



Colliers

For Sale

Commercial Pads

Lots 2 & 3

100 Maclaine Way,
Shepherdstown, WV 25443

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Property Details

Price: \$675,000 (Lot 2) | \$690,000 (Lot 3)

Property Type: Land

Property Subtype: Commercial

Sale Type: Investment or Owner User

Total Lot Size: 1.46 acre parcel

No. of Lots: 2

Zoning Description: Residential/Commercial

WVU
Medical

ROCS
Local Market

For Sale
Lot 2
0.6737 acres

For Sale
Lot 3
0.7858 acres

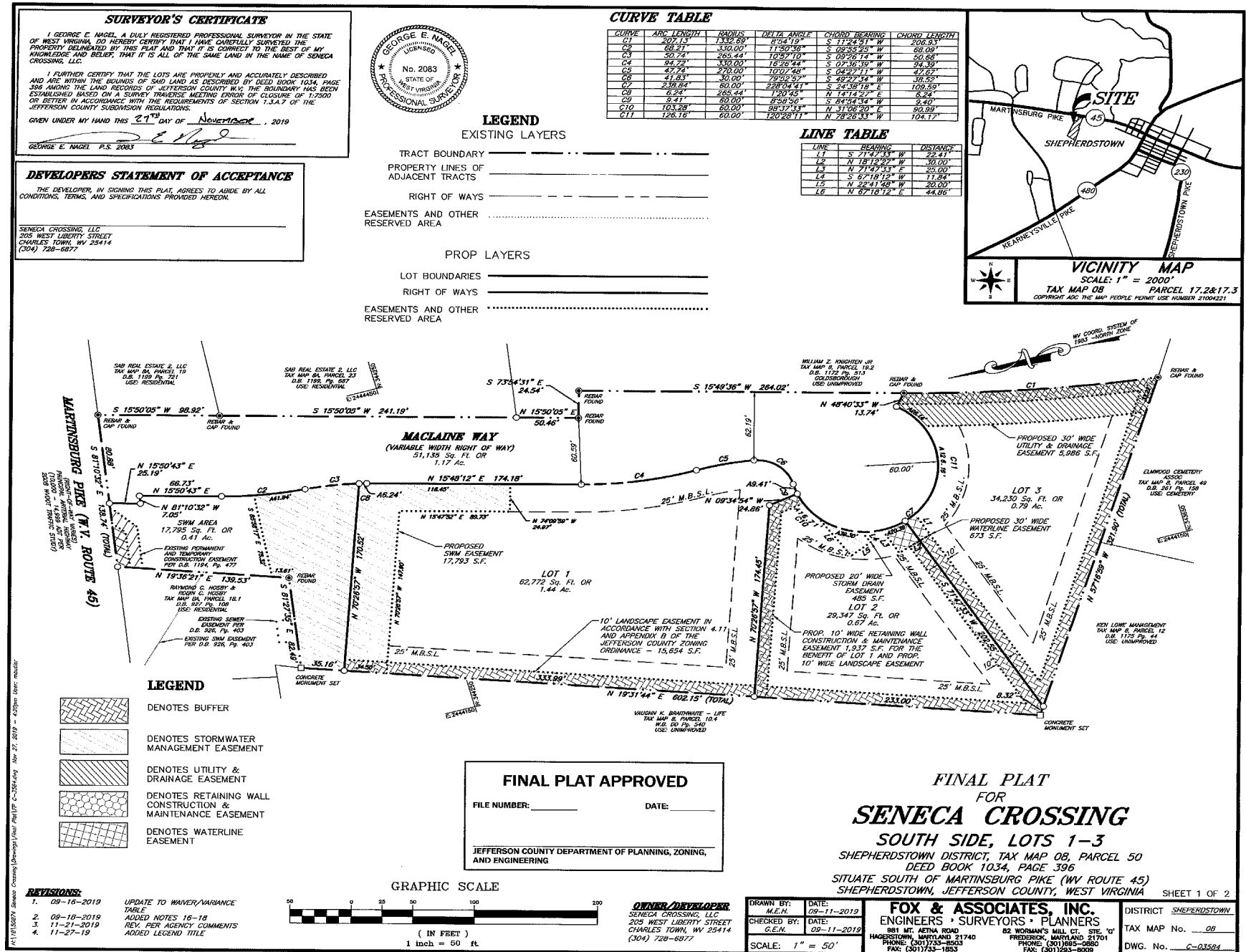


An aerial photograph showing a commercial subdivision. In the foreground, there is a large, dense wooded area with trees in various shades of green and yellow. To the right of the woods, a paved road runs diagonally. Further right, there is a parking lot with several cars and a building with a green roof. In the background, there are more buildings, including a large white one, and a residential area with houses and trees. The overall scene is a mix of natural and developed land.

Additional features

- Finished lots in commercial subdivision
- Lots 2 and 3 can be merged to create a 1.46 acre parcel
- Zoned Mixed Use
- Adjacent to new WVU Medicine 10,000 square foot medical facility
- Also nearby to new ROC's Convenience Store
- Walking distance of downtown Shepherdstown & Shepherd University
- High Visibility, High traffic
- Water & Sewer on site

Final Plat



Final Plat

NOTES:

1. INDICATES 5/8" X 30" REBAR AND CAP TO BE SET UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST VIRGINIA COORDINATE SYSTEM OF 1983 - NORTH ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" PER FEMA FLOOD MAP 54037C0040E WITH AN EFFECTIVE DATE OF 12/18/2009.
4. ZONING: RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL. THERE ARE NO CONDITIONS OF APPROVAL.
5. MINIMUM BUILDING SETBACK LIMITS: 25' FRONT, 25' SIDE, AND 25' REAR.
6. WYDOH ENTRANCE PERMIT # 05-2018-0746.
7. WYDOHS PERMIT #20,353 ISSUE DATE 06-10-2019
8. ALL LOTS HAVE VEHICULAR ACCESS FROM INTERIOR SUBDIVISION ROADS ONLY.
9. ALL BUILDINGS TO BE SERVED BY WATER AND SEWER SYSTEMS.
10. PRIVATE WELLS AND/OR PRIVATE SEPTIC SYSTEMS FOR DOMESTIC USE ARE PROHIBITED WHEN CENTRAL WATER AND/OR SANITARY SEWER SERVICE IS AVAILABLE.
11. A BLANKET EASEMENT IS GRANTED TO THE APPROPRIATE PUBLIC SERVICE DISTRICT IN ALL ROAD RIGHT-OF-WAYS FOR CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER LINES.
12. SERVICE LATERALS TO INDIVIDUAL LOTS OR SITES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FINISHED ROAD PAVEMENT SURFACE.
13. BASED ON AVAILABLE RECORDS, THERE ARE NO EXISTING EASEMENTS OR RIGHTS OF WAY ON THIS PROPERTY EXCEPT AS SHOWN. ALL PROPOSED/FUTURE EASEMENTS ARE SHOWN ON THIS PLAT.
14. THERE ARE NO DELINEATED WETLANDS ON THIS SITE.
15. THE PROPERTY SHOWN HEREON WAS PREVIOUSLY SUBDIVIDED AND IS SHOWN ON A FINAL PLAT ENTITLED "LOTS 1-40, SENECA CROSSING, SOUTH SIDE", RECORDED IN PLAT BOOK 24 AT PAGES 58 - 58D IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA. ALL ELEMENTS OF SAID FINAL PLAT ARE TO BE ABANDON BY A DEED OF MERGER DATED AUGUST 5, 2019 AND RECORDED ON OCTOBER 22, 2019 IN DEED BOOK 1231 AT PAGE 437 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA.
16. MACLAINE WAY ACCESS EASEMENT NOTE: ADJOINING PROPERTIES TO MACLAINE WAY TO INCLUDE: SAB REAL ESTATE 2, LLC, TM 8A PARCEL 19; SAB REAL ESTATE 2, LLC, TM 8 PARCEL 23; AND WILLIAM A. KNIGHTEN, JR., TM 8 PARCEL 19.2 WILL BE GRANTED AN ACCESS EASEMENT TO THE MACLAINE WAY ROW PURSUANT TO DEED RECORDED IN DEED BOOK AT PAGE ON SEPTEMBER 2019.
17. THE SWM AREA SHOWN HEREON SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2, AND 3.
18. THE ROADWAY SERVING THIS SUBDIVISION, MACLAINE WAY, AND OTHER COMMON LANDS SUCH AS THE STORMWATER MANAGEMENT AREA IS PRIVATELY HELD PROPERTY. THE MAINTENANCE RESPONSIBILITY ASSOCIATED WITH THIS ROADWAY AND OTHER COMMON LANDS SHALL BE BORNE SOLELY BY THE SENECA CROSSING PROPERTY OWNERS ASSOCIATION. THIS ASSOCIATION CONSISTS OF SENECA CROSSING, LLC; SAB REAL ESTATE 2, LLC; R.M. ROACH & SONS, INC.; AND WILLIAM A. KNIGHTEN, JR. THE MAINTENANCE OF THE ROADWAY AND OTHER COMMON LANDS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE AFOREMENTIONED SENECA CROSSING PROPERTY OWNERS ASSOCIATION AND SHALL INCLUDE NORMAL MAINTENANCE RESPONSIBILITY SUCH AS SNOW REMOVAL, GREEN SPACE (LAWN) MAINTENANCE, LANDSCAPE AREA MAINTENANCE, AND ROADWAY MAINTENANCE AS MAY BE REQUIRED TO RESULT IN THE ROADWAY BEING MAINTAINED BY THE ASSOCIATION IN A MANNER TO RESULT IN A SAFE MEANS OF INGRESS/EGRESS INTO THE SUBDIVISION. THE ROADWAY AND OTHER ASSOCIATED COMMON LANDS ARE NOT A PUBLIC RESPONSIBILITY OR THE RESPONSIBILITY OF JEFFERSON COUNTY, WEST VIRGINIA.
19. ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDING LOTS SHALL HAVE STABILIZED CONSTRUCTION ENTRANCES INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE SITE.
20. THIS FINAL PLAT WAS PREPARED IN ACCORDANCE WITH THE JEFFERSON COUNTY WEST VIRGINIA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BEARING AN ADOPTED DATE OF OCTOBER 9, 2008 AND AN AMENDED DATE OF FEBRUARY 1, 2010 AND THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE, JEFFERSON COUNTY, WEST VIRGINIA, ADOPTED JULY 7, 1988 AS AMENDED, AMENDMENT ADOPTED BY THE COUNTY COMMISSION, OCTOBER 18, 2018.

AREA TABLE

LOTS	126,349 Sq. Ft. OR 2.90 AC.
SWM AREA	17,795 Sq. Ft. OR 0.41 AC.
RIGHTS-OF-WAY	51,115 Sq. Ft. OR 1.17 AC.
TOTAL AREA	195,278 Sq. Ft. OR 4.48 AC.

LEGEND

EXISTING LAYERS

TRACT BOUNDARY	-----
PROPERTY LINES OF ADJACENT TRACTS	-----
RIGHT OF WAYS	-----
EASEMENTS AND OTHER RESERVED AREA	-----

PROP LAYERS

LOT BOUNDARIES	-----
RIGHT OF WAYS	-----
EASEMENTS AND OTHER RESERVED AREA	-----

WAIVER / VARIANCE TABLE

COUNTY FILE NUMBER	WAIVER / VARIANCE	HEARING DATE
19-2-PCW	WAIVER FROM SECTION 24.114 AND 24.115 OF SUBDIVISION REGULATIONS TO PROCESS A PRELIMINARY PLAT ADMINISTRATIVELY.	2-12-2019
ZV-18-21	VARIANCE FROM SECTION 4.6D TO REDUCE THE DISTANCE REQUIREMENT FROM 75' TO 25' ALONG THE WESTERN AND SOUTHERN BOUNDARIES TO ALLOW PROPOSED COMMERCIAL USES ADJACENT TO THE RD DISTRICT.	12-13-2018
19-20-ZV	VARIANCE FROM SECTION 10.2.C. TO LOCATE A SIGN IN A INTERIOR ROADWAY.	5-22-2019
19-21-ZV	VARIANCE FROM SECTION 10.4.B.3 FOR A SETBACK VARIANCE FOR A SIGN BASE FROM 25' TO 15'.	8-22-2019
19-10-PCW	WAIVER FROM SECTION 20.102B OF THE SUBDIVISION REGULATIONS TO ALLOW EARLY GRADING	07-09-2019
19-32-ZV	VARIANCE FROM SECTION 4.11A.2.4.11E AND APPENDIX B TO REDUCE THE LANDSCAPE BUFFER FROM 10' TO 0' ON THE SOUTHERN BOUNDARY OF PROPOSED LOT 1 AND TO RETAIN AN UNSCREENED LANDSCAPE BUFFER ON THE NORTHERN BOUNDARY OF PROPOSED LOT 2. THE APPLICANT IS PROPOSING TO INSTALL A 6' PRIVACY FENCE BETWEEN PROPOSED LOTS 1 AND 2 IN LIEU OF THE REQUIRED BUFFER	11-14-2019

LEGEND

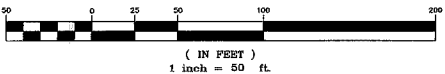
	DENOTES BUFFER
	DENOTES STORMWATER MANAGEMENT EASEMENT
	DENOTES UTILITY & DRAINAGE EASEMENT
	DENOTES RETAINING WALL CONSTRUCTION & MAINTENANCE EASEMENT
	DENOTES WATERLINE EASEMENT

FINAL PLAT APPROVED

FILE NUMBER: _____ DATE: _____

JEFFERSON COUNTY DEPARTMENT OF PLANNING, ZONING, AND ENGINEERING

GRAPHIC SCALE



REVISIONS:

- | | |
|---------------|---|
| 1. 09-16-2019 | UPDATE TO WAIVER/VARIANCE TABLE |
| 2. 09-18-2019 | ADDED NOTES 16-18 |
| 3. 11-21-2019 | REV. PER AGENCY COMMENTS |
| 4. 11-27-19 | CORRECTED TYPO NOTE # 18 AND ADDED LEGEND TITLE |

FINAL PLAT
FOR

SENECA CROSSING

SOUTH SIDE, LOTS 1-3

SHEPHERDSTOWN DISTRICT, TAX MAP 08, PARCEL 50
DEED BOOK 1034, PAGE 396

SITUATE SOUTH OF MARTINSBURG PIKE (WV ROUTE 45)
SHEPHERDSTOWN, JEFFERSON COUNTY, WEST VIRGINIA

SHEET 2 OF 2

OWNER/DEVELOPER

SENECA CROSSING, LLC
205 WEST LIBERTY STREET
CHARLES TOWN, WV 25414
(304) 728-6877

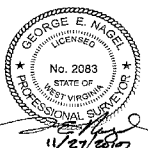
DRAWN BY:	DATE:
M.E.H.	09-11-2019
CHECKED BY:	DATE:
G.E.N.	09-11-2019
SCALE:	1" = 50'

FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS	
881 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1853	82 WORMAN'S MILL CT. SITE 'G' FREDERICK, MARYLAND 21701 PHONE: (301)695-0880 FAX: (301)283-9009

DISTRICT SHEPHERDSTOWN

TAX MAP No. 08

DWG. No. C-03584



An aerial map of the Shepherd University area in West Virginia. The map shows the Potomac River to the east, with the C & O Canal Lock 38. Major roads include US-45, US-480, and US-230. Labeled locations include Shepherd University, WVU Medical, Walgreens, Good Neighbor Pharmacy, Food Lion, and ROCS Local Market. A blue star is placed near the intersection of US-45 and US-480, with arrows pointing to it from the WVU Medical and ROCS Local Market labels. Other labels include Potomac Farms Dr, Starkeys Ln, and Kearneysville Pike. The map also shows various residential and commercial buildings, parking lots, and green spaces.

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