

# BAKERS RIDGE

# VACANT LAND

DEVELOPMENT LAND | 1.63 ACRES (18-12-9.4)

GROUND LEASE | BUILD - TO - SUIT | LAND FOR SALE



FOR SALE | SOLICITING OFFERS

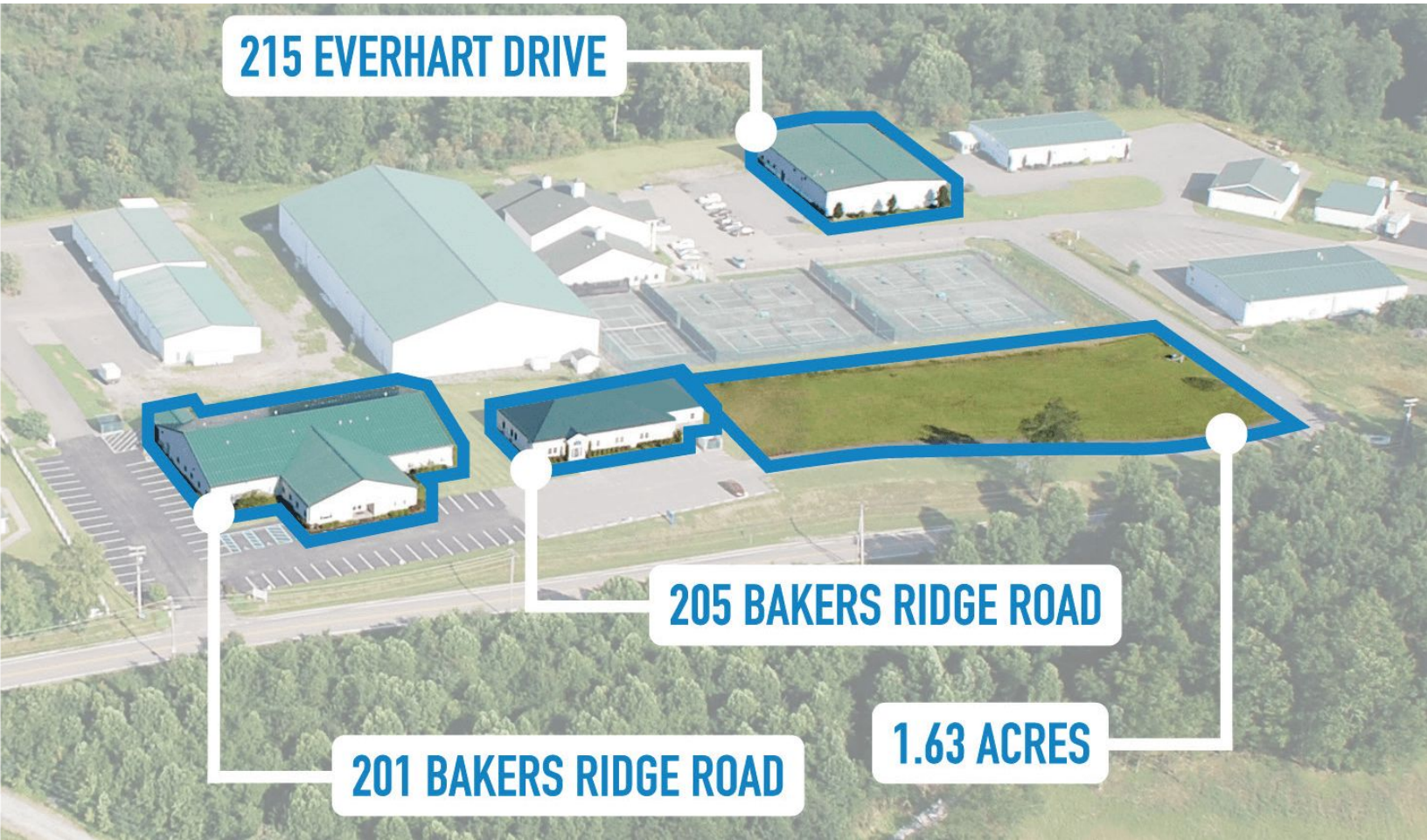
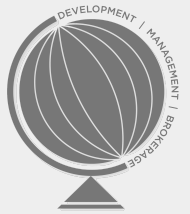
**205 BAKERS RIDGE ROAD,**  
**MORGANTOWN, WV 26508**



INTERACTIVE PDF



# SUMMARY



Hardy World's prime lot, totaling 1.63 acres, is available in Morgantown's premiere commercial subdivision of Bakers Ridge. Part of WVU's medicine campus, this lot is prime for any commercial, retail, office, lab or R&D development.

With its excellent location, the market's skilled workforce, and the subdivision's surrounding multifaceted demand generators, Bakers Ridge attracts successful technology companies and national brands.

As an experienced development company, Hardy World has the expertise to custom build a world-class facility to suit your needs. The developer has a proven track record in the City of Morgantown and focuses on establishing dynamic workplaces and developments in the community.

## Parcel Info - 18-12-9.4

C-2 | General Commercial District

Ground Lease or Sale

1.63 Acres | 71,003 SF

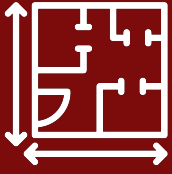
All Utilities are available on site

Huge WVU Medicine presence

Outstanding visibility & Signage opportunity

Existing master plan development

## KEY FACTS



**71,003 SF**  
**1.63 ACRES**  
**LOT SIZE**



**C-2 ZONING**  
**MORGANTOWN**  
*Multiple uses allowed*

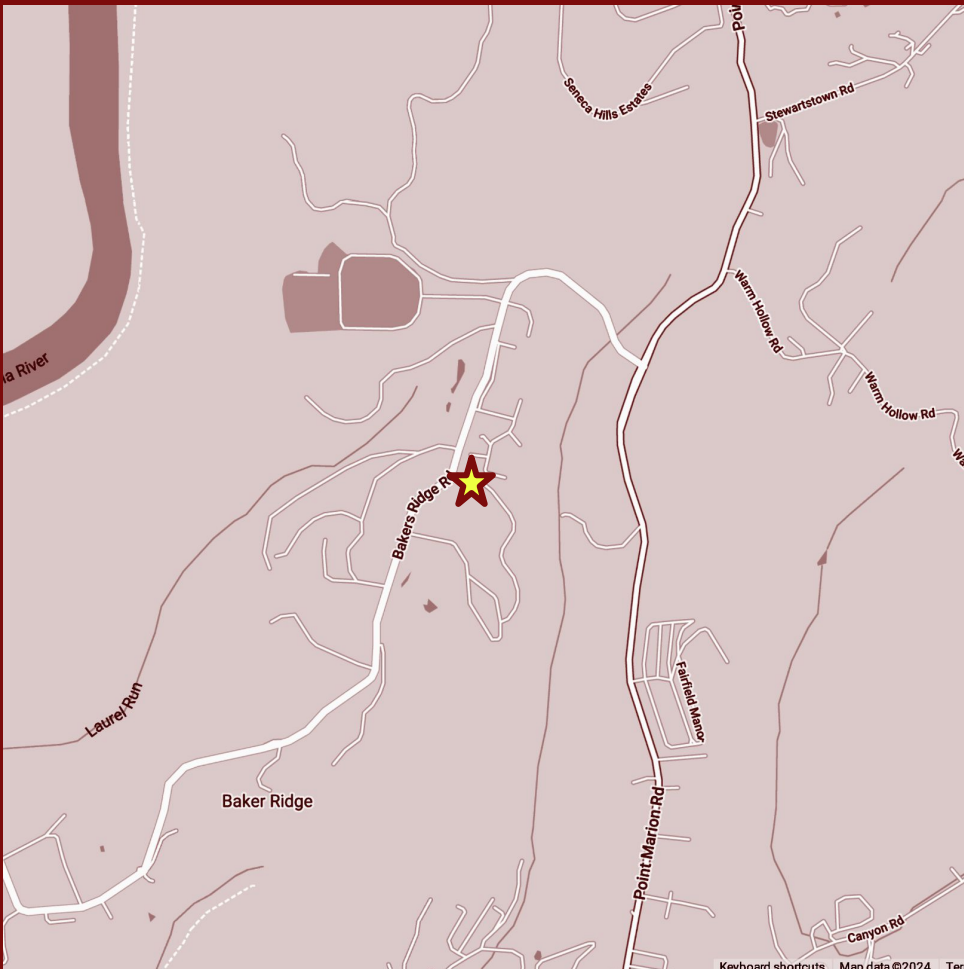


**HUGE WVU**  
**MEDICINE CAMPUS**  
**PRESENCE**



**LOW MAINTENANCE**  
**& CAM CHARGES**

## LOCATION



### DISTANCES TO MAJOR CITIES

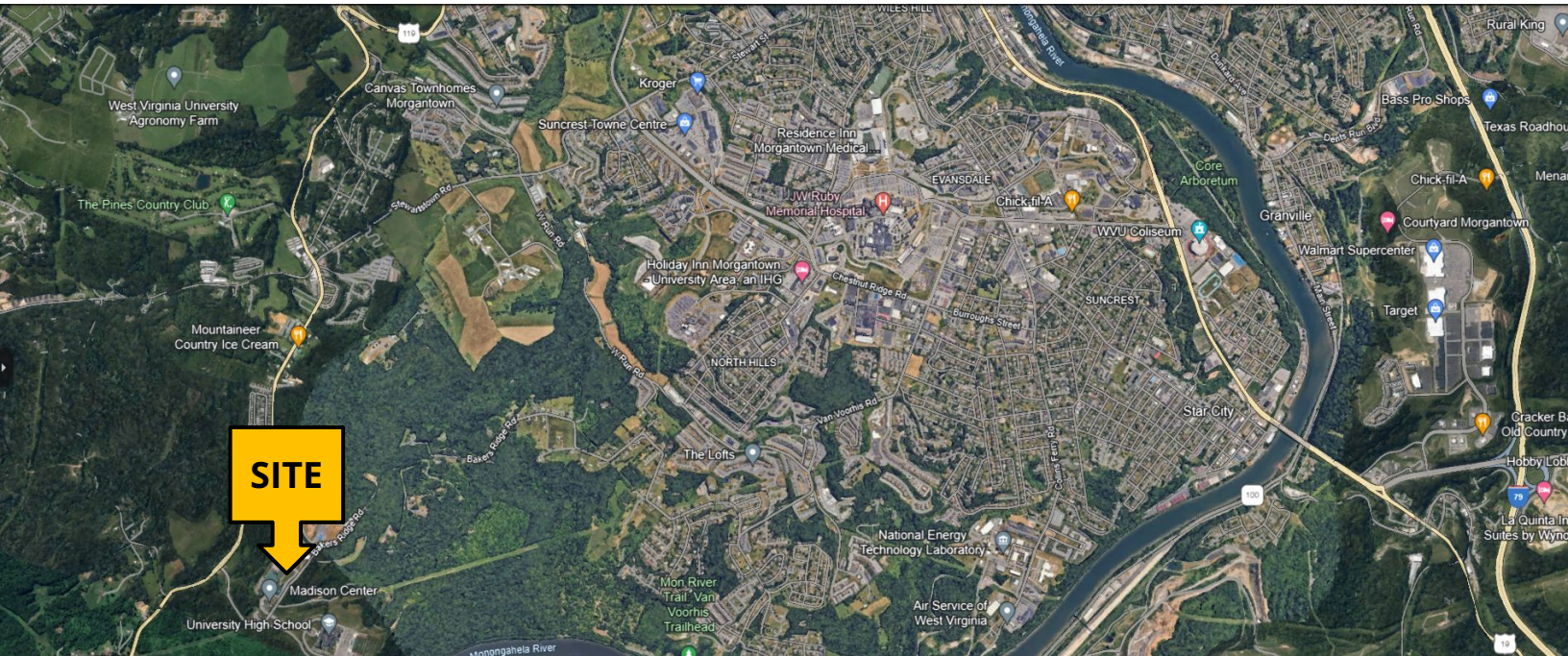
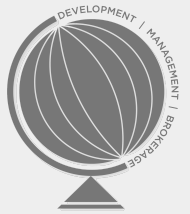
DOWNTOWN MORGANTOWN 5.5 Mi |  
FAIRMONT, W 26 Mi | 32 Min  
BRIDGEPORT, WV - 40 Mi | 44 Min  
WASHINGTON, PA -48 Mi | 58 Min  
WHEELING, WV 77 Mi | 87 Min  
PITTSBURGH, PA -78 Mi | 87 Min  
CHARLESTON, WV -162 Mi | 148 Min  
WASHINGTON, DC - 208 Mi | 208 Min

### DISTANCE TO MAJOR ROADWAYS

I 68- 3.8 Mi | 9 Min  
I 79 - 9.2 Mi | 21 Min  
PA 43 TURNPIKE -7.5Mi | 13 Min  
MORGANTOWN AIRPORT - 4.1 Mi | 9 Min

**LOW TAXES, EASE OF DEVELOPMENT, MULTIPLE OPPORTUNITIES**

# LOCATION ANALYSIS



**LEASE OR PURCHASE**  
**HIGH VISIBILITY**  
**ABUNDANT SIGNAGE**  
**FLEXIBLE ZONING**  
**HIGH GROWTH CORRIDOR**  
**DEVELOPMENT FRIENDLY**



MON POWER



MOUNTAINEER GAS



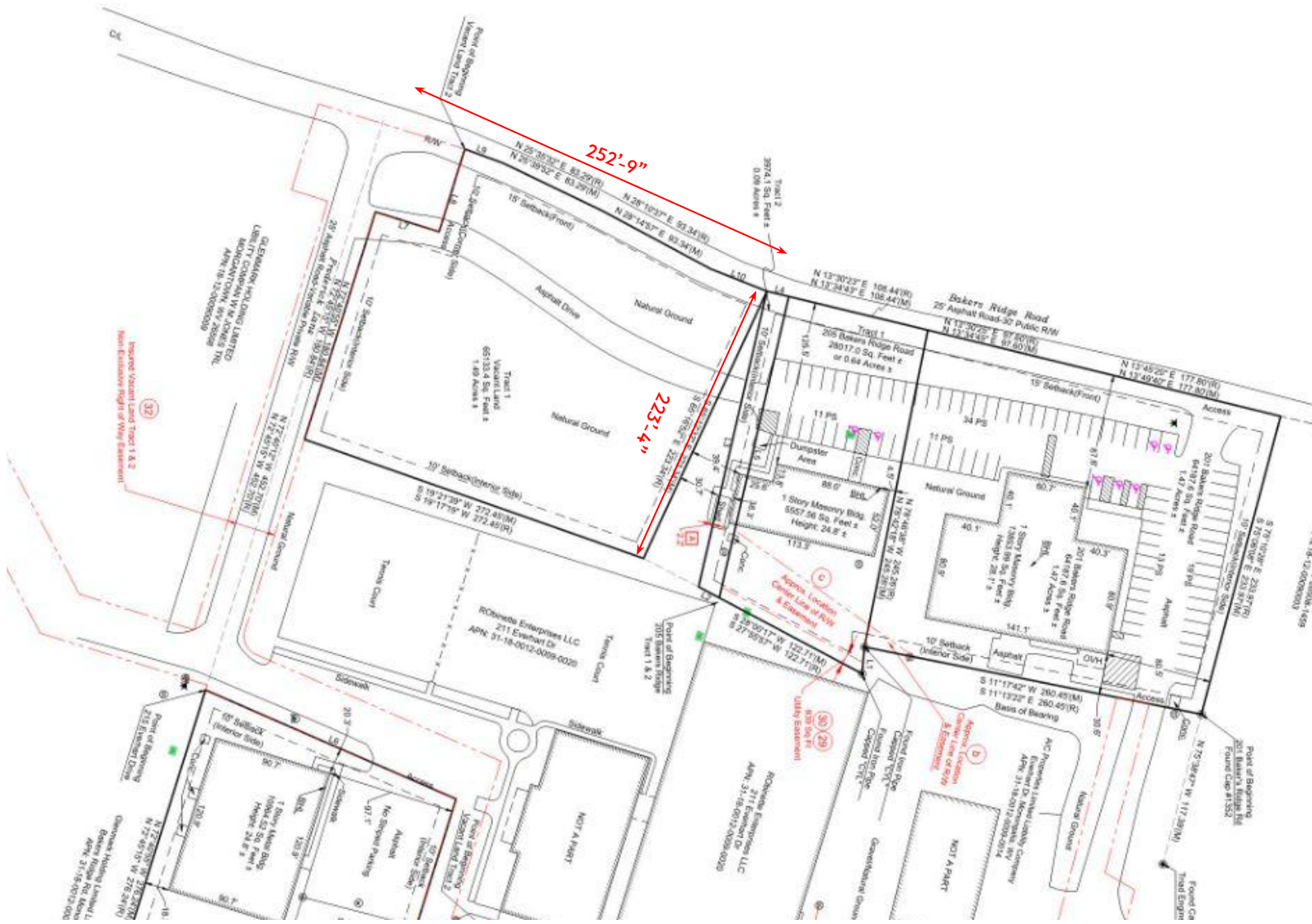
MORGANTOWN  
UTILITY BOARD (MUB)

**UTILITIES**

# FOR SALE

205 BAKERS RIDGE RD

# SURVEY



With direct access to Bakers Ridge Rd and with WVU as anchor tenant, opportunities are endless on this 1.63 acre property.

Minutes away from WVU campus, downtown Morgantown, JW Ruby Memorial and right next to the university high school, this lot is suitable for single or multi tenant development to cater to employers, students, employees and kids.

WVU Campus | Downtown Morgantown

Minutes away from access to major retail

Start-up hub and investor friendly market

High market growth potential

Educated workforce and abundant labor pool

# NEIGHBORHOOD



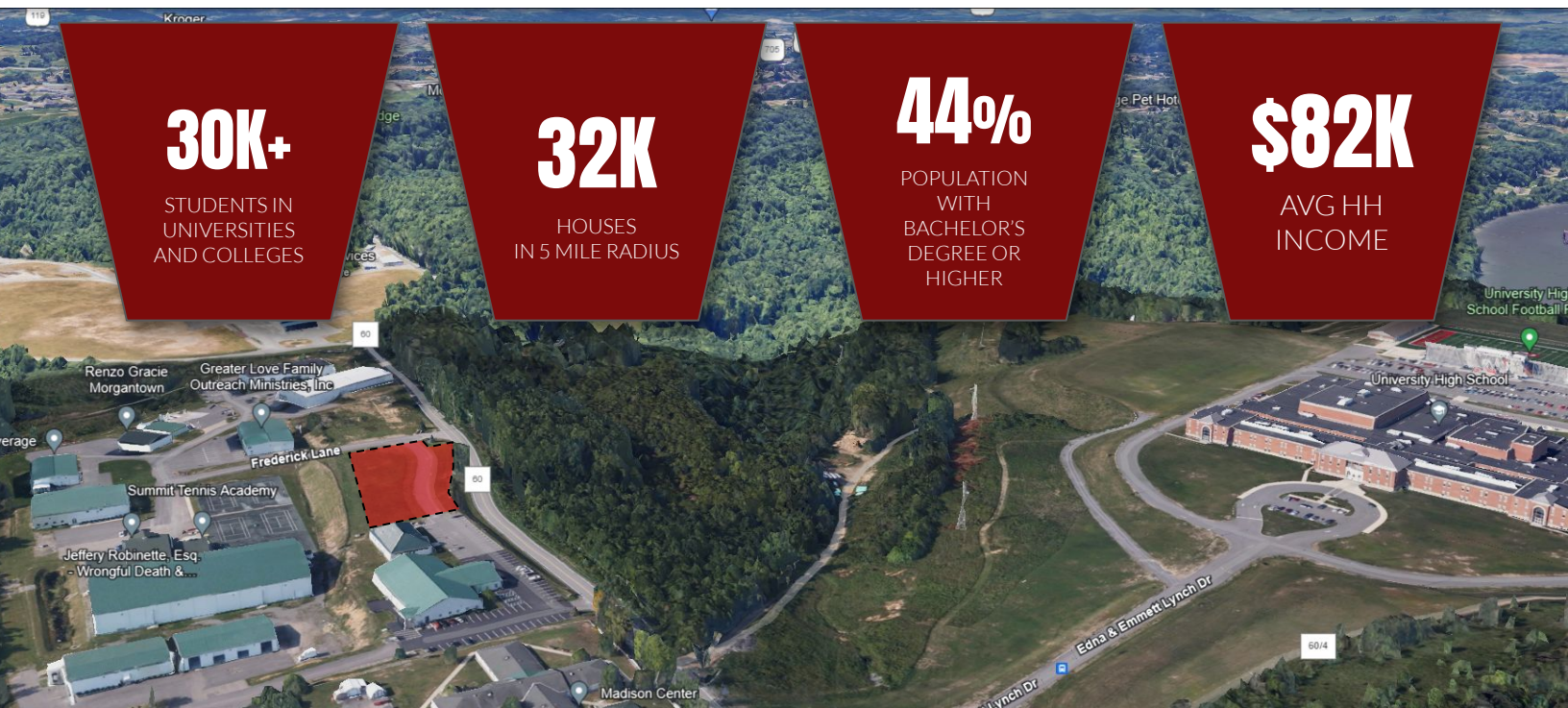
## MONONGALIA COUNTY

With a population increase of over 8% from 2010 to 2020, Monongalia County boasts a steady increase of people moving back into the area.

Monongalia County is set up in a great location. Only a 3-4 hour drive to Washington, D.C., Baltimore, Maryland, and Columbus, Ohio.



# LOCATION ANALYSIS



**30K+**

STUDENTS IN  
UNIVERSITIES  
AND COLLEGES

**32K**

HOUSES  
IN 5 MILE RADIUS

**44%**

POPULATION  
WITH  
BACHELOR'S  
DEGREE OR  
HIGHER

**\$82K**

AVG HH  
INCOME

## DEMOGRAPHICS



**POPULATION**



**MEDIAN  
INCOME**



**TOTAL  
BUSINESSES**



**Daytime  
Employment**



**CONSUMER  
SPENDING**

**3 MI | 5 MIN**

**32,612**

**\$52,031**

**3,363**

**29,708**

**\$413,776,453**

**5 MI | 8 MIN**

**78,798**

**\$53,278**

**5,777**

**53,524**

**\$910,225,338**

**10 MI | 15 MIN**

**106,028**

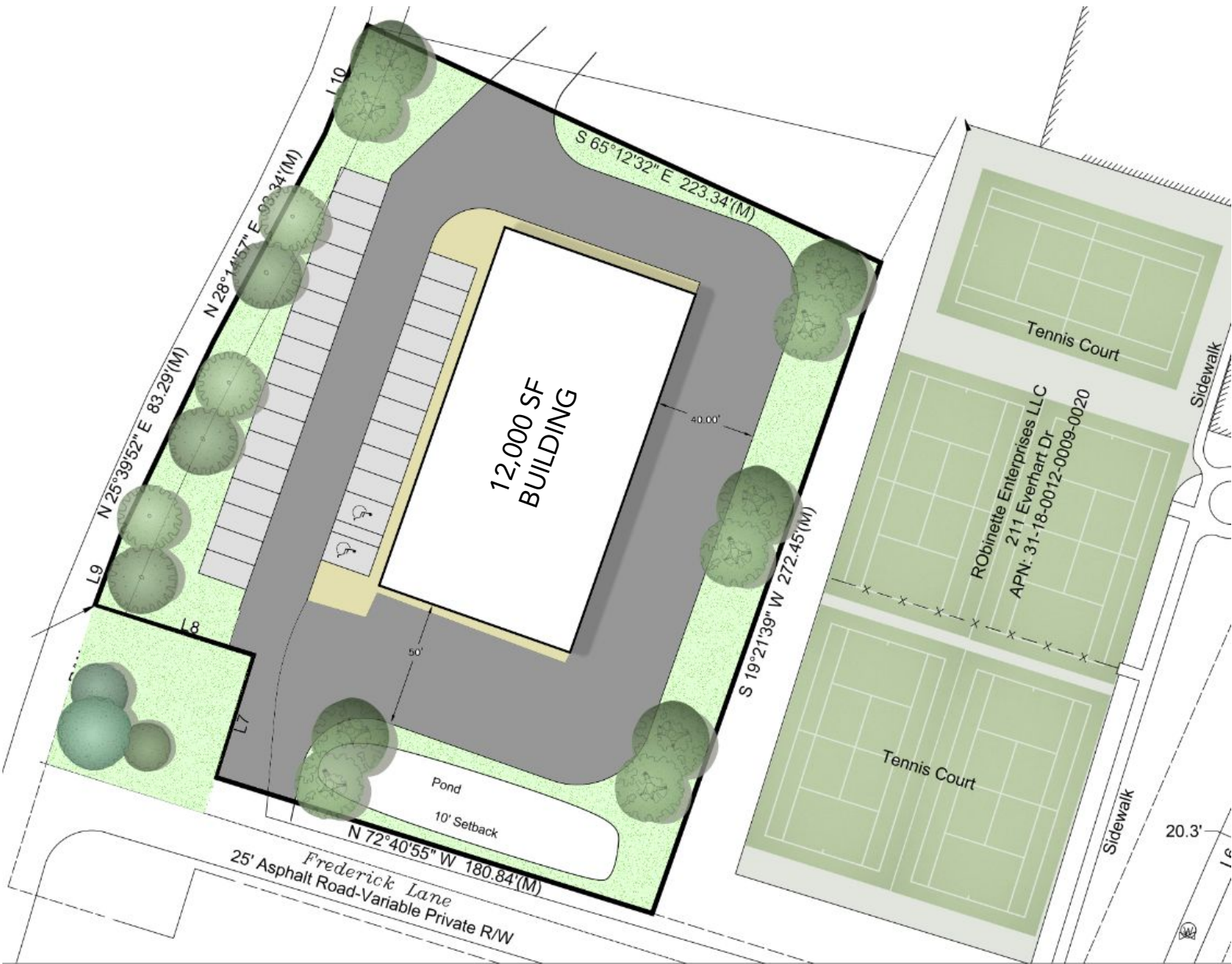
**\$55,983**

**6,930**

**64,778**

**\$1,322,704,788**

# CONCEPT PLAN





# EXISTING CONDITIONS



REACH OUT TO US!



CONTACT OUR TEAM FOR MORE INFORMATION &  
ACCESS TO FULL DUE DILIGENCE PACKAGE



HARDY WORLD LLC

61 STATE ROUTE 2044  
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM  
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600  
TEXT: (724) 572-8400

*Information provided is reasonably accurate but not guaranteed. More info available upon request.*