



**FOR SALE**  
**LAND**  
**MARKETING FLYER**



**9038 WILLIAMSPORT PIKE**  
**FALLING WATERS, WV 25419**



**9038 WILLIAMSPORT PIKE**  
SUBJECT LAND

**BP GAS STATION**



**FOOD LION**

**EXXON**

**OVERLOOK AT RIVERSIDE APARTMENTS**

**EXIT 23**

**DUNKIN' DONUTS**



**DRB HOMES OVERLOOK AT RIVERSIDE**

**RIVERSIDE VILLAGES TOWNHOMES**

**DOLLAR GENERAL**





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\*Boundaries are approximate

## LAND FOR SALE

## 9038 WILLIAMSPORT PIKE FALLING WATERS, WV 25419

**SALE PRICE / \$300,000**

**GROSS LOT SIZE / 2.74 (+/-) ACRES**

**PROPERTY TYPE / LAND**

**PROPERTY FEATURES / DIRECTLY ALONG  
ROUTE 11, 0.5 MILE OFF OF I-81 EXIT 23,  
GREAT VISIBILITY, DEVELOPMENT  
OPPORTUNITY, EASILY ACCESSIBLE,  
CLOSE TO MAJOR TRAFFIC ROUTES AND  
MANY AMENITIES**

Located conveniently to both I-81 and U.S. Highway 11, this property offers 2.74 (+/-) acres of land with great visibility. This property is surrounded by a plethora of residential users. There are several building structures currently on the subject property allowing for multi-family occupancy. The subject land is located only 0.5 mile off of I-81, Exit 23. The site is ideal for commercial users looking for a development opportunity in a growing area of Berkeley County.

The property is positioned approximately 0.5 mile from I-81, Exit 23, and sits along U.S. Highway 11. Along I-81 there is a daily traffic count of over 53,000 and over 8,491 vehicles daily along Williamsport Pike. (Source ©2023 Esri) Falling Waters is located just 2.9 miles from the Maryland border. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are all within a three hour drive of Falling Waters.



**FOR SALE**

**LAND - LOCATED 0.5 MILE FROM I-81, EXIT 23**

**2.74 (+/-) ACRES - 9038 WILLIAMSPORT PIKE FALLING WATERS, WV 25428**

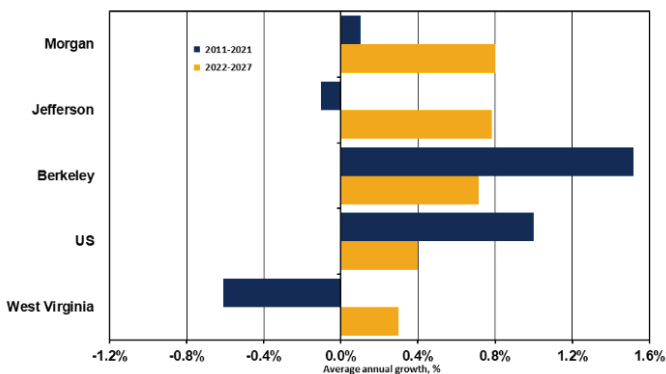
# PROPERTY SPECIFICATIONS

## ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

Figure 11: Employment Growth Forecast by Area



(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

## LEGAL DESCRIPTION / ZONING

Located inside the city limits of Falling Waters, this property is positioned in the Falling Waters District of Berkeley County. The site is comprised of one parcel of land consisting of 2.74 (+/-) acres. The property is identified as Falling Waters District, Tax Map 7, Parcels 129. This can be referenced in Deed Book 1121, Page 242. There are no zoning restrictions.

## INGRESS / EGRESS

The ingress/egress on to the property is accessible via Williamsport Pike, Route 11.

## UTILITIES

This site offers the following:

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Water	Well
Sewer	Septic
Trash	Apple Valley Waste
Cable/Internet	Comcast/Xfinity



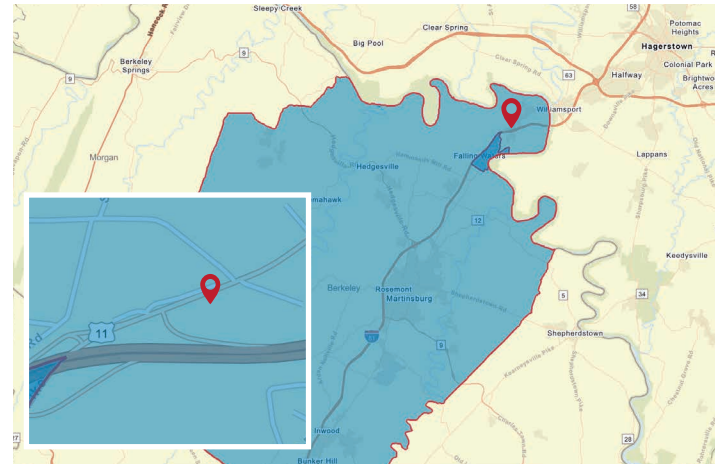
# LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

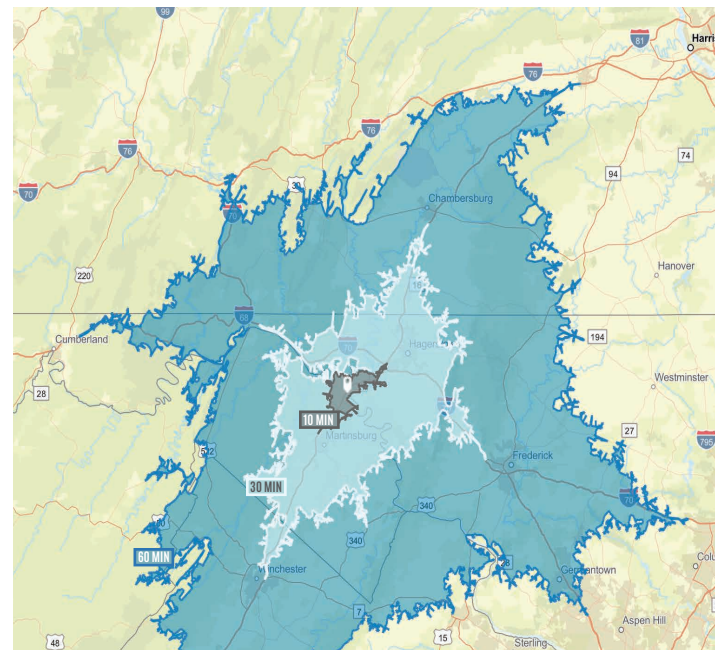
**Berkeley County** has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

The **City of Falling Waters** has a total population of 1,573 and a median household income of \$88,260. Total number of businesses is 19.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.  
Text provided by <https://www.berkeleywv.org>*

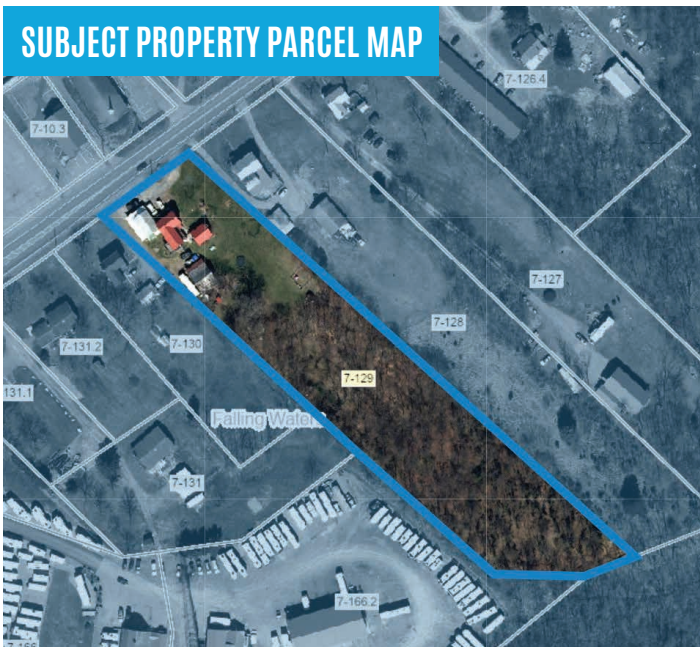


■ Berkeley County, WV ■ Falling Waters City Limits 📍 Subject Location



**Distance to nearby cities:** Martinsburg, 12 miles, Hagerstown, MD - 12 miles, Charles Town, WV - 30 miles, Winchester, VA - 32 miles, Frederick, MD - 35 miles, Leesburg, VA - 50 miles, Washington, DC - 88 miles

## SUBJECT PROPERTY PARCEL MAP





**FOR SALE**

**LAND - LOCATED 0.5 MILE FROM I-81, EXIT 23**

**2.74 (+/-) ACRES - 9038 WILLIAMSPORT PIKE FALLING WATERS, WV 25428**

# SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 9038 Williamsport Pike, has been referenced with a yellow star and outline.

- 1 Food Lion, King's New York Pizza
- 2 Exxon Gas Station, Soft Touch Car Wash
- 3 Dunkin' Donuts
- 4 Dollar General
- 5 Riverside Villages Townhomes
- 6 Wholesale Fireworks
- 7 Overlook at Riverside Apartments
- 8 DRB Homes Overlook at Riverside
- 9 ROCS Gas Station
- 10 7-Eleven
- 11 First United Bank & Trust



# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



13,270

Total Population



135

Businesses



8,034

Daytime Population



\$265,625

Median Home Value



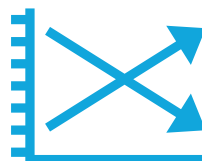
\$39,054

Per Capita Income



\$78,414

Median Household Income



2.69%

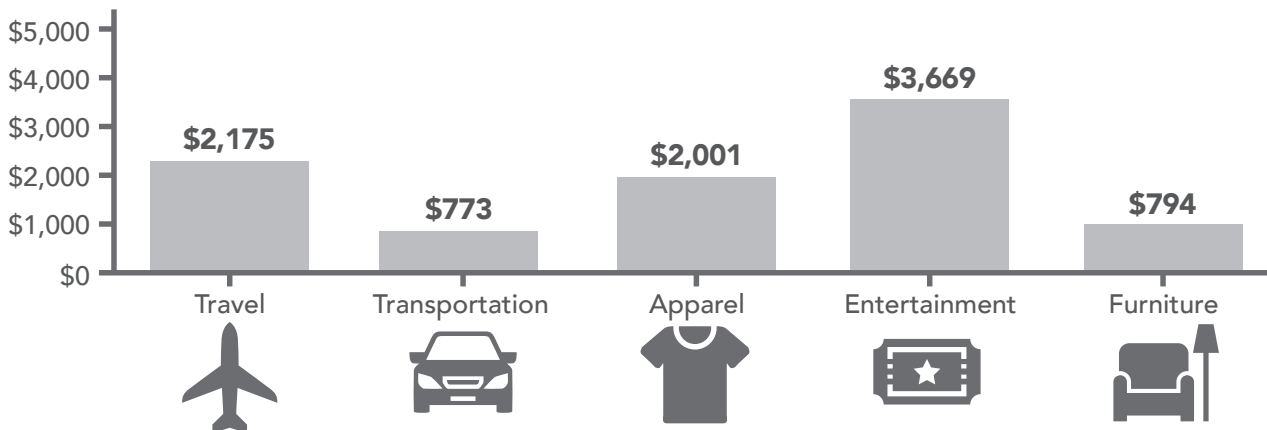
2024-2029 Pop Growth Rate



5,243

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



27,750

Total Population



524

Businesses



20,844

Daytime Population



\$265,992

Median Home Value



\$39,061

Per Capita Income



\$76,044

Median Household Income



2.00%

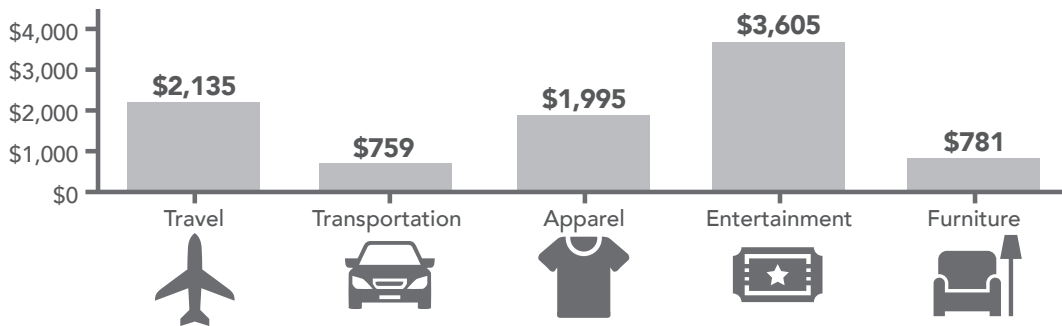
2024-2029 Pop Growth Rate



11,158

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



148,471

Total Population



4,479

Businesses



142,211

Daytime Population



\$249,956

Median Home Value



\$32,533

Per Capita Income



\$64,146

Median Household Income



1.14%

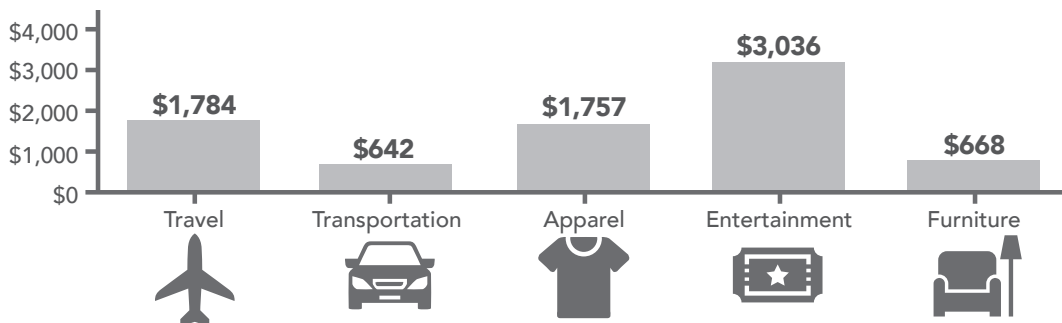
2024-2029 Pop Growth Rate



58,687

Housing Units (2020)

### KEY SPENDING FACTS





# AERIAL PHOTOS



Aerial Facing Southeast.



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**LAND - LOCATED 0.5 MILE FROM I-81, EXIT 23**  
**2.74 (+/-) ACRES - 9038 WILLIAMSPORT PIKE FALLING WATERS, WV 25428**



Aerial Facing East.

*\*Boundaries are approximate*



# AERIAL PHOTOS





**FOR SALE**  
**LAND - LOCATED 0.5 MILE FROM I-81, EXIT 23**  
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Aerial Facing Northwest.

*\*Boundaries are approximate*



# MAJOR LOCAL EMPLOYERS

## FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



**The Clorox Company**

The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.


**Source:**  
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

**Source:**  
<https://www.globaldata.com/company-profile/fedex-corp/>




**Procter & Gamble**

Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

**Source:**  
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

**Source:**  
<https://corporate.walmart.com/about>



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## EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has **increased by 3.8%**, giving businesses **26,000 new employees**.

With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

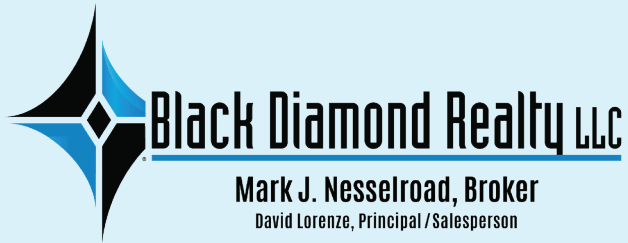
Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

## TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





# CONTACT

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