



BARNETTS RUN ROAD (48.58 ACRES)
BRIDGEPORT, WV 26330



✦ 34.819 ACRES

EXIT 121

✦ 13.769 ACRES



52,955 VEHICLES PER DAY

OUTBACK

TARGET

MEADOWBROOK MALL

DICK'S SPORTING GOODS

PLANET FITNESS

*Boundaries are approximate

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13.769 ACRES

34.819 ACRES

*Boundaries are approximate

LAND / DEVELOPMENT FOR SALE

BARNETTS RUN ROAD BRIDGEPORT, WV 26330

SALE PRICE BREAKDOWN

\$998,000 FOR ALL 48.58 (+/-) ACRES

\$698,000 FOR 13.769 (+/-) ACRES

\$348,000 FOR 34.819 (+/-) ACRES

GROSS ACRE SIZE / 48.58 (+/-) ACRES

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND

PROPERTY FEATURES / INTERSTATE
VISIBILITY, QUICK INTERSTATE ACCESS,
RAW LAND, DEVELOPMENT OPPORTUNITY,
CLOSE TO MANY AMENITIES

Strategically located off I-79 at Exit 121, Barnetts Run Road presents a premier development opportunity with exceptional visibility and accessibility. This expansive 48.58 (+/-) acre site is divided into two distinct sections: 13.769 (+/-) acres ideal for commercial and retail development and 34.819 (+/-) acres suited for residential development. Currently the property is heavily wooded with varying topography. This versatile property is ready for development, offering an outstanding opportunity for investors and developers looking to capitalize on a prime location with strong growth potential.

The property is located inside the city limits of Bridgeport and is close to many amenities. The property is positioned less than 0.5 mile from I-79, Exit 121. Along I-79 there is an average daily traffic count of 52,955 vehicles per day. (Provided by Esri and Data Axle, 2024).

FOR SALE

LAND - LOCATED LESS THAN 0.5 MILE OFF OF I-79, EXIT 121

BARNETTS RUN ROAD · BRIDGEPORT, WV 26330 · 48.58 ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located within city limits, this property is situated within the 16th District, Simpson-Bridgeport Corp of Harrison County. The site is identified as one parcel but is split between both sides of I-79. One portion offers 13.769 (+/-) acres, one portion offers 34.819 (+/-) acres, of together this site offers 48.58 (+/-) acres. The property is identified as District 16, Map 289, Parcel 50. See the parcel map on page 4 for details.

INGRESS / EGRESS

With this property being divided into two distinct sections: 13.769 (+/-) acres and 34.819 (+/-) acres, there are multiple points of ingress and egress. For the 13.769 (+/-) acres, the main access is located along Barnetts Run Road. This is off of I-79, Exit 121, turn right, and then take another immediate right to drive along Barnetts Run Road. For the 34.819 (+/-) acres property, access is within the residential development surrounding the available land.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers



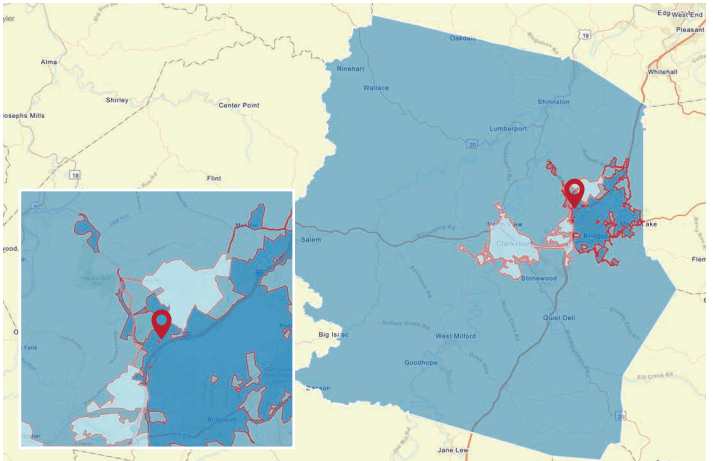
LOCATION ANALYSIS

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.

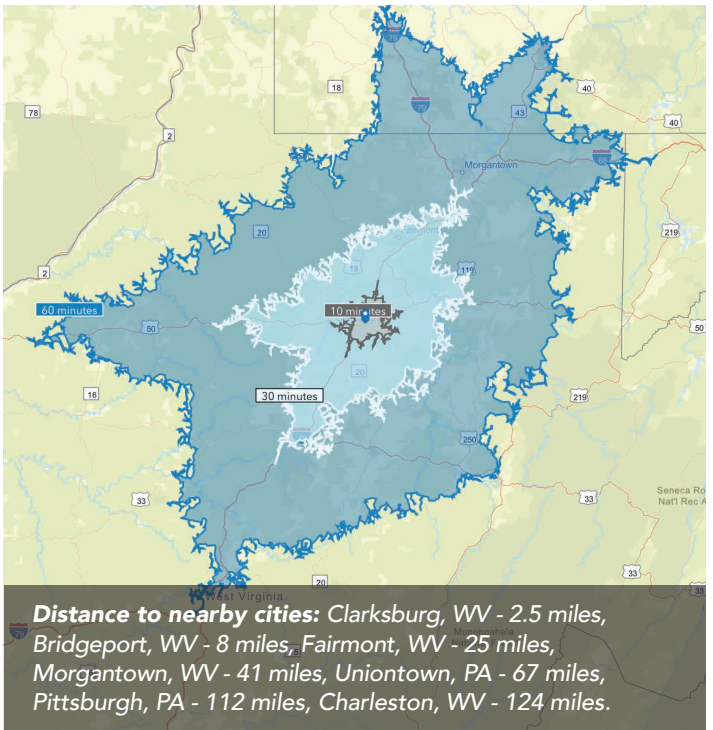
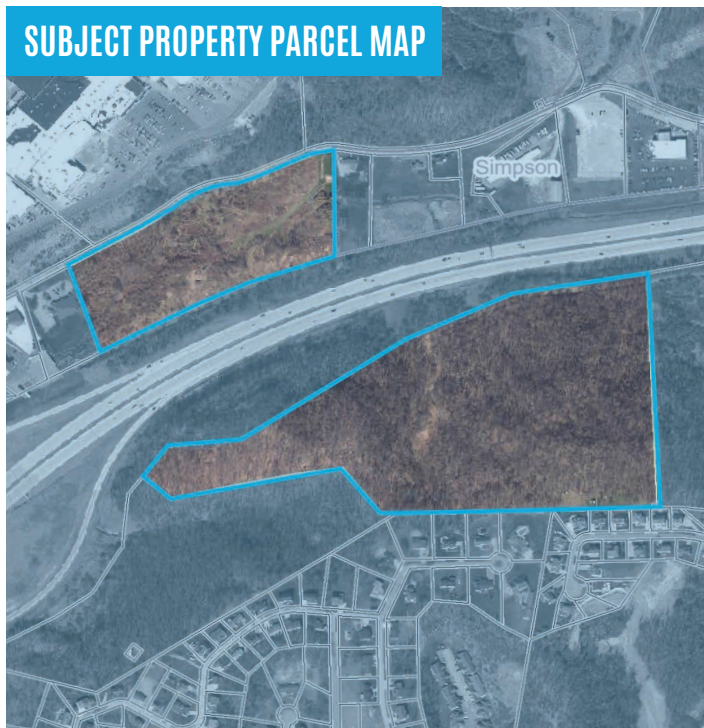
Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

The **City of Bridgeport** has a total population of 16,064 and a median household income of \$88,255. Total number of businesses is 954.

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



■ Harrison County, WV ■ Bridgeport City Limits
● Subject Location ■ Clarksburg City Limits

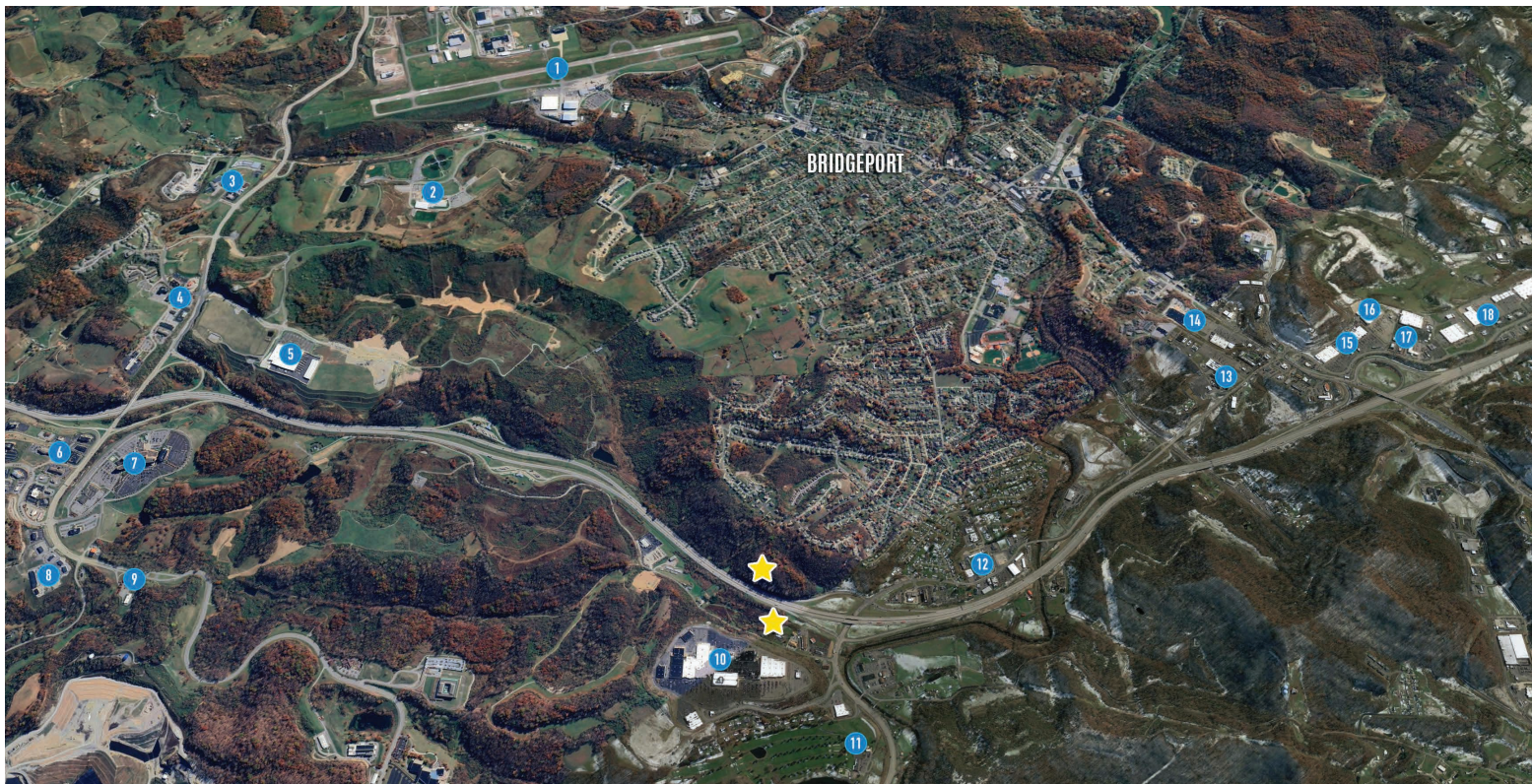


FOR SALE

LAND - LOCATED LESS THAN 0.5 MILE OFF OF I-79, EXIT 121

BARNETTS RUN ROAD · BRIDGEPORT, WV 26330 · 48.58 ACRES

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. Referenced with a yellow star is the subject property along Barnett's Run Road. This property is positioned off of Exit 121 on I-79 where traffic averages 52,955 vehicles per day.

(Provided by Esri and Data Axle, 2024).

- ① NCWV Airport
- ② The Bridge Sports Complex
- ③ Mountain State Brewing, Fairmont Federal Credit Union
- ④ Exxon, Dunkin Donuts, BFS, DQ Grill & Chill Restaurant, Buffalo Wild Wings, Mia Margherita, Meagher's Irish Pub, Microtel Inn & Suites by Wyndham Bridgeport
- ⑤ Menards
- ⑥ White Oaks Business Park: IHOP, Starbucks, Wendy's, Elegant Nails, The Oaks Salon, Bonnie Belle's, McFly Outdoors, Cody's, Courtyard Marriott, Subway, Sheetz
- ⑦ United Hospital Center
- ⑧ Stone Tower Brews, Great Harvest Bakery & Cafe, Don Patron Mexican Restaurant
- ⑨ FBI-Criminal Justice Information
- ⑩ Meadowbrook Mall, Target, Outback, Planet Fitness, Dick's Sporting Goods
- ⑪ Bridgeport Country Club
- ⑫ Sheetz
- ⑬ Big Lots, Gabe's, Ali's Mediterranean, El Rincon Mexican Restaurant,
- ⑭ Home Depot, McDonald's, AutoZone Auto Parts
- ⑮ Eastpointe Shopping Center: Walgreens, Wendy's, MedExpress Urgent Care, LongHorn Steakhouse, Panera, Kroger, Hobby Lobby, KFC
- ⑯ Sam's Club
- ⑰ Starbucks, Michael's, Tractor Supply Co. Crumbl, Texas Roadhouse
- ⑱ New Pointe Plaza: Kohl's, Primanti Bros., Chick-Fil-A, Lowe's, Tuscan Sun Spa & Salon, Las Trancas Mexican Restaurant, McDonald's, Denny's, Tidal Wave Car Wash, Pet Supplies Plus

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,542

Total
Population



893

Businesses



21,649

Daytime
Population



\$240,274

Median Home
Value



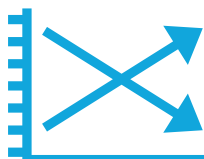
\$49,932

Per Capita
Income



\$85,557

Median Household
Income



-0.22%

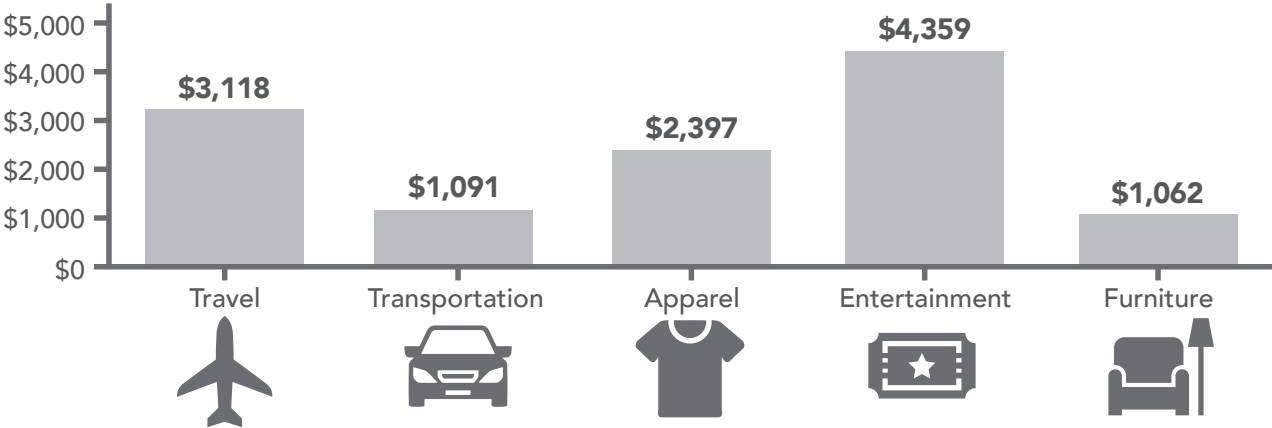
2024-2029
Pop Growth Rate



4,911

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



33,880

Total
Population



1,873

Businesses



46,688

Daytime
Population



\$184,312

Median Home
Value



\$38,267

Per Capita
Income



\$58,901

Median
Household
Income



-0.50%

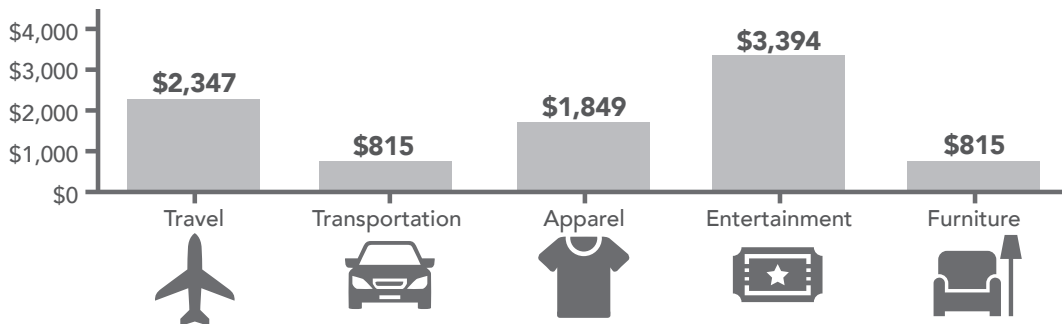
2024-2029
Pop Growth
Rate



16,572

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



65,065

Total
Population



2,708

Businesses



73,457

Daytime
Population



\$184,133

Median Home
Value



\$37,414

Per Capita
Income



\$60,905

Median
Household
Income



-0.46%

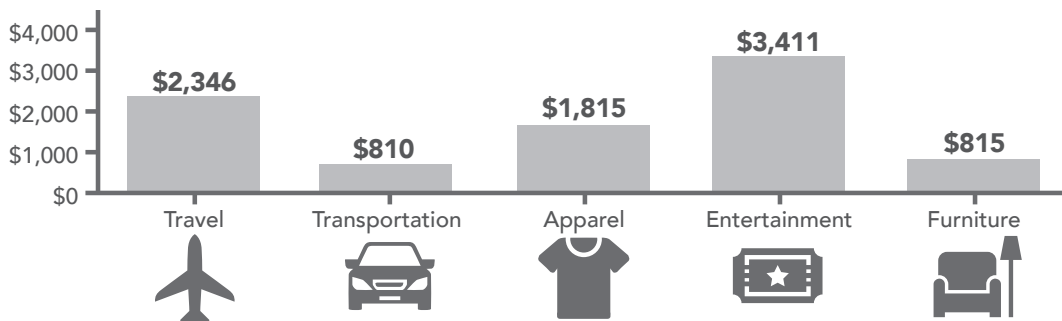
2024-2029
Pop Growth
Rate



30,621

Housing Units
(2020)

KEY SPENDING FACTS



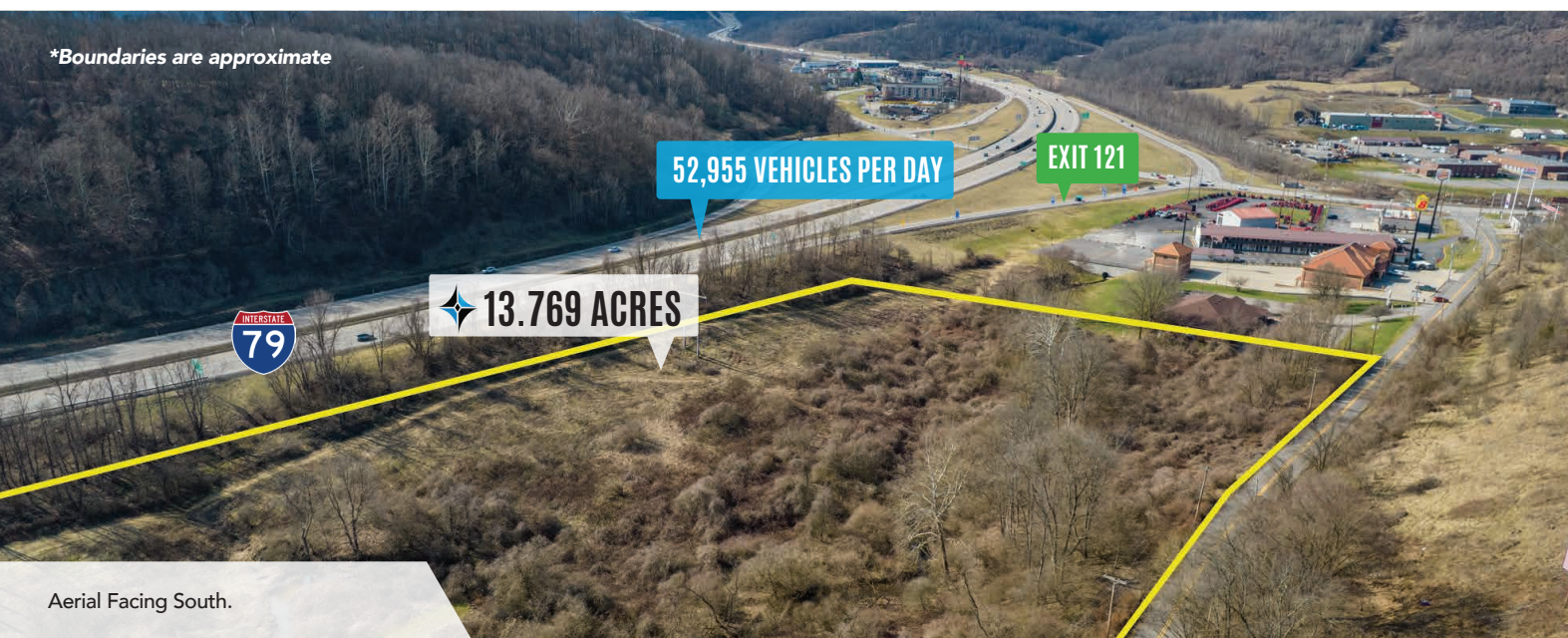
AERIALS

*Boundaries are approximate



Aerial Facing West.

*Boundaries are approximate



Aerial Facing South.

FOR SALE
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BARNETTS RUN ROAD · BRIDGEPORT, WV 26330 · 48.58 ACRES

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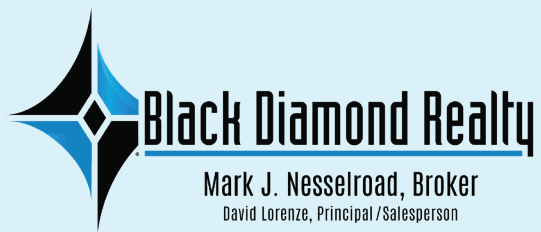
✦ **34.819 ACRES**

Aerial Facing South.

**Boundaries are approximate*

✦ **13.769 ACRES**

Aerial Facing East.



CONTACT

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