧ WVU Medical Center
- ⑨ Go Mart
- ⑩ All Season's Florist & Gifts

- ⑪ Price Cutter, Sunoco Gas
- ⑫ East of Chicago Pizza
- ⑬ Advance Auto Parts
- ⑭ Walgreens
- ⑮ Family Dollar

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



5,988

Total
Population



173

Businesses



5,084

Daytime
Population



\$163,742

Median Home
Value



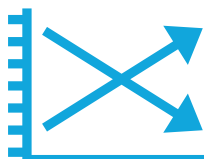
\$37,670

Per Capita
Income



\$57,567

Median Household
Income



-0.66%

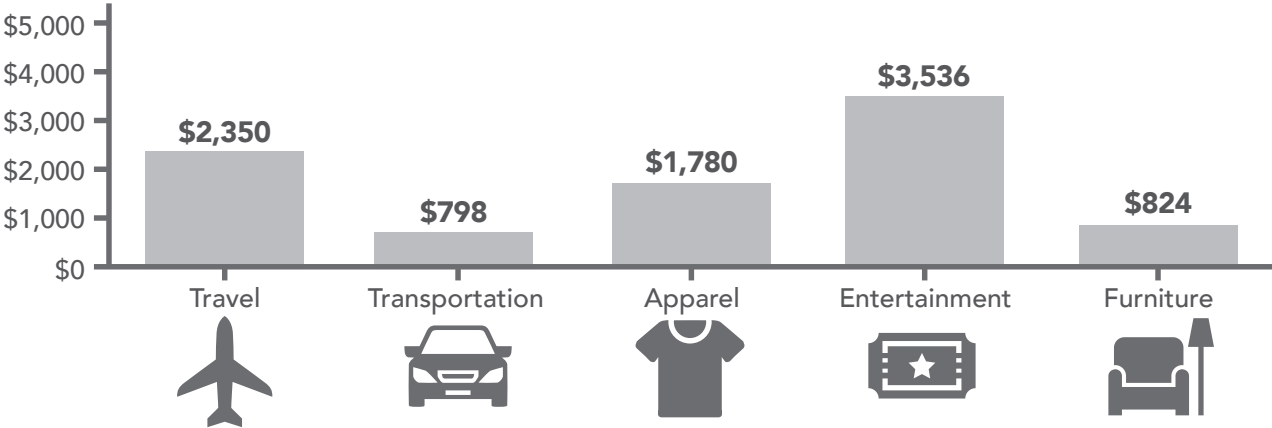
2024-2029
Pop Growth Rate



2,802

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



10,617

Total
Population



248

Businesses



8,576

Daytime
Population



\$158,236

Median Home
Value



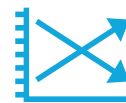
\$35,325

Per Capita
Income



\$57,079

Median
Household
Income



-0.59%

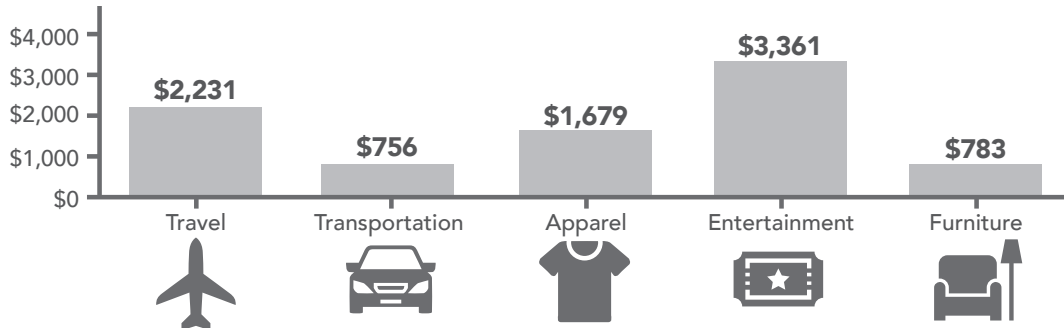
2024-2029
Pop Growth
Rate



4,963

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



75,073

Total
Population



3,024

Businesses



83,217

Daytime
Population



\$177,055

Median Home
Value



\$36,845

Per Capita
Income



\$61,079

Median
Household
Income



-0.40%

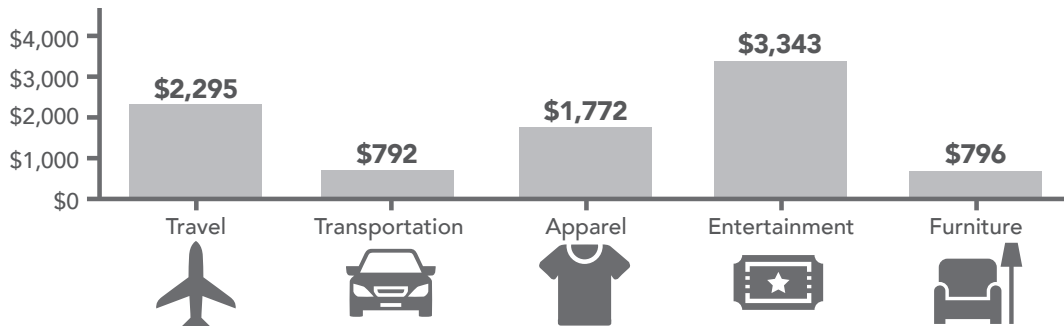
2024-2029
Pop Growth
Rate



35,568

Housing Units
(2020)

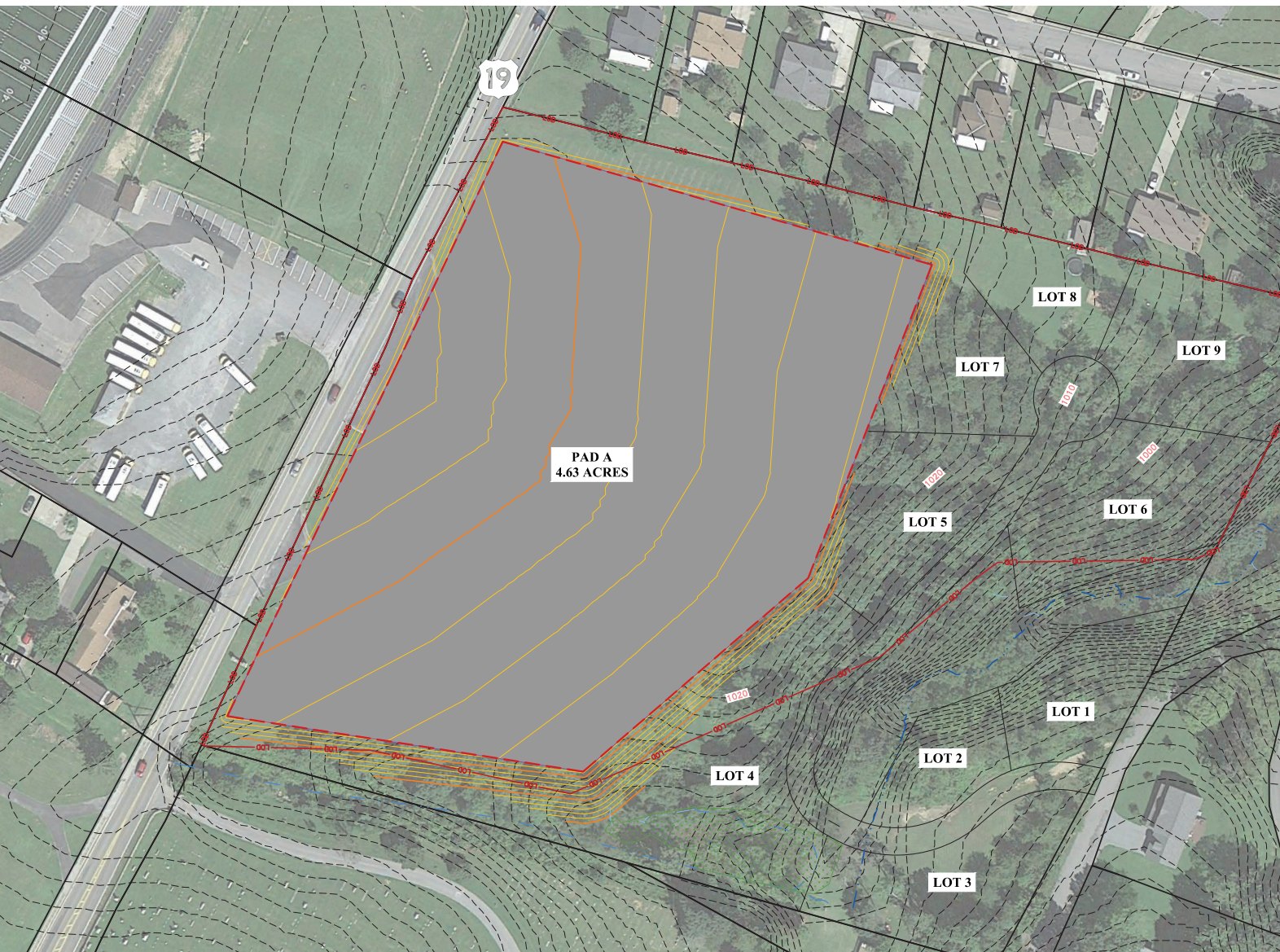
KEY SPENDING FACTS



RENDERINGS

5.2 (+/-) ACRES

The renderings/concepts presented are for illustrative purposes only, highlighting potential development possibilities. The seller is open to subdividing and selling smaller lots if desired.



FOR SALE

LAND / DEVELOPMENT - LOCATED 7.3 MILES OFF I-79, EXIT 125

1085 S. PIKE STREET · SHINNSTON, WV 26431 · 5.2 (+/-) ACRES



PAD B
2.39 ACRES

LOT 3
0.26 AC

LOT 4
0.53 AC

LOT 5
0.47 AC

LOT 1
0.33 AC

LOT 2
0.44 AC

GROUND PHOTOS



Access From Route 19.

FOR SALE
LAND / DEVELOPMENT - LOCATED 7.3 MILES OFF I-79, EXIT 125
1085 S. PIKE STREET · SHINNSTON, WV 26431 · 5.2 (+/-) ACRES



Ground Photo of Land.



Ground Photo of Land.

AERIAL PHOTOS



Aerial Facing West.

**Boundaries are approximate*

FOR SALE
LAND / DEVELOPMENT - LOCATED 7.3 MILES OFF I-79, EXIT 125
1085 S. PIKE STREET · SHINNSTON, WV 26431 · 5.2 (+/-) ACRES

**Boundaries are approximate*

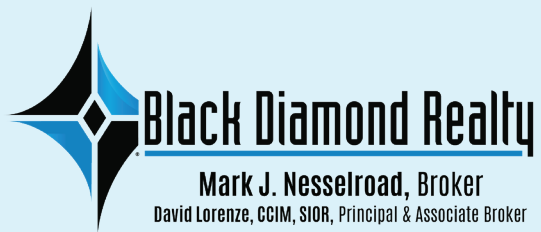


Aerial Facing South.

**Boundaries are approximate*



Aerial Facing North.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net

SECONDARY CONTACTS

Aaron Poling, Associate / Salesperson

M. 304.283.0214

apoling@blackdiamondrealty.net