



**1.18-3.03 ACRES - I-70 (EXIT 10)  
 TRIADELPHIA, WV 26059**



**1.18-3.03 ACRES - I-70 (EXIT 10)**  
**SUBJECT PROPERTY**

**INTERSTATE 70**  
**EXIT 10**

**CABELA'S**  
**RETAIL STORE**

**THE HIGHLANDS**  
**SHOPPING COMPLEX**

**WALMART SUPERCENTER**  
**SHOPPING**

**HIGHLANDS**  
**SPORTS COMPLEX**

**CABELA'S**  
**DISTRIBUTION CENTER**

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**LAND / RETAIL**  
SALE / LEASE / BUILD-TO-SUIT

**1.18-3.03 ACRES - I-70 (EXIT 10)**  
TRIADELPHIA, WV 26059

**SALE PRICE / NEGOTIABLE**

**GROSS LOT SIZE / 1.18-3.03 (+/-) ACRES**

**ZONING DESCRIPTION / NO ZONING**

**PROPERTY TYPE / LAND, RETAIL**

**PROPERTY FEATURES / EASY ACCESS TO I-70, EXCELLENT VISIBILITY, CLOSE TO MANY AMENITIES, ALL UTILITIES AVAILABLE**

Located on the south side of I-70 in Triadelphia, WV, this property offers 1.18 - 3.03 (+/-) acres of flat land ready for development. The property is located immediately off Interstate 70, Exit 10 to the left and right of the Sheetz gas station (opened late 2018). With approximately 500 feet of road frontage and the potential for interstate visibility, this location is perfect for any retail, restaurant or office building. This location is recently home to Ziebart's, a 6,000-7,000 (+/-) square foot retail plaza (Plaza 1), and a 6,000 (+/-) square foot retail plaza (Plaza 2). Both retail plazas are currently offering multiple spaces available for lease.

Positioned in a growing area of Ohio County, just off the I-70 eastbound ramp, this property is situated 0.2 mile from The Highlands where there are many big box retailers, chain restaurants and other shopping destinations. Along I-70, there is a traffic count of 44,566 vehicles per day (WVDOH, 2015).

# FOR SALE / LEASE / BUILD-TO-SUIT

## COMMERCIAL LAND / RETAIL - LOCATED IMMEDIATELY OFF OF I-70, EXIT 10

TRIADELPHIA, WV 26059 · 1.18-3.03 ACRES

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The subject property consists of a graded parcel of land with 1.18-3.03 (+/-) acres remaining and ready for development. There is also a 6,000-7,000 (+/-) square foot retail plaza via Plaza 1 and 6,000 (+/-) square foot retail plaza via Plaza 2 with multiple spaces available for lease.

## LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this parcel of land is situated within the Triadelphia District (06) of Ohio County. The site consists of one irregular shaped parcel totaling 7.83 acres. The property is identified as Triadelphia District, Map T8, Parcels 46.26 (7.83 acres). This parcel has been subdivided and roughly 1.83 acres is currently occupied by Sheetz (gas station/ C-store), approximately 1.18-3.03 acres remain. This portion of Ohio County is not zoned, however, there are deed restrictions for several commercial development types including auto dealerships, truck stops, gambling operations, flea markets, adult businesses, and places of worship. There are no known easements, encroachments, covenants or other use restrictions that would further impede development.

## UTILITIES

The site offers all public utilities which include the following:

UTILITY	PROVIDER
Electric	AEP (American Electric Power)
Natural Gas	Mountaineer Gas
Water	Ohio County Public Service District (PSD)
Sewer	Ohio County Public Service District (PSD)
Trash	Multiple Providers
Cable	Multiple Providers
Internet	Comcast / Frontier

## DIRECTIONS / ACCESS

Access to the property can be achieved along Gantzer Ridge Road and McCutcheon Road. There is a curb cut in place along both roads. From I-70 east, take Exit 10 and stay left at the fork. At the stop sign of Exit 10 and McCutcheon Road, the property will be located immediately straight ahead.



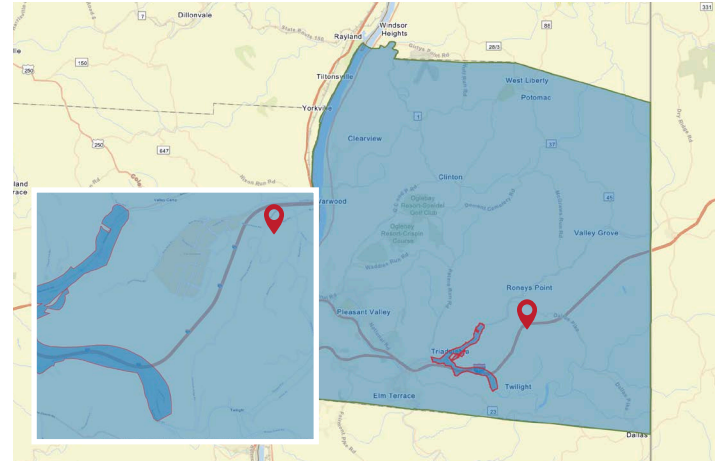
# LOCATION ANALYSIS

Ohio County is located in the northern pan-handle of West Virginia. Its county seat is Wheeling, WV, the fifth largest city in West Virginia. The economy of Wheeling, WV-OH Metro Area employs 63,301 people. The economy of Wheeling, WV-OH Metro Area is specialized in Mining/Oil/Gas/Extraction, Utilities and Healthcare & Social Assistance which have location quotients of 10.85, 2.11 and 1.26, respectively.

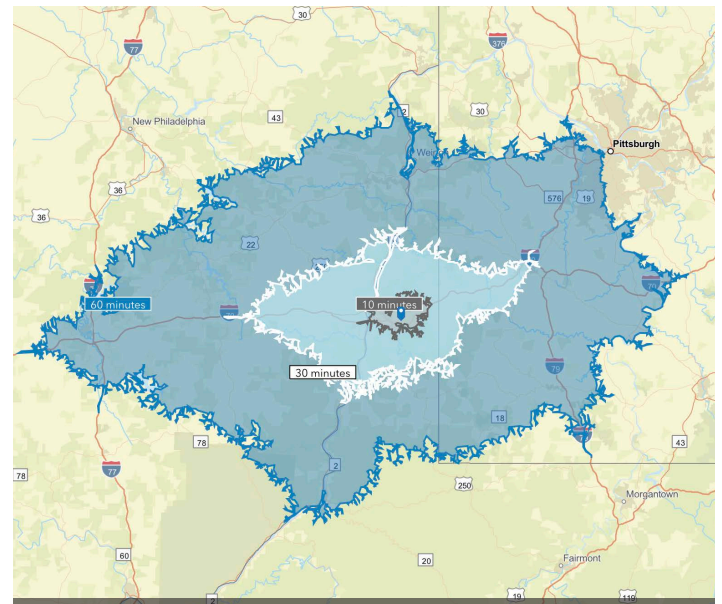
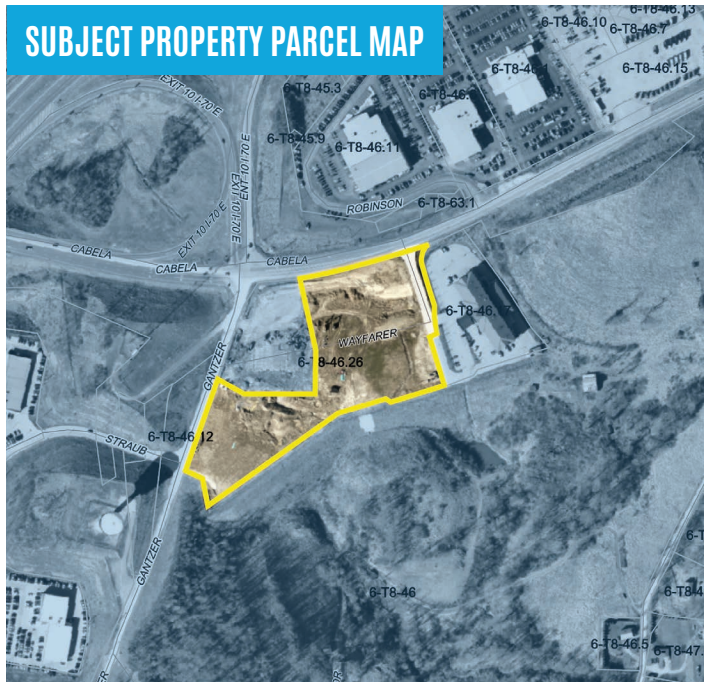
**Ohio County** has a total population of 43,219 and a median household income of \$53,921. Total number of businesses is 2,120.

The **Town of Triadelphia** has a total population of 761 and a median household income of \$71,435. Total number of businesses is 42.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*



Ohio County, WV    Triadelphia City Limits    Subject Location



**Distance to nearby cities:** Wheeling, WV - 7 miles, Washington, PA - 25 miles, Waynesburg, PA - 45 miles, Morgantown, WV - 65 miles, Uniontown, PA - 65 miles, Pittsburgh, PA - 70 miles, Bridgeport, WV - 112 miles, Columbus, OH - 133 miles.

# FOR SALE / LEASE / BUILD-TO-SUIT

## COMMERCIAL LAND / RETAIL - LOCATED IMMEDIATELY OFF OF I-70, EXIT 10

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# DEMAND DRIVERS

## LOCAL



WesBanco Arena



Oglebay Park

Outside of the vast draw of the Highlands and the influx of the oil and gas industry, Wheeling also offers many demand drivers for potential guests.

**Education:** Ranging from technical schools to traditional four-year schools, there are seven colleges in the Wheeling MSA.

**Arts and Culture:** The Capital Theatre, Wheeling Symphony, Oglebay Institute, Heritage Music Bluesfest, Jamboree in the Hills (100,000+ visitors), and Centre Market offer events all year.

**Entertainment:** WesBanco Arena is a multi-purpose arena that is home to the Wheeling Nailers hockey team. Oglebay Park has a variety of entertainment offerings such as golfing, swimming, spas and dining. The Festival of Lights (regional draw), Good Zoo, Schrader Environmental Center and more.

**Recreation:** Recreational opportunities include golfing (six golf courses in Ohio County), downhill skiing, skateboarding (12,000 SF outdoor concrete skatepark), cycling, running, boating, tennis, soccer, ice skating, and more.

**Healthcare:** Across two hospitals, Wheeling has 570 patient beds and 4,000 employees.

**Housing:** Within 0.25 mile of the subject property is Highland Park, a 222 luxury apartment/townhome complex.

**Coming soon to Triadelphia:** \$30 Million Sports Complex. The sportsplex is planned for 10 to 15 acres of undeveloped property behind the Marquee Cinemas and well in front of Cabela's distribution center. The project likely will entail the construction of two large buildings, with a connector building between. They are expected to house six indoor basketball courts, three to four indoor soccer fields, training rooms, small locker rooms and some children-type attractions.

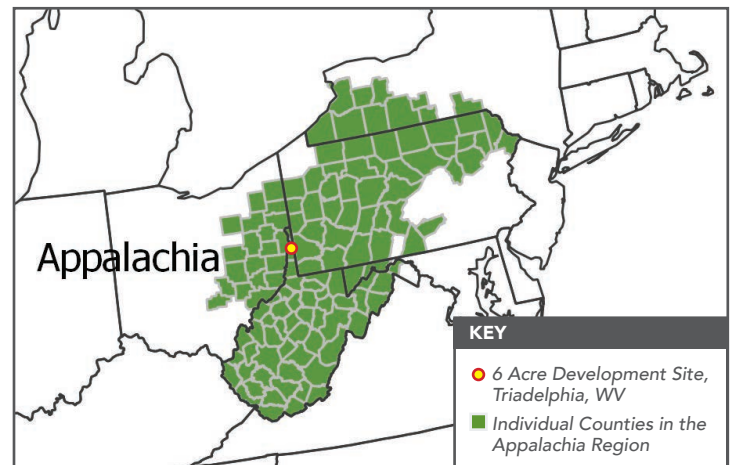
## REGIONAL

### MARCELLUS & UTICA SHALE OIL AND GAS

Marcellus and Utica Shale activity has led to a significant increase in activity in the area. "According to the U.S. Energy Information Administration's May 2018 report, the Appalachian Marcellus and Utica shale plays account for more than 40 percent of U.S. natural gas output, compared to only three percent a decade ago. Since then, the Appalachian Basin has become recognized in the U.S. and around the world as a major source of natural gas and natural gas liquids." <sup>1</sup>

"The U.S. Energy Information Administration predicts that U.S. energy consumption and production is most likely set for modest growth over the next 30 years." <sup>1</sup>

The map and chart to the right provide a drilling productivity report as of August 13, 2018. <sup>2</sup>



**OIL PRODUCTION (THOUSAND BARRELS/DAY)**

119 <sup>2</sup>

**GAS PRODUCTION (MILLION CUBIC FEET/DAY)**

29,045 <sup>2</sup>

## SOURCES

<sup>1</sup> - <https://oilmanmagazine.com/marcellus-utica-shale-plays-account-for-41-percent-of-u-s-natural-gas-output/>

<sup>2</sup> - <https://www.eia.gov/petroleum/drilling/#tabs-summary-1>

# SURROUNDING AMENITIES

## SURROUNDING AMENITIES

The aerial to the right captures the subject development site location in relation to surrounding retail, restaurants, and office uses. The land is situated immediately off I-70, Exit 10 by The Highlands and boasts high visibility with approximately 500 feet of road frontage. The businesses in the list below coordinate with the locations on the aerial photo on the following page.

The immediate area boasts 34 big box and specialty retailers, 16 local and national chain restaurants, West Liberty University classrooms and administrative offices, three dealerships, and a movie theatre.

● Along I-70, there is a traffic count of 44,566 vehicles per day (WVDOH, 2015).

1	 ROBINSON AUTO GROUP	8	 WesBanco	14	 Logan's ROADHOUSE	19	 KOHL'S	27	 Olive Garden ITALIAN KITCHEN
2	 Holiday Inn Express	9	 Cheddar's SCRATCH KITCHEN	15	 GameStop	20	 MARQUEE Cinemas	28	 TARGET
3	 STRAUB AUTOMOTIVE	10	 Bob Evans	16	 MATTRESS FIRM	21	 HIGHMARK West Virginia FAIRFIELD INN & SUITES Marriott	29	 BEST BUY
4	 HARLEY-DAVIDSON COMPANY	11	 Hampton Inn by Hilton	17	 Sprint	22	 WEST LIBERTY UNIVERSITY	30	 PRIMANTI BROS. RESTAURANT and BAR
5	 MICROTEL INN & SUITES BY WYNDHAM	12	 McDonald's	18	 FIVE GUYS BURGERS and FRIES	23	 OLD NAVY BED BATH & BEYOND SHOE DEPT. ENCORE	31	 QUAKER STEAK & LUBE
6	 Eat'n Park	13	 Wendy's	19	 SALLY BEAUTY SUPPLY	24	 TJ-maxx petco where the healthy pets go BAM! BOOKS-A-MILLION	32	 Cabela's
7	 TEXAS MOTORCARS			20	 KAY JEWELERS	25	 jcpenny	33	 Russell Stover
				21	 Walmart	26	 verizon Sleep Outfitters Panera BREAD	34	 Applebee's GRILL + BAR
				22	 Cabela's DISTRIBUTION CENTER			35	 SHEETZ
								37	 HIGHLANDS SPORTS COMPLEX
								38	 MENARDS



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**AERIAL PHOTO**



- 1 Robinson Auto Group
- 2 Holiday Inn Express & Suites
- 3 Straub Automotive
- 4 Valley Harley-Davidson
- 5 Microtel Inn & Suites
- 6 EatinPark
- 7 Texas Roadhouse
- 8 WesBanco Bank
- 9 Cheddar's Scratch Kitchen
- 10 Bob Evans
- 11 Hampton Inn & Suites

- 12 McDonald's
- 13 Wendy's
- 14 Logan's Roadhouse
- 15 GameStop, Smoker Friendly, El Paso Mexican Grill, AT&T, Fusion Japanese Steak House
- 16 Mattress Firm, Sprint, Five Guys, Sally Beauty, Kay Jewelers
- 17 Walmart Supercenter
- 18 Cabela's Distribution Center
- 19 Kohl's
- 20 Marquee Cinemas

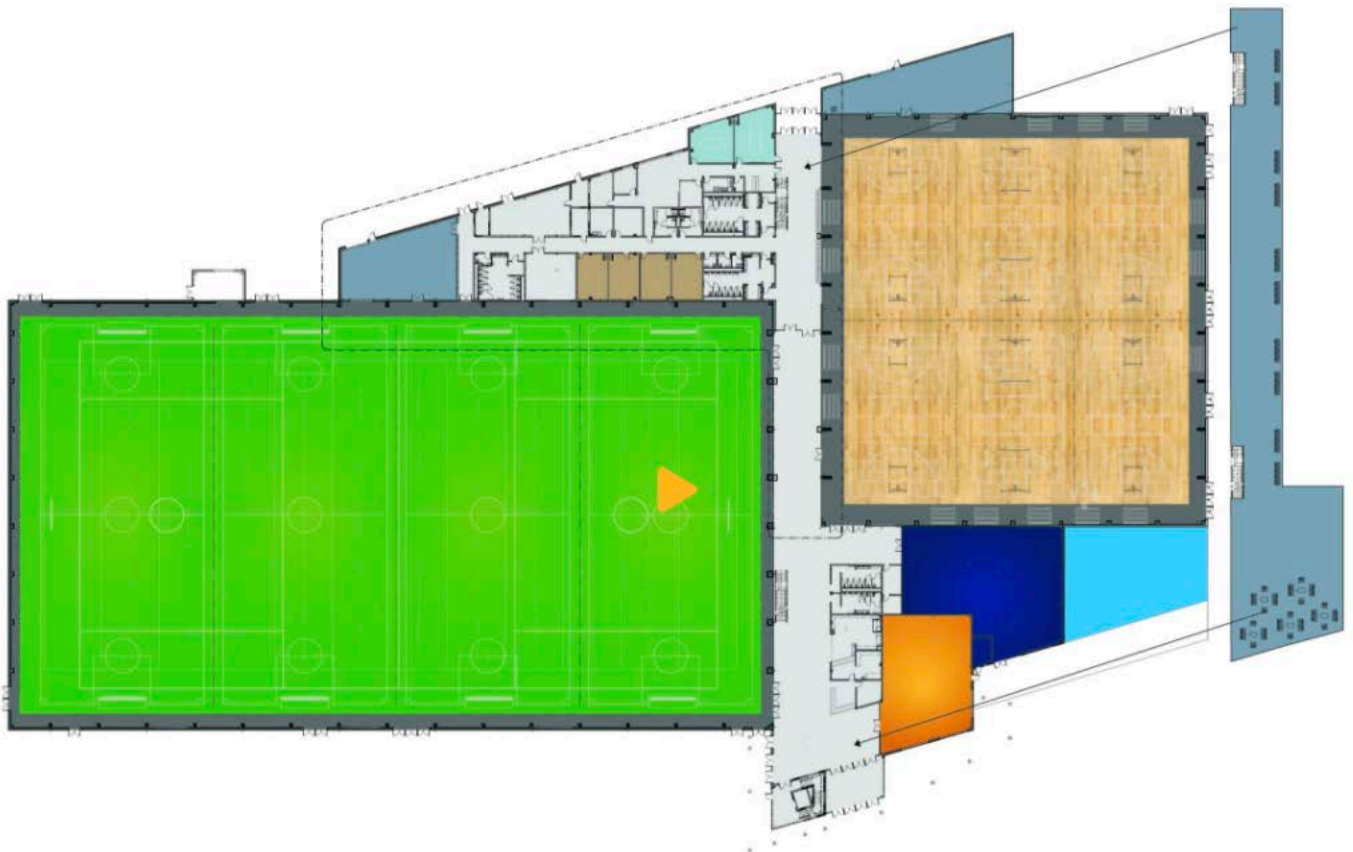
- 21 Highmark West Virginia, Fairfield Inn & Suites, Nini's Treasures
- 22 West Liberty University Highlands Center
- 23 Old Navy, Bed Bath & Beyond, The Shoe Dept., Lane Bryant
- 24 TJ Maxx, Petco, Books-A-Million
- 25 JC Penny
- 26 Verizon, Sleep Outfitters, Panera Bread
- 27 Olive Garden
- 28 Target, Starbucks

- 29 Best Buy
- 30 Primanti Bros.
- 31 Quaker Steak & Lube
- 32 Cabela's
- 33 Russell Stover Chocolates
- 34 Applebee's
- 35 Sheetz
- 36 Suburban Extended Stay Hotel
- 37 Highlands Sports Complex
- 38 Menards

# HIGHLANDS SPORTS COMPLEX

Located in Triadelphia, just east of downtown Wheeling, West Virginia, and just off of Interstate 70 is this premier destination, Highlands Sports Complex.

This complex is the newest addition to The Highlands multi-use development featuring the area's best shopping, dining, entertainment, and more. Highlands Sports Complex has something for everyone. The state-of-the-art sports facility will keep you entertained for hours. The facility includes: 6 basketball/volleyball courts, a full-size indoor turf, full-size outdoor field, 4 batting cages/pitching tunnels, play climb area, arcade, second floor mezzanine, on-site cafe and meeting and events spaces.



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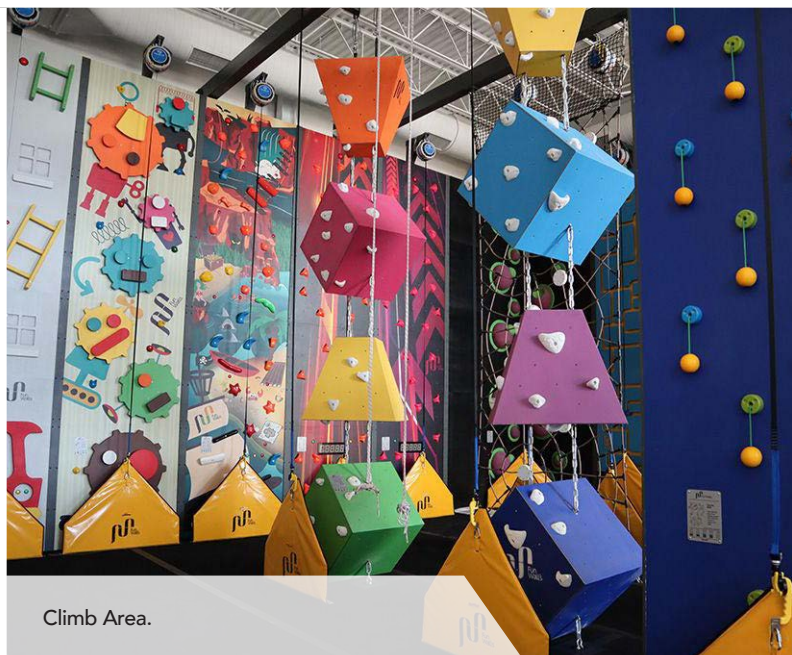
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Aerial/Outdoor Field.

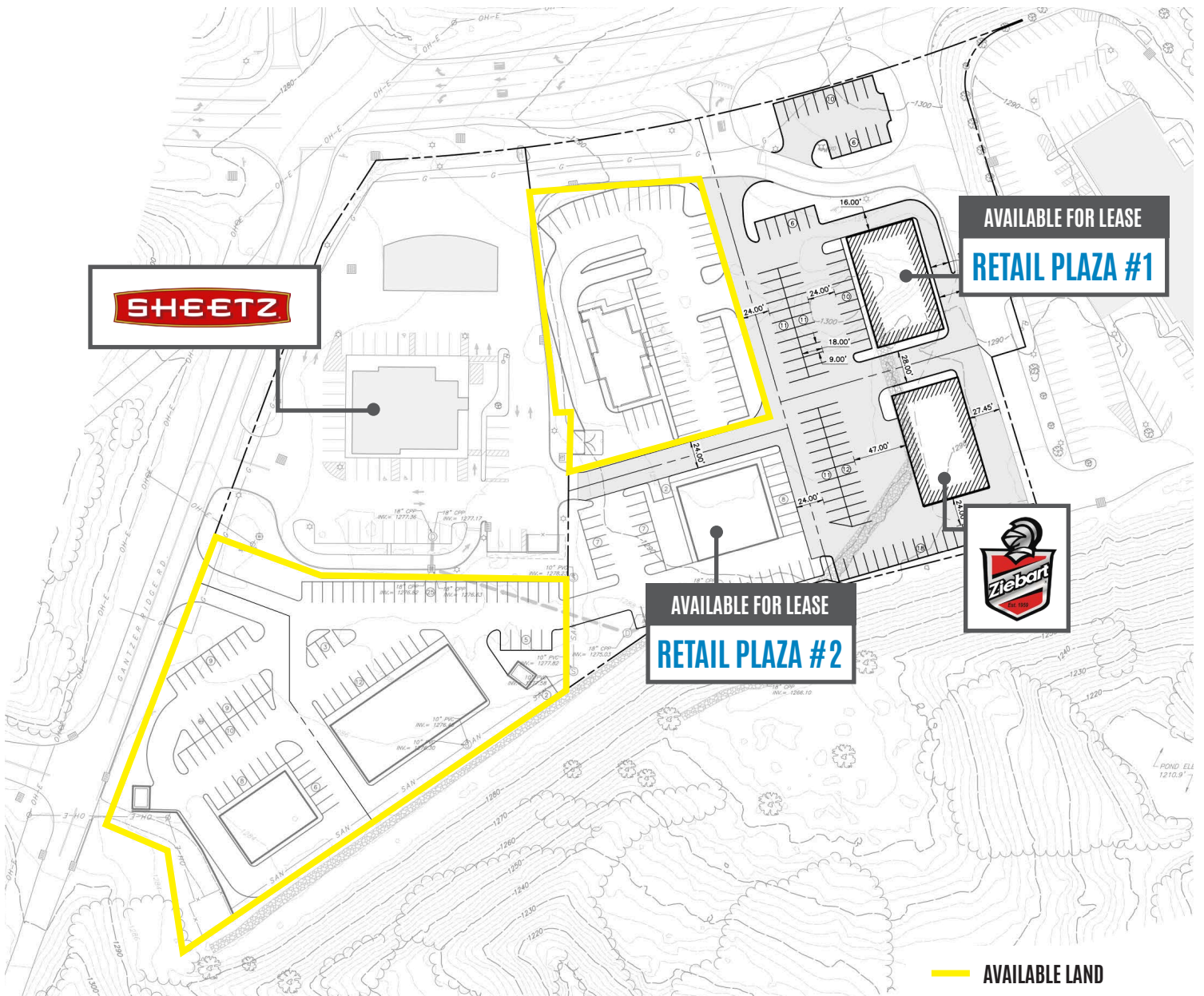


Basketball/Volleyball Courts.



Climb Area.

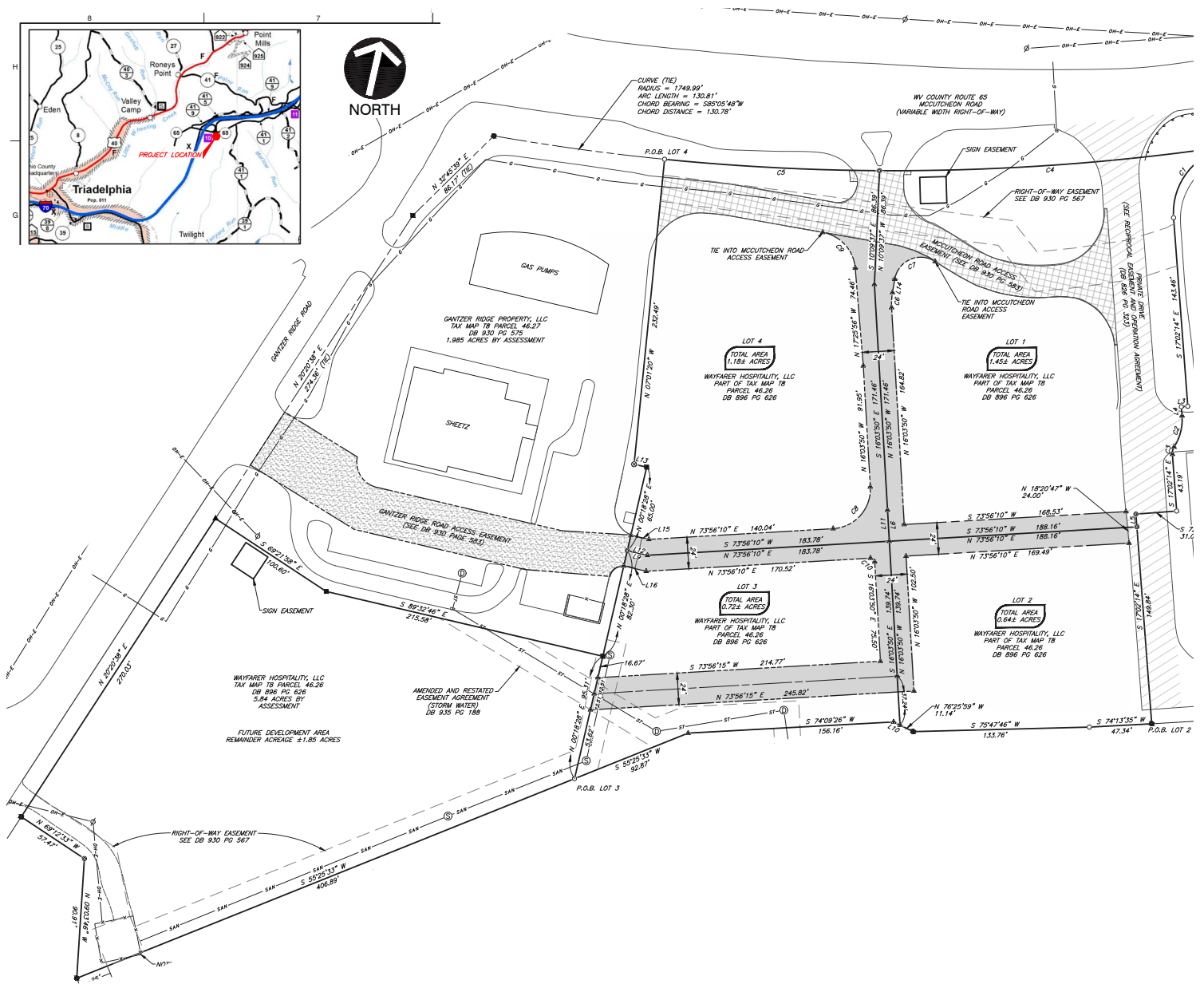
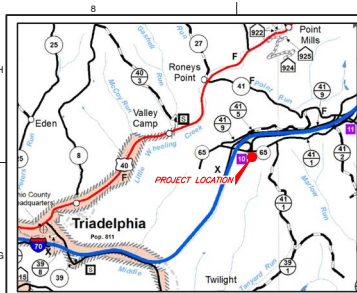
# SITE PLANS



# FOR SALE / LEASE / BUILD-TO-SUIT

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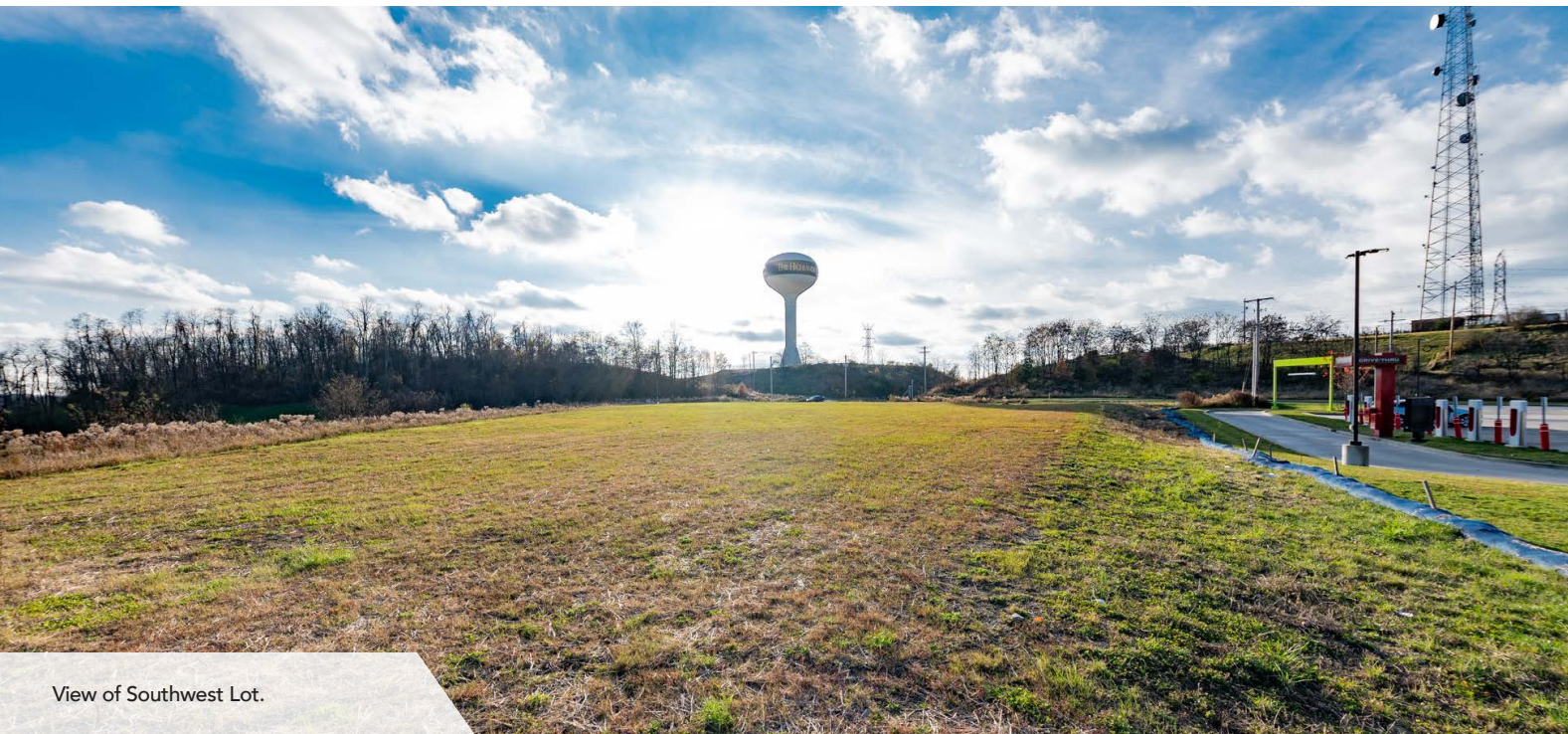
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# GROUND PHOTOS



View of Northeast Lot.



View of Southwest Lot.

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# AERIALS



Aerial Facing Northeast.

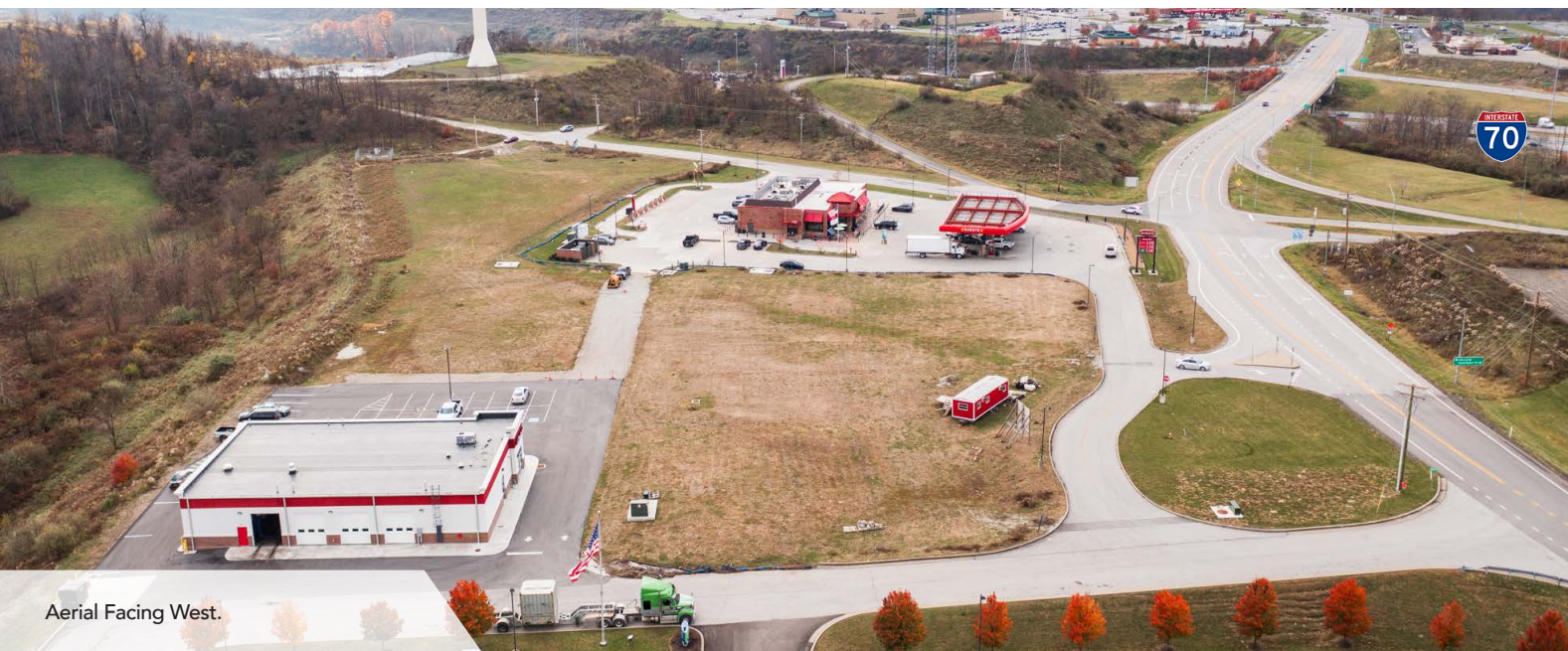


Aerial Facing South.

# AERIAL PHOTOS



Aerial Facing East.



Aerial Facing West.



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Aerial Facing North.



Aerial Facing West.

# AERIAL PHOTOS

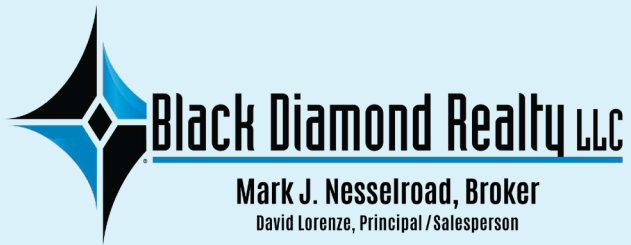


Aerial of the property facing East.

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Aerial of the property facing East.



# CONTACT

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