



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



91 EAST MAIN STREET
BUCKHANNON, WV 26201



LOWES

119

33

US
48

US
48
33

WALMART SUPERCENTER

MAIN STREET

★ 91 EAST MAIN STREET

WVU HOSPITAL BUCKHANNON

WEST VIRGINIA WESLEYAN COLLEGE

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304.413.4350
BlackDiamondRealty.net

Jeff Stenger, Sr. Associate / Salesperson
jstenger@blackdiamondrealty.net
M. 301.237.0175



LAND / DEVELOPMENT FOR SALE

91 EAST MAIN STREET BUCKHANNON, WV 26201

SALE PRICE / \$475,000

GROSS LOT SIZE / 1.27 ACRES

PROPERTY TYPE / LAND

TOPOGRAPHY / FLAT, CLEARED

ZONING DESCRIPTION / C-1

**PROPERTY FEATURES / FLAT, CLEARED,
250' OF ROAD FRONTAGE, ALL UTILITIES
AVAILABLE, QUICK ACCESS TO MAJOR
TRAFFIC ROUTES, EXCEPTIONAL VISIBILITY**

Positioned along the heart of Buckhannon's main corridor, 91 East Main Street presents a prime commercial opportunity with unmatched visibility and accessibility. Spanning 1.27 (+/-) acres of cleared, pancake-flat land, this property boasts 250 feet of frontage directly on East Main Street—delivering maximum exposure just steps from the Buckhannon Fire Department/Police Station. Also within walking distance is West Virginia Wesleyan College, a private university enrolling 1,055 students.

With an average of 2,373 vehicles passing daily, this high-traffic location is ideal for a wide range of commercial or retail uses. All utilities are available on-site, and the property is just 0.8 mile from Route 33/48, providing seamless regional connectivity. Don't miss this exceptional development site in a growing market. (Traffic count data: Esri and Data Axle, 2025).

FOR SALE

LAND / DEVELOPMENT - LOCATED 0.9 MILE FROM ROUTE 33/48

91 EAST MAIN STREET · BUCKHANNON, WV 26201 · 1.27 ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION

Located inside the city limits of Buckhannon, this property is situated in the Buckhannon Corp District (3) of Upshur County. The site is comprised of one parcel totaling in 1.27 (+/-) acres. The property is identified as Buckhannon Corp District, Tax Map 3, Parcel 20. The property is zones C-1, Central Commercial Business District.

DIRECTIONS

From Route 33/48, exit towards Buckhannon/Philippi (Route 119/Route 20 North), then turn right onto N Locust Street (WV-20 South). Continue on N Locust Street for 0.5 mile to W Main Street. Turn left on West Main Street and continue 0.2 mile to East Main Street. The property will be 0.1 mile on the right, directly across the street from the The Bicentennial Inn.

UTILITIES

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

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Mountaineer Gas
Water	City of Buckhannon
Sewer	City of Buckhannon
Trash	City of Buckhannon
Cable/Internet	City Net (High Speed Fiber) / Optimum / Lynx

INGRESS / EGRESS

The property currently offers two points of ingress with the option to add additional if desired by a buyer. The city is flexible and open to adjustments that will better serve the community.



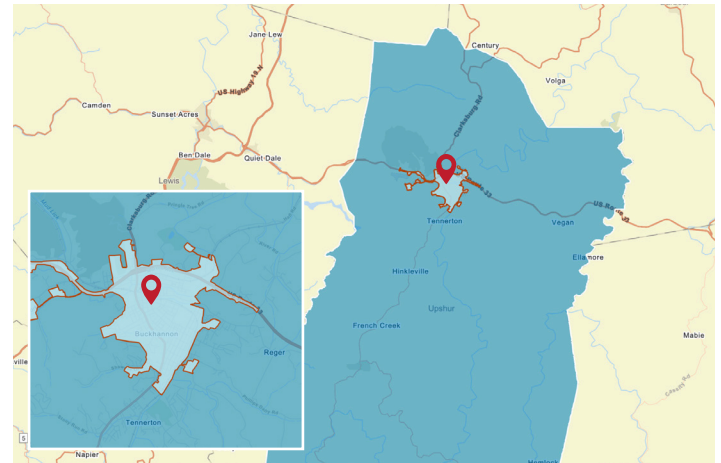
LOCATION ANALYSIS

Upshur County, located in north-central West Virginia, has Buckhannon as its county seat. Downtown Buckhannon offers the charm of a classic small town, with vibrant shops housed in beautifully restored historic buildings and lively music venues. Just a few miles beyond this quaint town, nature awaits. You can experience West Virginia's native wildlife or enjoy a weekend at one of the state's most pristine and untouched natural parks. Buckhannon is also home to West Virginia Wesleyan College and hosts the West Virginia Strawberry Festival each year in May bringing in 50,000-75,000 visitors. In 2026, the festival will have been hosted in Buckhannon for 84 years.

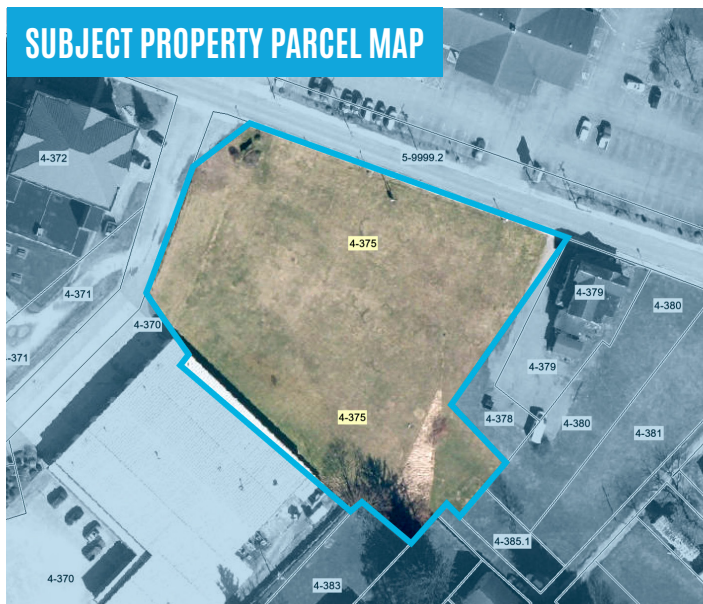
Upshur County has a total population of 23,366 and a median household income of \$52,580. Total number of businesses is 740.

The **City of Buckhannon** has a total population of 5,259 and a median household income of \$47,648. Total number of businesses is 406.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.

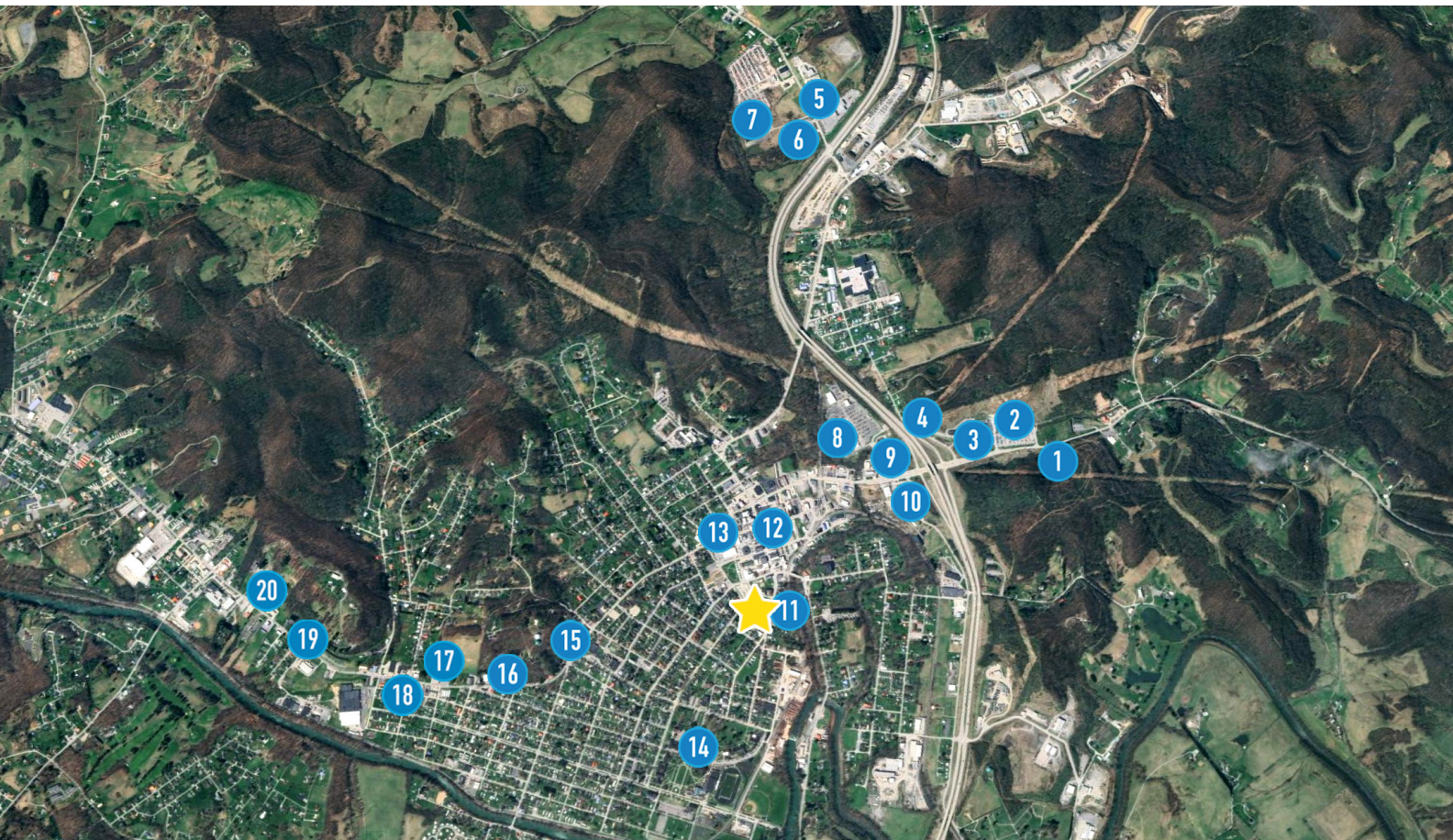


Upshur County, WV Buckhannon City Limits
 Subject Location



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SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 91 East Main Street has been referenced with a yellow star.

- ① NAPA Auto Parts
- ② Lowe's Home Improvement
- ③ Buffalo Wild Wings
- ④ Pizza Hut
- ⑤ Jenkins Ford, Inc.
- ⑥ Buckhannon Toyota
- ⑦ Upshur Cinema
- ⑧ Walmart
- ⑨ Arby's, Sheetz, BP Gas, Burger King, The Donut Spot
- ⑩ Dollar Tree
- ⑪ The Bicentennial Inn
- ⑫ Main Street: C.J. Maggie's, Stone Tower Brews, Mama Roma, Whistle Stop
- ⑬ Wendy's, Goodwill, AutoZone Auto Parts, Dominos Pizza
- ⑭ West Virginia Wesleyan College
- ⑮ McDonald's
- ⑯ Advance Auto Parts
- ⑰ Shop n' Save
- ⑱ Hardee's, Papa Johns
- ⑲ Subway
- ⑳ Kroger

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,652

Total
Population



588

Businesses



13,038

Daytime
Population



\$168,272

Median Home
Value



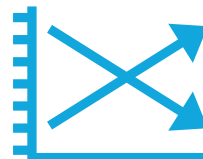
\$30,415

Per Capita
Income



\$50,103

Median Household
Income



-0.2%

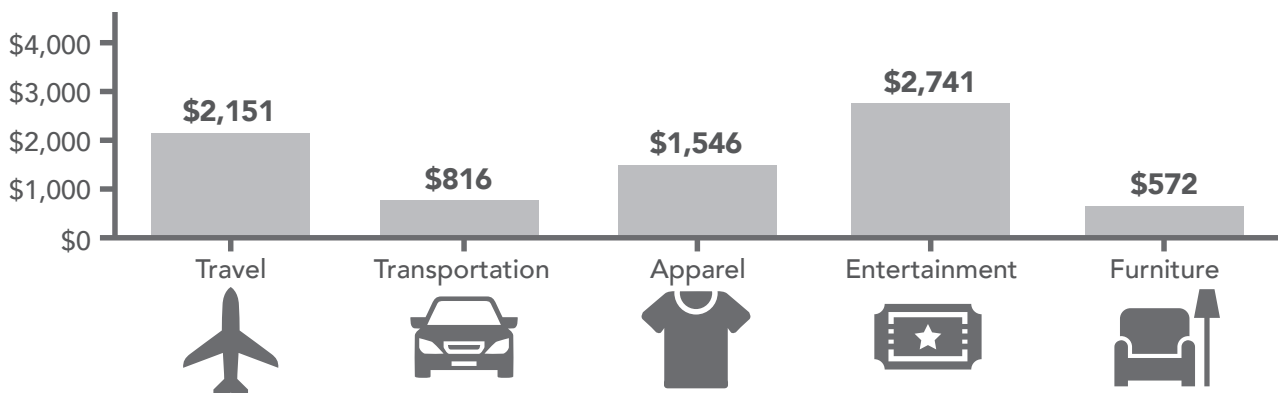
2025-2030
Pop Growth Rate



4,956

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



14,845

Total
Population



649

Businesses



16,015

Daytime
Population



\$170,323

Median Home
Value



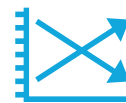
\$31,779

Per Capita
Income



\$51,529

Median
Household
Income



-0.2%

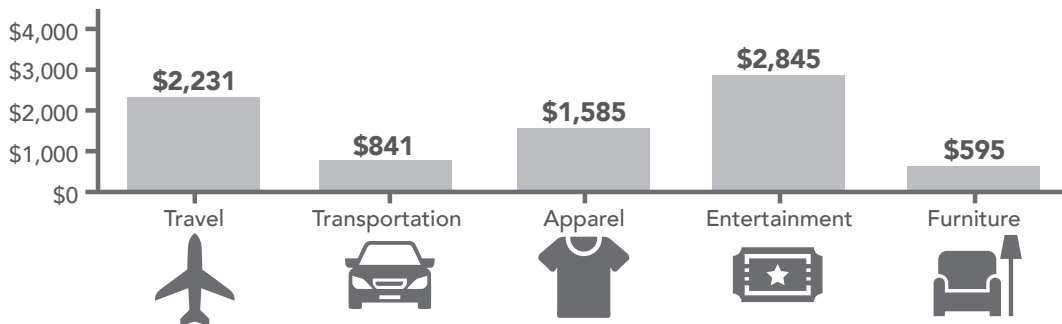
2025-2030
Pop Growth
Rate



6,895

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



23,318

Total
Population



750

Businesses



21,846

Daytime
Population



\$170,592

Median Home
Value



\$31,873

Per Capita
Income



\$53,469

Median
Household
Income



-0.3%

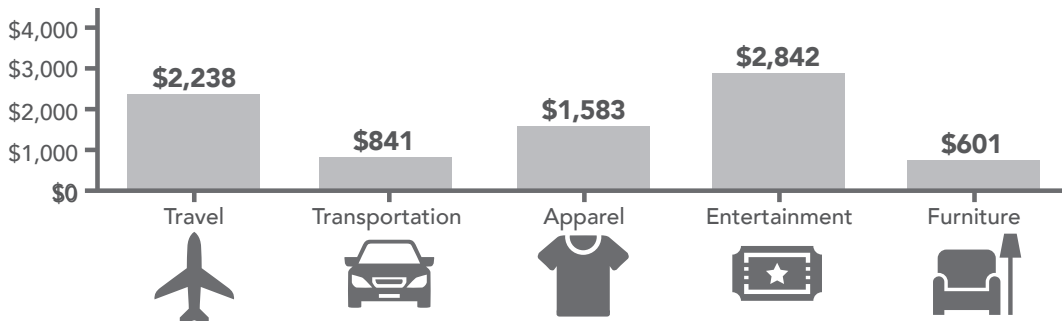
2025-2030
Pop Growth
Rate



10,943

Housing Units
(2020)

KEY SPENDING FACTS



GROUND PHOTOS



Ground Photo from East Main Street Facing Southwest.



Ground Photo Facing West.



Ground Photo Facing North.

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Ground Photo Facing South.



Ground Photo Facing East.

AERIALS



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*Boundaries are approximate



Aerial Facing West Towards Route 33/48.

AERIALS

*Boundaries are approximate



Aerial from Above.

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CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Sr. Associate / Salesperson

M. 301.237.0175

jstenger@blackdiamondrealty.net

SECONDARY CONTACT

Zach Evans, Associate / Salesperson

M. 304.276.8534

zevans@blackdiamondrealty.net