



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR SALE
LAND
MARKETING FLYER**



**12.99 ACRES WHITE HALL BLVD
WHITE HALL, WV 26554**



WALMART SUPERCENTER

MON POWER

MIDDLETOWN COMMONS

I-79 TECHNOLOGY PARK



35,000 VEHICLES PER DAY

21,490 VEHICLES PER DAY



12.99 ACRES

I-79, EXIT 132

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LAND FOR SALE

SALE PRICE / \$3,900,000

TOTAL ACREAGE / 12.99 (+/-) ACRE

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND

**PROPERTY FEATURES / EASY ACCESS,
CLOSE TO MANY AMENITIES, HIGHLY
VISIBLE, WITHIN GROWING AREA**

WHITE HALL BLVD, 12.99 ACRES WHITE HALL, WV 26554

Exceptional Development Opportunity – 12.99 Acres Available

• Prime Location with High Visibility

- 12.99 (+/-) acres of development-ready land
- Direct frontage along White Hall Blvd with maximum exposure to passing traffic
- Visibility from I-79, Exit 132 ensures signage and businesses would be easily seen

• Strategic Accessibility

- Quick access to I-79 for regional connectivity and customer convenience
- Close proximity to shopping, dining, lodging, and other essential amenities

• Development Potential

- Ideal for retail centers, business parks, hotels, or multi-family housing
- Flexible site layout options to suit various development visions and needs
- Gently rolling and wooded terrain topography
- Opportunity to incorporate green space or landscaping into site plans

• Traffic Count

- Directly in front of this parcel, along Route 250 there is an average daily traffic count of 21,490 vehicles per day. (Provided by Esri and Data Axle, 2025).
- Along I-79 there is an average daily traffic count of 35,000 vehicles per day (Provided by Esri and Data Axle, 2025).

• Growing Market Area

- Located in a busy commercial corridor experiencing consistent growth
- Surrounded by expanding businesses, creating demand for new development

FOR SALE
LAND - LOCATED DIRECTLY OFF I-79, EXIT 132
12.99 ACRES WHITE HALL BLVD · WHITE HALL, WV 26554

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Inside city limits of White Hall Blvd
- Parcel 26, Tax Map 20, Grant District
- Deed Book 1280, Page 373
- Zoning: Commercial

INGRESS / EGRESS / PARKING

- Potential for multiple points of ingress/egress from Route 250, White Hall Blvd

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers



**Boundaries are approximate*

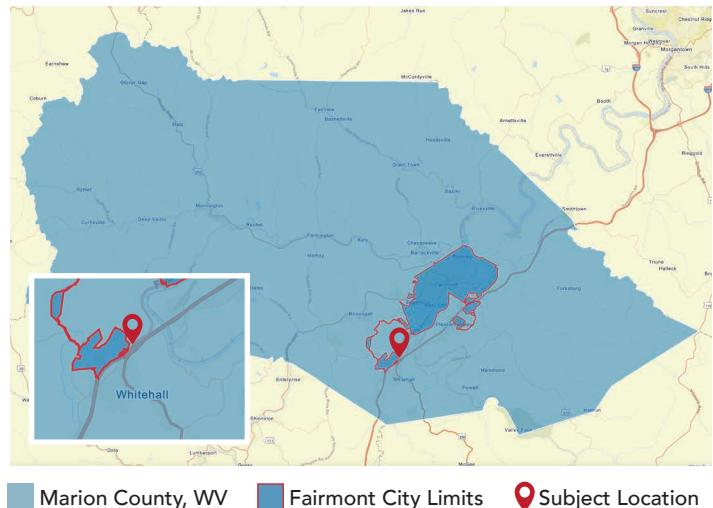
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

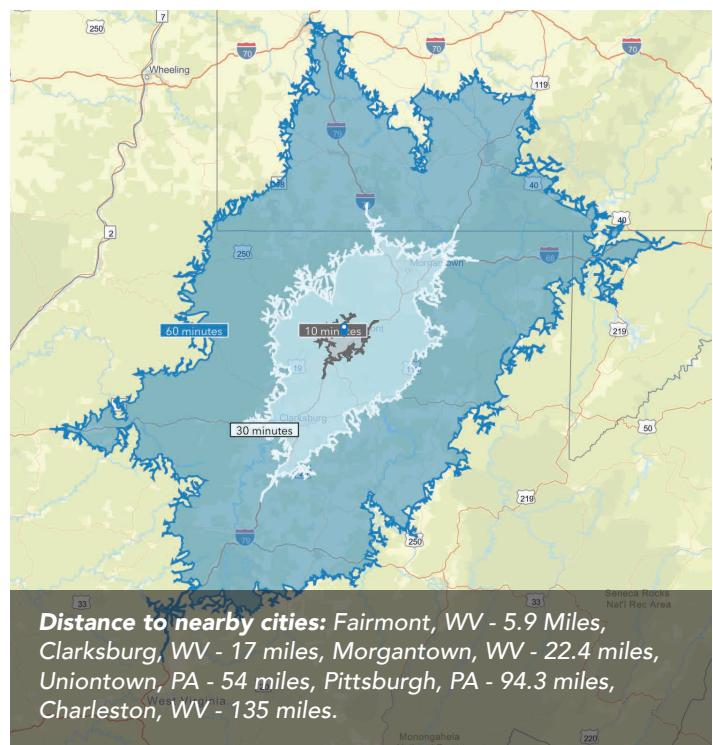
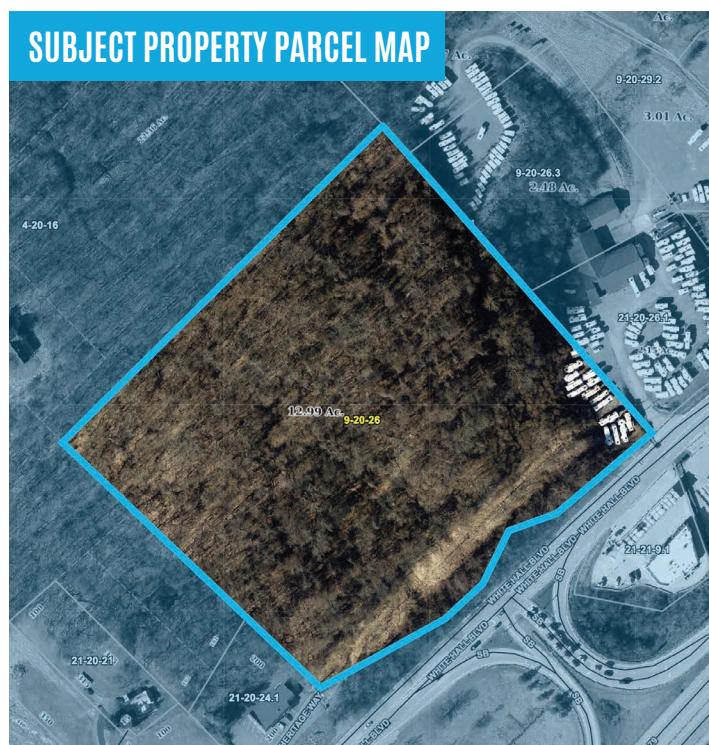
Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of White Hall** has a total population of 691 and a median household income of \$70,334. Total number of businesses is 217.

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



Marion County, WV Fairmont City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 5.9 Miles, Clarksburg, WV - 17 miles, Morgantown, WV - 22.4 miles, Uniontown, PA - 54 miles, Pittsburgh, PA - 94.3 miles, Charleston, WV - 135 miles.

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AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 12.99 ACs White Hall Blvd.

Along Route 250 there is an average daily traffic count of 21,490 vehicles per day. (Provided by Esri and Data Axle, 2025).

- ① Go Mart, Burger King, Buffalo Wild Wings Go
- ② Fairfield Inn & Suites
- ③ Applebee's, Arby's, Taco Bell
- ④ Bob Evans, Firehouse Subs, BFS Gas, Dairy Queen
- ⑤ Middletown Commons
- ⑥ Chipotle, Fairmont Federal Credit Union,
- ⑦ McDonald's
- ⑧ Urse Dodge Chrysler Jeep Ram
- ⑨ Walmart
- ⑩ Mon Power

- ⑪ NASA IV&V Facility
- ⑫ Alan B. Mollohan Innovation Center
- ⑬ Pierpont Community & Technical College
- ⑭ Robert H. Mollohan Research Center
- ⑮ Dan Cava Toyota World
- ⑯ First Exchange Bank

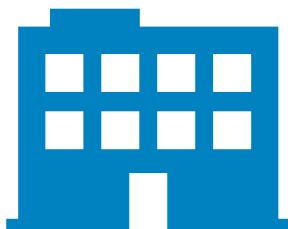
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,403

Total Population



689

Businesses



16,525

Daytime Population



\$217,659

Median Home Value



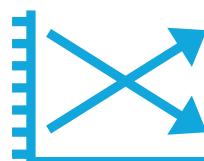
\$40,660

Per Capita Income



\$73,963

Median Household Income



-0.3%

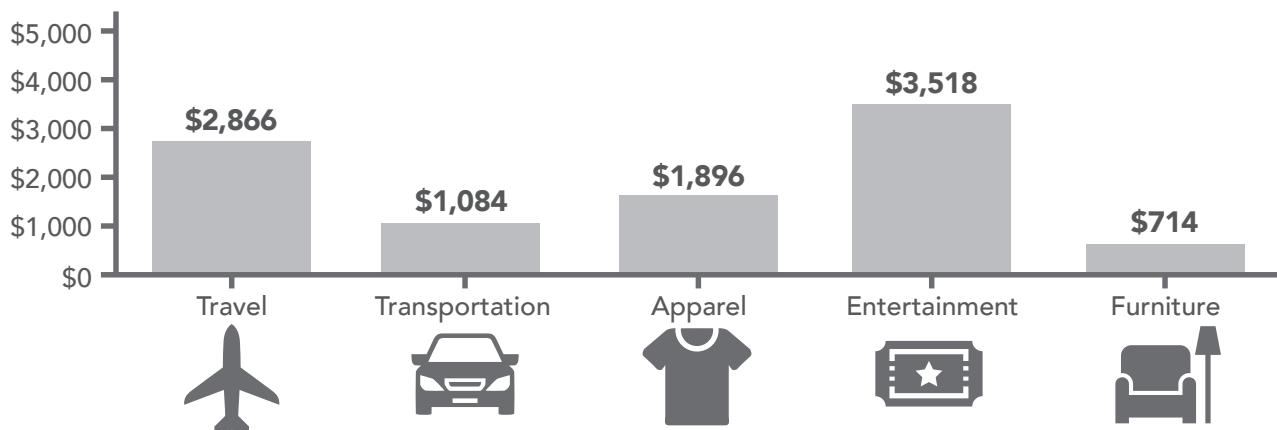
2025-2030 Pop Growth Rate



6,900

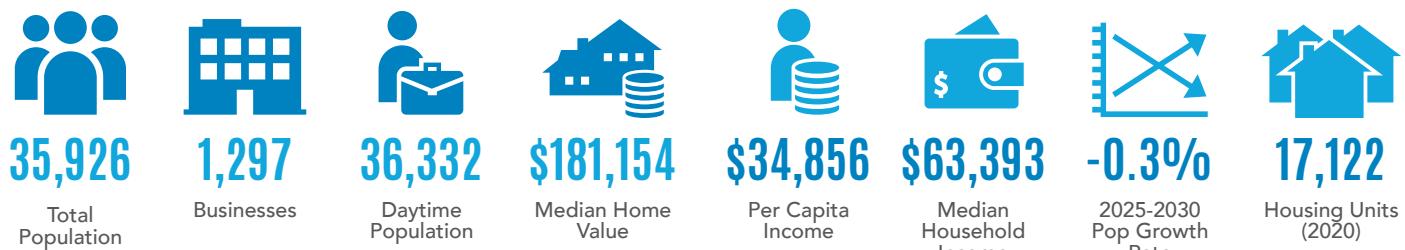
Housing Units (2020)

KEY SPENDING FACTS

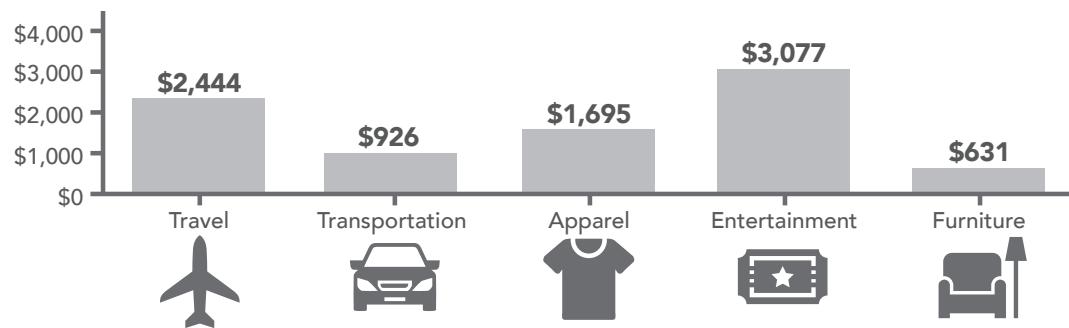


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

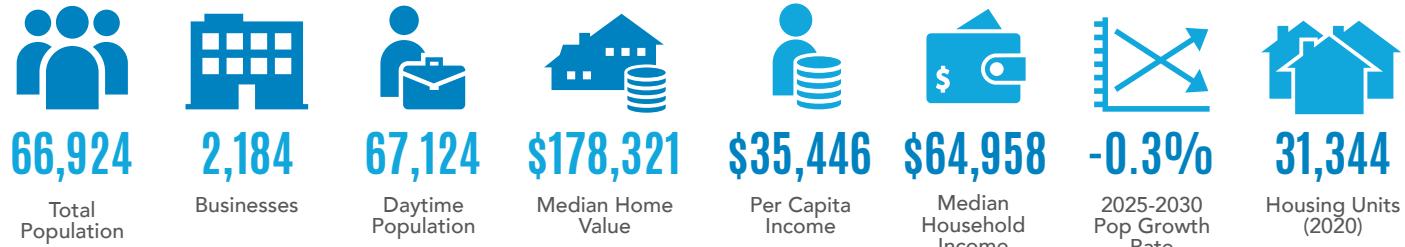
5 MILE RADIUS



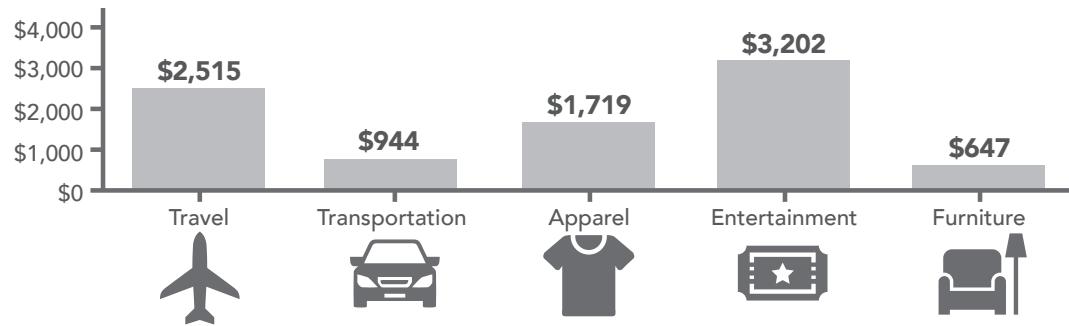
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS



AERIALS

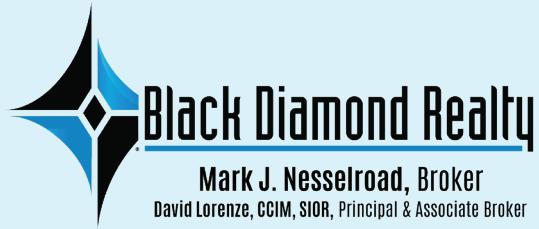


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Aerial Facing Northwest.



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