

# 7194 VALLEY ROAD

BERKLEY SPRINGS, WV 25411

Land For Sale



## LAND SIZE:

7.96 Acres

## PARCEL DETAILS:

**Tax Map:** 6-10-5.3

**Condition:** Partially Wooded

**Utilities:** Electricity on site, water and septic required

**Price:** \$218,000

## ABOUT THE PROPERTY:

Exceptional commercial land opportunity along Rt 522 South, located in Rock Gap District of Morgan County, West Virginia. This property consists of 3 adjoining lots totaling 7.96-acre lot, providing a versatile and spacious site for commercial development. Positioned directly along Rt 522 South ensuring optimal visibility, traffic exposure, and ease of access to Rt 522, Rt 70, Rt 68 and Rt 81. Offers abundant space and flexibility suitable for various uses. Close to new developments, Cacapon Golf Club, Cacapon Resort State Park, Community Garden Market, and more.

**Henry Renaud**

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# Aerial



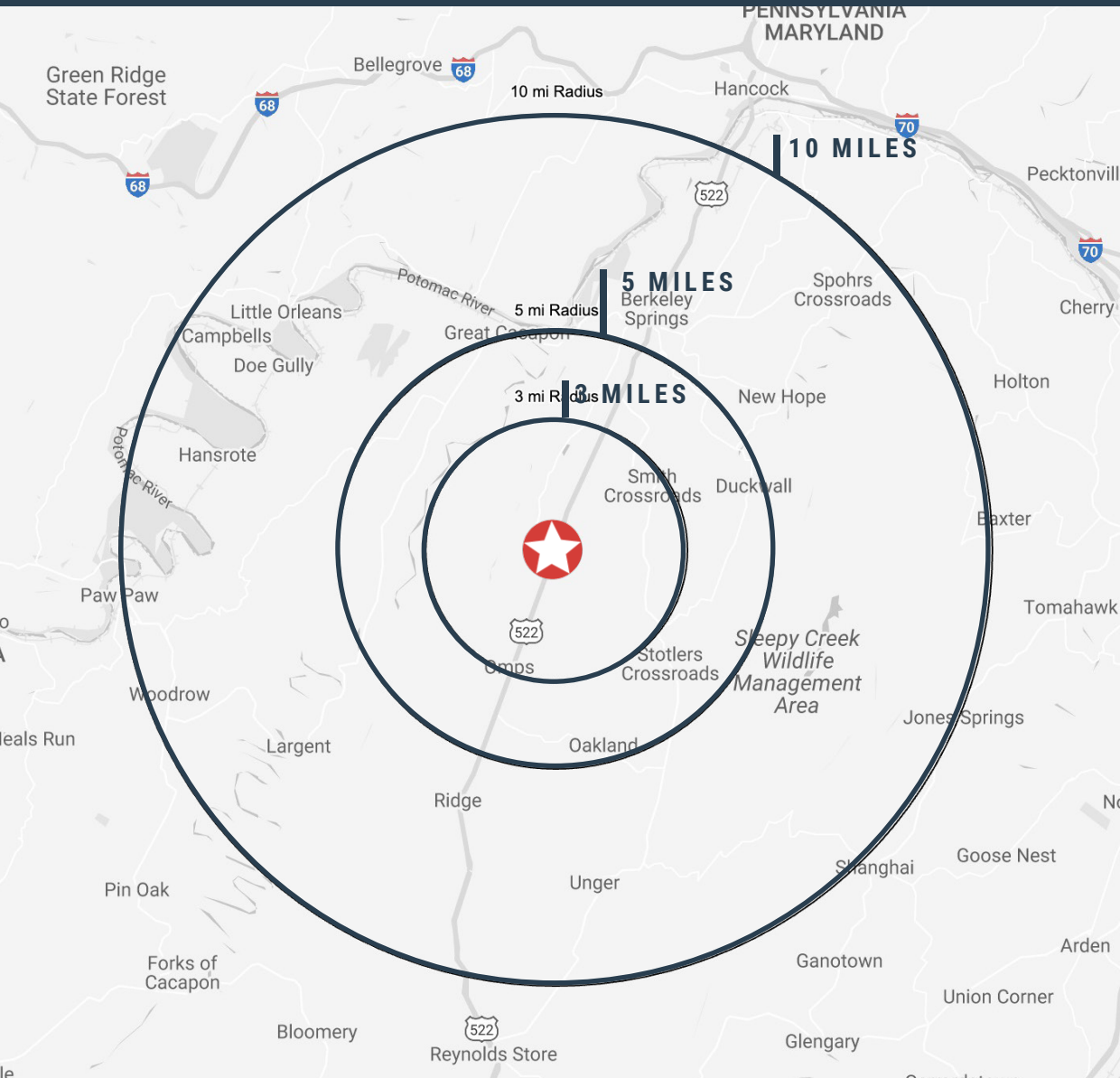
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# Location Map



## DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
3 mile	2,036	\$102,734	367
5 mile	5,348	\$87,149	1,330
10 mile	19,545	\$86,607	3,063

[CLICK FOR DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS

RT 522

7,590 VDP

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# Photos



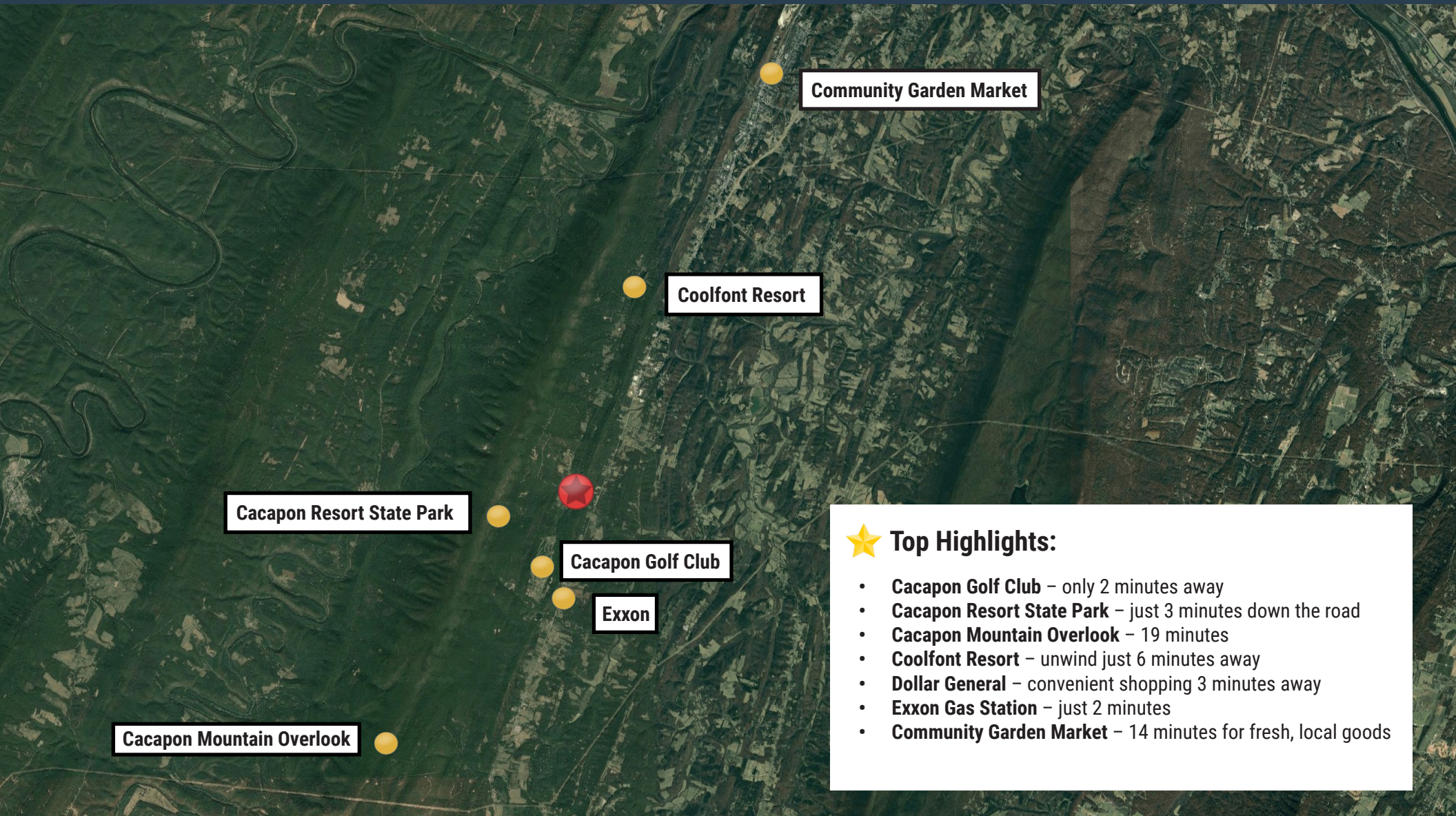
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## ★ Top Highlights:

- **Cacapon Golf Club** – only 2 minutes away
- **Cacapon Resort State Park** – just 3 minutes down the road
- **Cacapon Mountain Overlook** – 19 minutes
- **Coolfont Resort** – unwind just 6 minutes away
- **Dollar General** – convenient shopping 3 minutes away
- **Exxon Gas Station** – just 2 minutes
- **Community Garden Market** – 14 minutes for fresh, local goods

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