

FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



75 DON KNOTTS BLVD
MORGANTOWN, WV 26508



WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

DOWNTOWN MORGANTOWN
SHOPPING & DINING

MORGANTOWN MUNICIPAL AIRPORT
AIRPORT

ROUTE 119
DON KNOTTS BLVD

75 DON KNOTTS BLVD

MORGANTOWN INDUSTRIAL PARK
INDUSTRIAL PARK

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LAND / DEVELOPMENT FOR SALE

SALE PRICE / \$150,000

GROSS LOT SIZE / 0.158 (+/-) ACRE

PROPERTY TYPE / LAND / DEVELOPMENT

**PROPERTY HIGHLIGHTS / HIGHLY VISIBLE,
FLAT, PAVED PARKING, STRATEGIC
LOCATION**

75 DON KNOTTS BLVD MORGANTOWN, WV 26508

Discover the potential of this highly visible 0.158 (+/-) acre parcel at 75 Don Knotts Blvd, an exceptional location for businesses seeking a strategic location. With approximately 15 (+/-) paved parking spaces, this lot is ideal for a wide range of uses, from food trucks and pop-up markets to seasonal retail kiosks. For those looking to build, the site is perfectly suited for a small office or retail establishment. Whether you're an entrepreneur or an established business, this parcel offers a unique opportunity to thrive in a desirable location.

The property is situated along a major thoroughfare with exceptional visibility. It's positioned within a mile of Downtown Morgantown where there are many restaurants, shopping, and more. Access to I-68, Exit 1 can be achieved by traveling south about 2.2 miles down Route 119. Along Don Knotts Blvd, there is a traffic count of 16,616 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

FOR SALE
LAND / DEVELOPMENT - LOCATED ALONG ROUTE 119
75 DON KNOTTS BLVD · MORGANTOWN, WV 26508 · 0.158 (+/-) ACRE

PROPERTY SPECIFICATIONS

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The subject property is a 0.158 (+/-) acre, flat parking lot containing 15 (+/-) parking spaces. The lot is situated along a highly visible road. A portion of this parcel is undeveloped and still has raw land, with a slightly sloping terrain.

DIRECTIONS / INGRESS / EGRESS

From I-68 heading east, take Exit 1 and turn left at the traffic light. Travel roughly 1.7 miles on Grafton Road (Route 119) until you come to the next traffic light. Continue straight through the traffic light on Don Knotts Blvd for 0.7 mile until the next traffic light where you will turn left onto the property. There is one main Ingress and egress to the parking lot available along Don Knotts Blvd.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers Available

LEGAL DESCRIPTION

Located within city limits, this property is situated within the Morgantown First Ward District of Monongalia County. The site consists of one parcel totaling 0.158 (+/-) acre. The property is identified as Morgantown First Ward, Map 50, Parcel 1. This can be referenced in Deed Book 1436 Page 396.



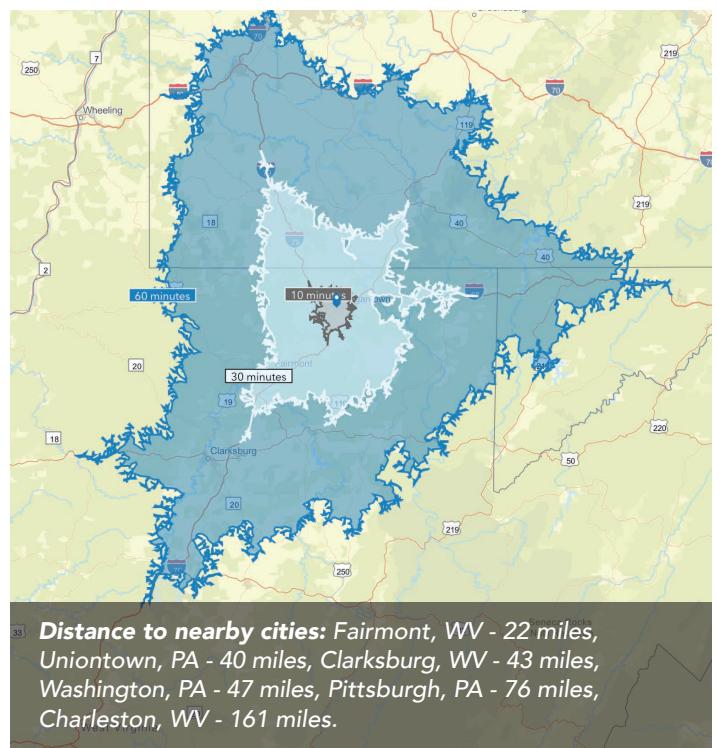
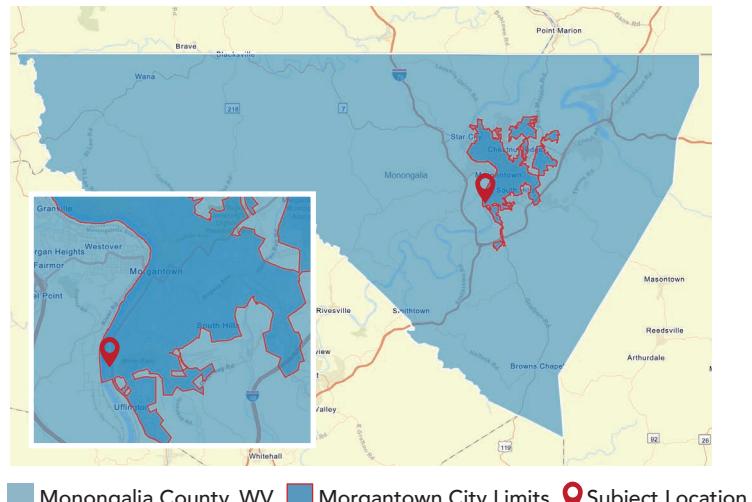
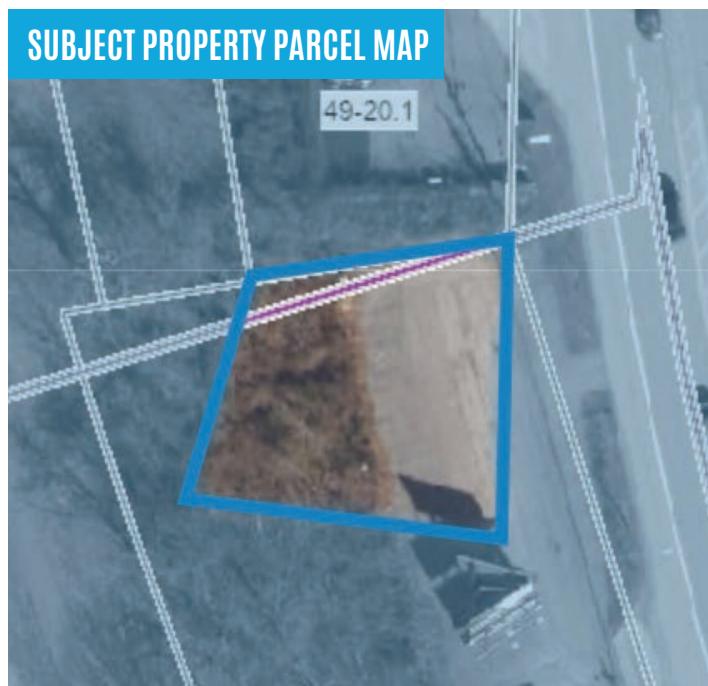
LOCATION ANALYSIS

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.



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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property at 75 Don Knotts Blvd has been referenced with a yellow star. The space is located along Route 119 (Don Knotts Blvd), just 1.2 miles from Downtown Morgantown.

Along Route 119, Don Knotts Blvd, there is a traffic count of 16,616 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

- 1 Enterprise Rent-A-Car
- 2 University Toyota
- 3 West Virginia Outdoor Power, Inc.
- 4 Galloway's Florist
- 5 Mattress Warehouse
- 6 GetGo Gas Station
- 7 Premier Computer Services, Visionquest Training Center
- 8 Mountaineer Mall
- 9 Dunham's Sports
- 10 Giant Eagle Supermarket
- 11 Goodyear Auto Service Center
- 12 Carpet One Floor & Home
- 13 NAPA Auto Parts
- 14 FedEx Ship Center
- 15 Monongalia County Technical Education Center
- 16 Morgantown Industrial Park
- 17 Morgantown Utility Board
- 18 Mountain Heights Church
- 19 The Ranch Community Store, Davis Insurance Group, Hite Electrical Company
- 20 Sherwin-Williams Paint Store
- 21 BFS Foods, Subway
- 22 Waterfront Jeep
- 23 Morgantown Marriott at Waterfront Place
- 24 Downtown Morgantown
- 25 West Virginia University Campus
- 26 Morgantown Municipal Airport

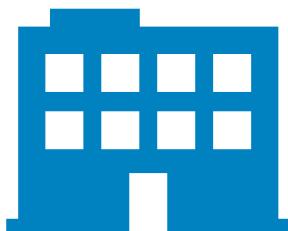
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



37,975

Total Population



1,804

Businesses



41,364

Daytime Population



\$214,591

Median Home Value



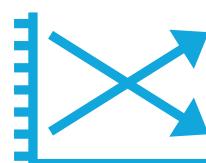
\$28,499

Per Capita Income



\$42,856

Median Household Income



-0.14%

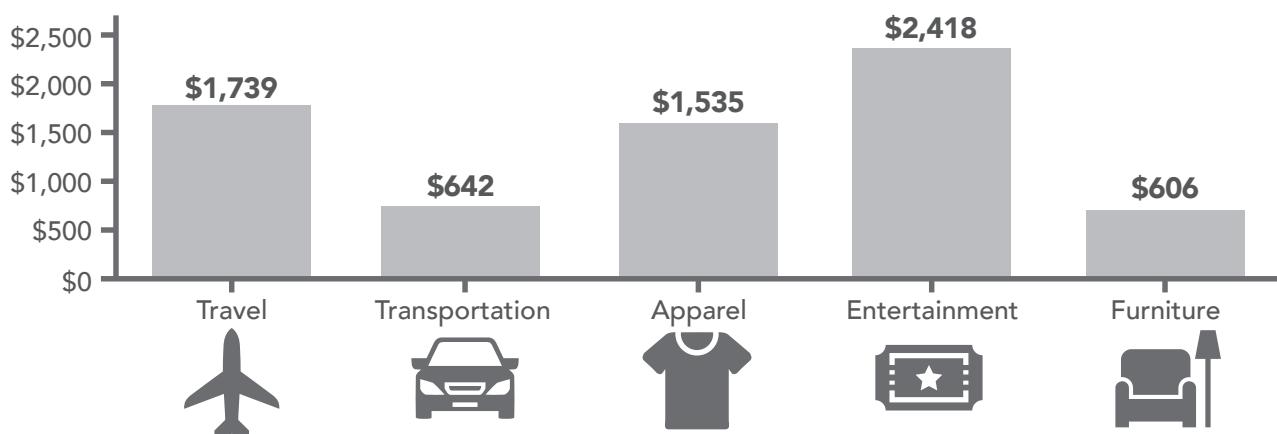
2024-2029 Pop Growth Rate



17,364

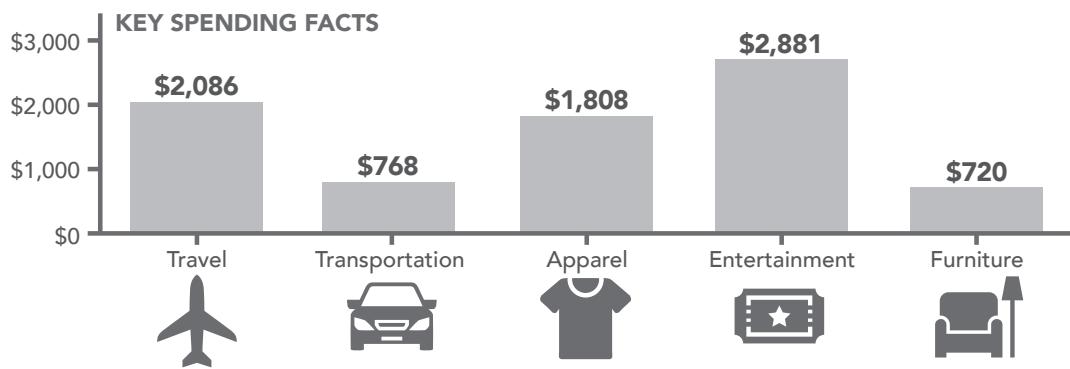
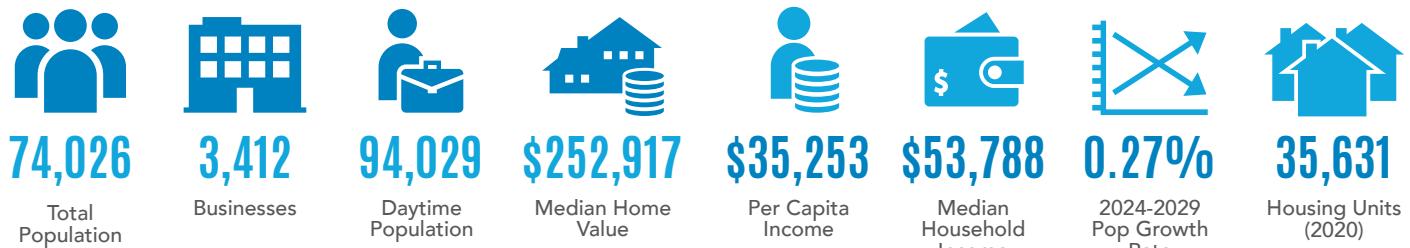
Housing Units (2020)

KEY SPENDING FACTS

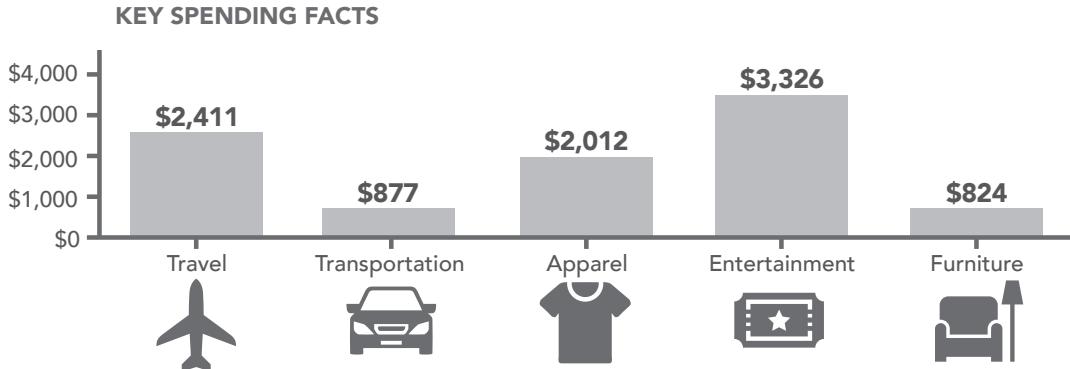
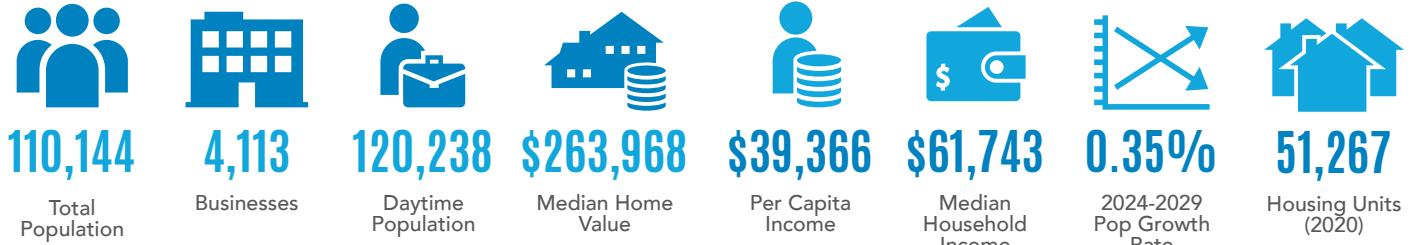


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



10 MILE RADIUS



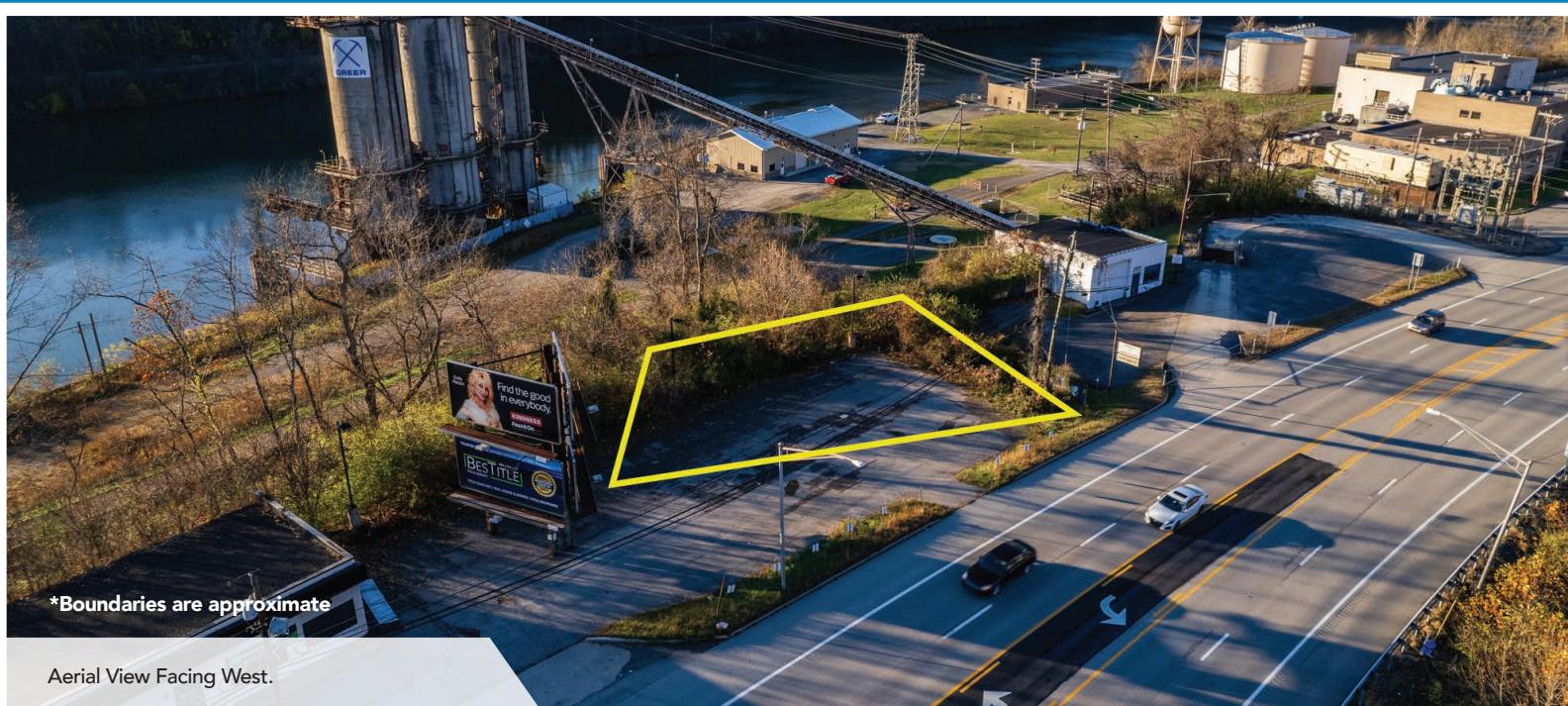
AERIAL PHOTOS

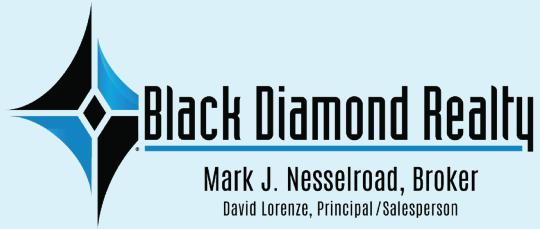


*Boundaries are approximate

Aerial View From Above.

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