



Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



WHARF DISTRICT LAND (0.36 ACRE)
O CLAY / HURLEY STREET • MORGANTOWN, WV 26508



DOWNTOWN MORGANTOWN

STARBUCKS

SHEETZ

WHARF DISTRICT PARKING GARAGE

ROUTE 119

OLIVERO'S

◆ WHARF DISTRICT LAND

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Detailed description and Google Earth aerial of the location and its proximity to surrounding businesses.

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Demographics and key facts pertaining to the property within a three, five and ten mile radius.

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Aerial photos of the property from various heights and angles.

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DOWNTOWN MORGANTOWN

ROUTE 119

WHARF DISTRICT LAND

304.413.4350

BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092

LAND / DEVELOPMENT FOR SALE

WHARF DISTRICT LAND (0.36 ACRE) 0 CLAY / HURLEY STREET • MORGANTOWN, WV 26508

SALE PRICE / \$575,000

GROSS LOT SIZE / 0.36 (+/-) ACRE

PROPERTY TYPE / LAND / DEVELOPMENT

PROPERTY HIGHLIGHTS / FLAT LOT,
DEVELOPMENT READY, PRIME LOCATION

Property Overview

- 0.36-acre (+/-) land parcel located within the Wharf District
- Rare infill opportunity in a high-activity, amenity-rich area

Development Potential

- Ideal for commercial or mixed-use development concepts
- Flexible site that can adapt to evolving market and district needs

Location & Amenities

- Situated near restaurants, retail, offices, and public gathering spaces
- Benefits from strong foot traffic and surrounding district investment
- Located 3.9 miles from I-68, Exit 1

Visibility & Access

- Prominent positioning along Route 119 with strong daily traffic exposure
- Convenient access to Downtown Morgantown and Westover via the nearby Westover Bridge

Additional Use Opportunities

- Potential to serve as supplemental parking for surrounding businesses and district events
- Opportunity for interim income while holding the site for future development

FOR SALE

LAND / DEVELOPMENT - LOCATED WITHIN THE WHARF DISTRICT
0 CLAY / HURLEY STREET · MORGANTOWN, WV 26508 · 0.36 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Lot Size: 0.36 (+/-) acre
- Property Type: Land / Development

LEGAL DESCRIPTION / ZONING

- Inside city limits of Morgantown
- 5 Parcels 43, 44, 45, 46, 47, Tax Map 28,
- Deed Book 1241, Pages 466, Deed Book 1273, Pages 352
- Zoning: Commercial

INGRESS / EGRESS

- Ingress/egress along Clay Street, Hurley Street, and Mechanic Street

DIRECTIONS

- Take I-68 Exit 1 toward US-119 North / Morgantown
- Turn left onto US-119 North and continue for approximately 3.6 miles
- Turn left onto Hurley Street
- Proceed approximately 200 feet
- Destination will be on the right

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers Available



FOR SALE

LAND / DEVELOPMENT - LOCATED WITHIN THE WHARF DISTRICT 0 CLAY / HURLEY STREET · MORGANTOWN, WV 26508 · 0.36 (+/-) ACRE

AERIAL PHOTO



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

- 1 Walnut PRT Station
- 2 Beechurst PRT Station
- Mountain Line Bus Stop

- 1 Westover Area
- 2 Sheetz
- 3 Morgantown Chamber of Commerce
- 4 Starbucks, Underground Printing
- 5 Monongalia Magistrate
- 6 Iron Horse Tavern
- 7 Huntington Bank
- 8 Dollar General
- 9 Monongalia County Clerk
- 10 Almost Heaven Bar & Brill
- 11 Subway
- 12 Public Safety Center
- 13 Morgantown Public Library
- 14
- 15 Morgantown Municipal Building
- 16 Morgantown Farmers Market
- 17 Truist Bank
- 18 Chipotle
- 19 CVS
- 20 WV Junior College
- 21 Downtown Campus Library
- 22 Mountainlair
- 23 West Virginia University Main Campus
- 24 University Place Housing
- 25 State On Campus Housing
- 26 Wharf District Parking Garage
- 27 Oliverio's Ristorante
- 28 Mountain State Brewing
- 29 Adams Legal Group, PLLC
- 30 Milan Puskar Stadium
- 31 MonHealth Medical Center
- 32 WVU medicine Health Sciences Campus
- 33 Ruby Memorial Hospital
- 34 WVU Evansdale Campus
- 35 WVU Coliseum

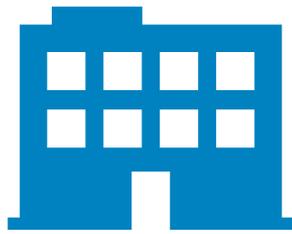
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,745

Total Population



2,842

Businesses



78,873

Daytime Population



\$258,536

Median Home Value



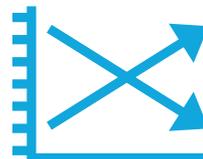
\$33,998

Per Capita Income



\$50,740

Median Household Income



0.4%

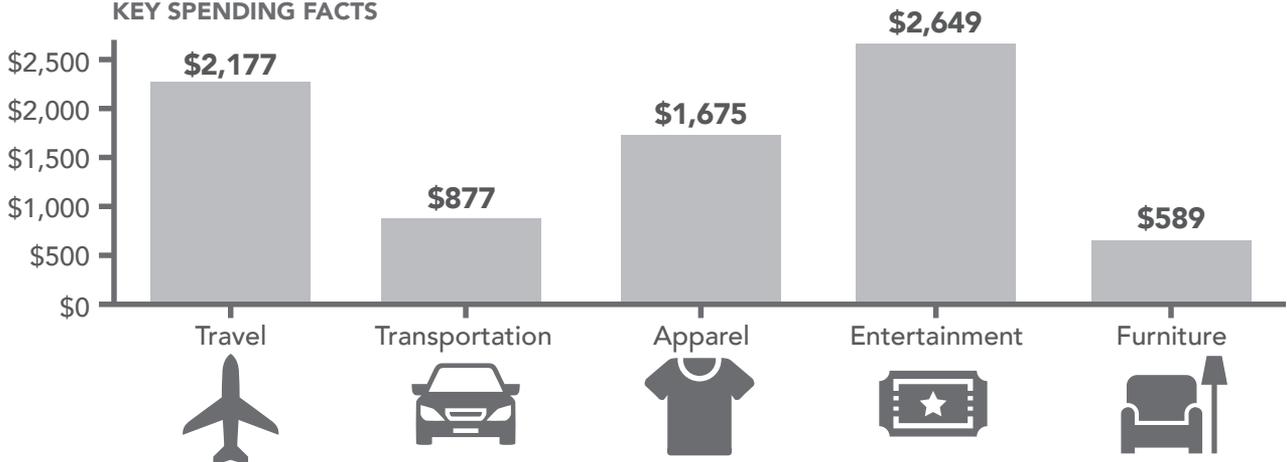
2025-2030 Pop Growth Rate



28,234

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



78,117

Total Population



3,441

Businesses



97,147

Daytime Population



\$271,289

Median Home Value



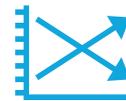
\$38,608

Per Capita Income



\$57,830

Median Household Income



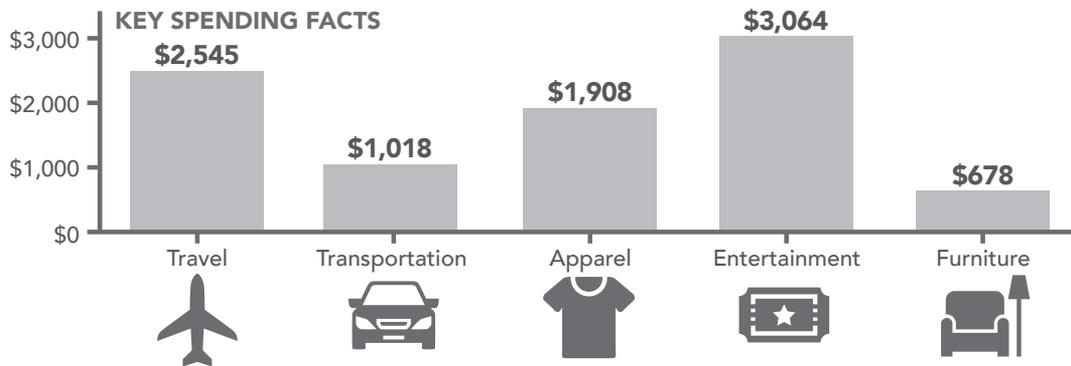
0.4%

2025-2030 Pop Growth Rate



37,965

Housing Units (2020)



10 MILE RADIUS



108,173

Total Population



3,965

Businesses



119,243

Daytime Population



\$280,246

Median Home Value



\$41,453

Per Capita Income



\$63,901

Median Household Income



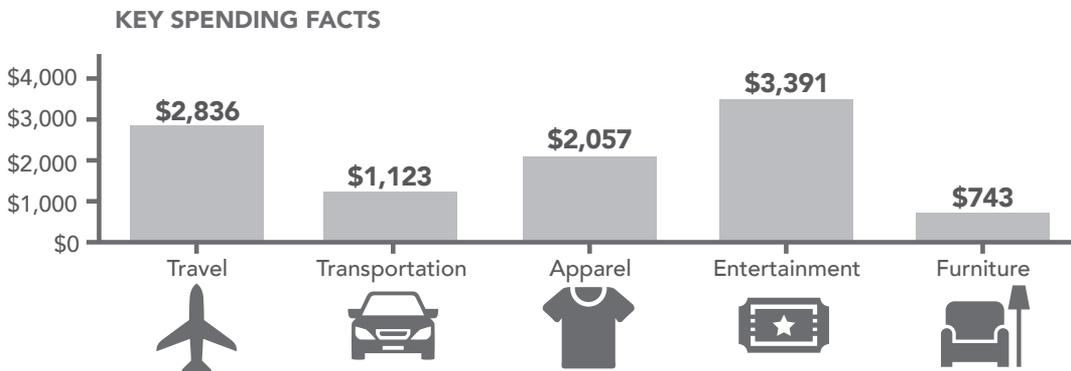
0.4%

2025-2030 Pop Growth Rate

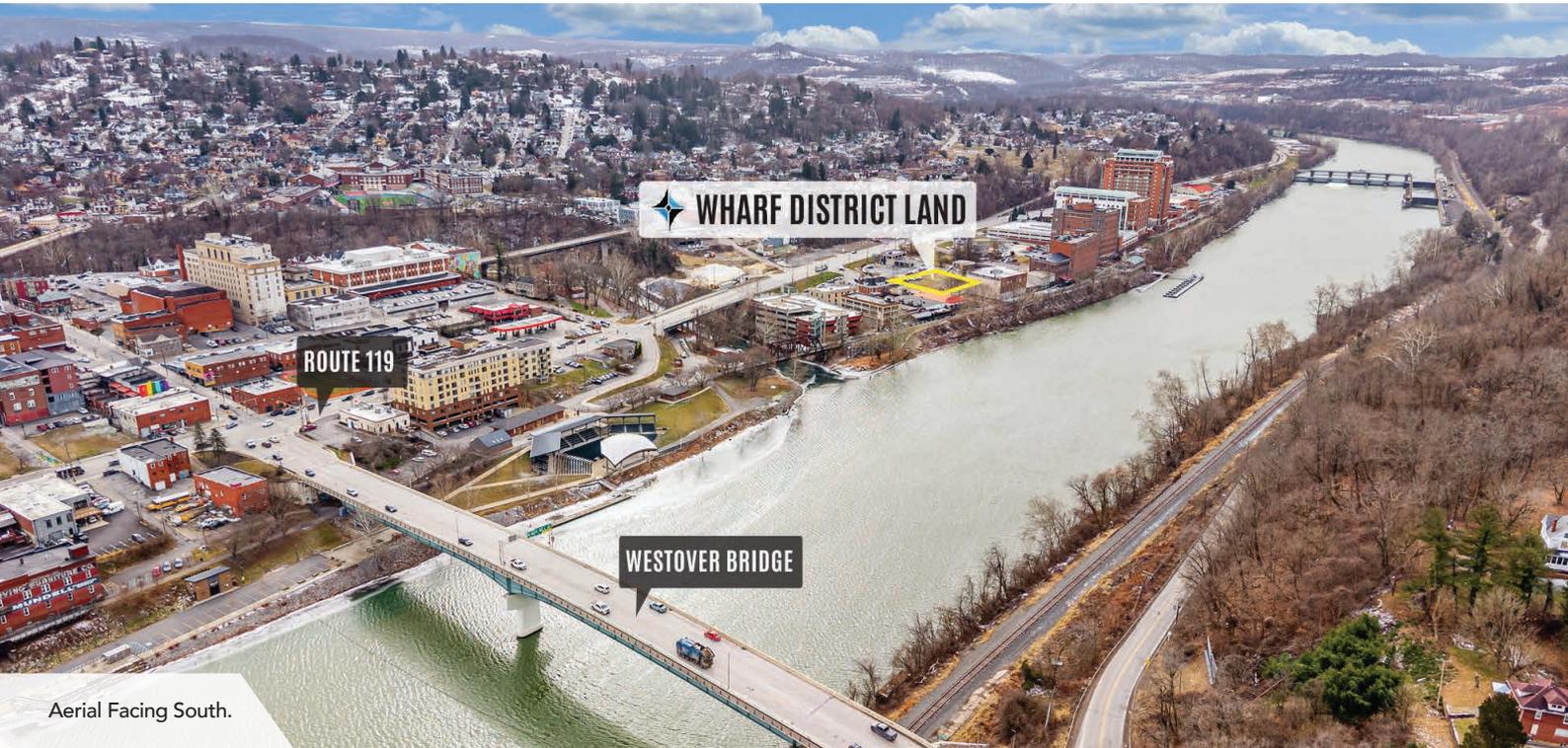


50,967

Housing Units (2020)



AERIAL PHOTOS



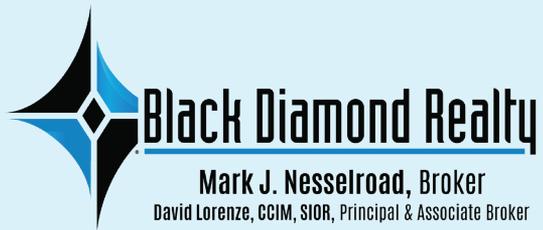
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Aerial From Above.



Aerial Facing North.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net

** All information is believed to be accurate but not guaranteed. More information is available upon request.*