



**814 CHAPLIN HILL ROAD**  
**MORGANTOWN, WV 26501**



UNIVERSITY TOWN CENTRE

I-79, EXIT 155

GATEWAY

CHAPLIN HILL ROAD

ADJACENT LAND: 750 CHAPLIN HILL ROAD

✦ 814 CHAPLIN HILL ROAD

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**ADJACENT LAND: 750 CHAPLIN HILL ROAD**

 **814 CHAPLIN HILL ROAD**

**PROPERTY ENTRANCE**

**CHAPLIN HILL ROAD**

## LAND / DEVELOPMENT FOR SALE

## 814 CHAPLIN HILL ROAD MORGANTOWN, WV 26501

**SALE PRICE / \$4,400,000**

**GROSS LOT SIZE / 23.7 ACRES**

**TOPOGRAPHY / MOSTLY FLAT**

**CITY LIMITS / OUTSIDE**

**ZONING / NO ZONING**

**PROPERTY TYPE / RESIDENTIAL  
DEVELOPMENT / LAND**

**PROPERTY FEATURES / CLOSE TO MANY  
AMENITIES, ELEVATED, EXCEPTIONAL  
VIEWS, SEWER AND WATER AVAILABLE,  
ADDITIONAL ACREAGE AVAILABLE**

Discover 23.7 (+/-) acres of prime development land just 1.4 miles from I-79, Exit 155. Situated at 814 Chaplin Hill Road in Morgantown, WV, this flat and elevated parcel offers a unique blend of rural character and urban convenience—ideal for a wide range of development opportunities. Mostly cleared and gently elevated, the property provides excellent topography for construction with minimal site preparation required. The location offers a peaceful setting while remaining close to retail, dining, healthcare services, and West Virginia University.

Situated west of I-79, Exit 155 and the University Town Centre, UTC is the ultimate shopping destination in Greater Morgantown. 814 Chaplin Hill Road represents a rare opportunity to shape a large-scale project in one of the region's fastest-growing corridors. Whether for residential, commercial, or mixed-use development, the potential is as expansive as the land itself.

**FOR SALE**  
**LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155**  
**814 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 23.7 ACRES**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The subject property offers 23.7 (+/-) acres of land ideal for residential development. The majority of the site is flat and cleared with a small portion sloping towards Chaplin Hill Road.

The property is improved with a structure located at the main entrance along Chaplin Hill Road. The site is estimated to have 18 (+/-) acres flat and cleared and the remaining acreage as wooded and sloped.

## INGRESS / EGRESS / PARKING

This property offers one point of ingress and egress via Chaplin Hill Road to a gravel drive which extends into the back portion of the available parcel.

## LEGAL DESCRIPTION / ZONING

Located outside the city limits of Morgantown, this property is positioned in the Grant District of Monongalia County. The site is comprised of one parcel containing a total area of 23.7 (+/-) acres. The property is identified as Grant District, Tax Map 3, Parcel 23. This can be referenced in Deed Book 1239, Page 160, This property does not have any zoning restrictions.

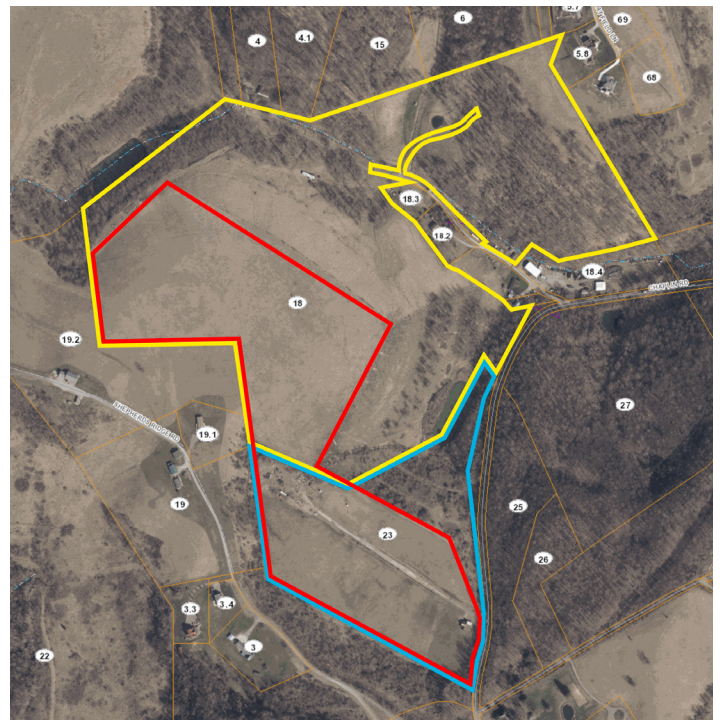
## UTILITIES

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

| UTILITY        | PROVIDER                       |
|----------------|--------------------------------|
| Electric       | Mon Power                      |
| Natural Gas    | Hope Gas                       |
| Water          | Morgantown Utility Board (MUB) |
| Sewer          | Morgantown Utility Board (MUB) |
| Trash          | Mountain State Waste           |
| Cable/Internet | Multiple Providers             |

## ADJACENT PROPERTY

The image below identifies the subject property (outlined in blue) and its proximity to an additional 83.23 (+/-) acres via 750 Chaplin Hill Road (outlined in yellow). Total flat, cleared area between the two properties (outlined in red) is 46 (+/-) acres.



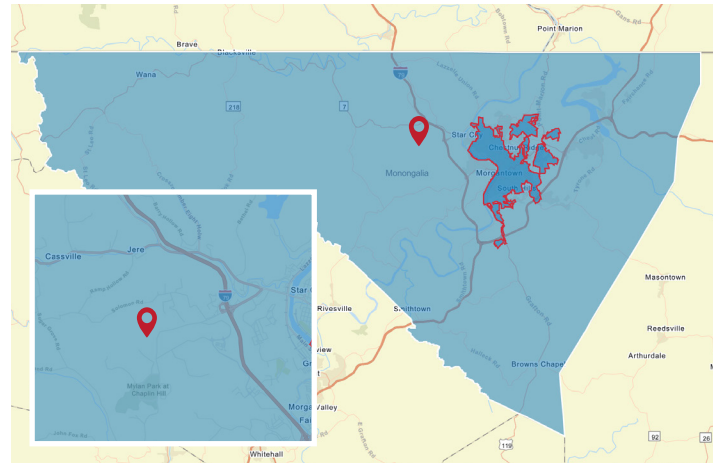
# LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

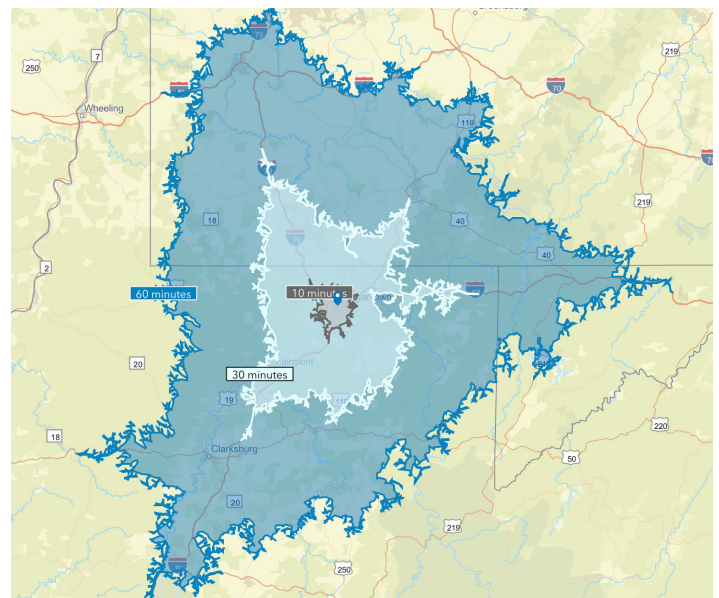
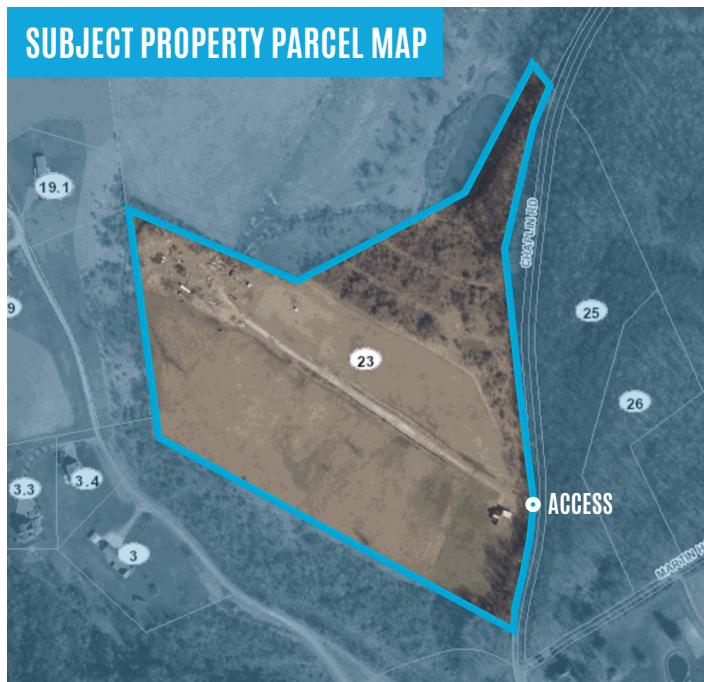
**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

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



■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location



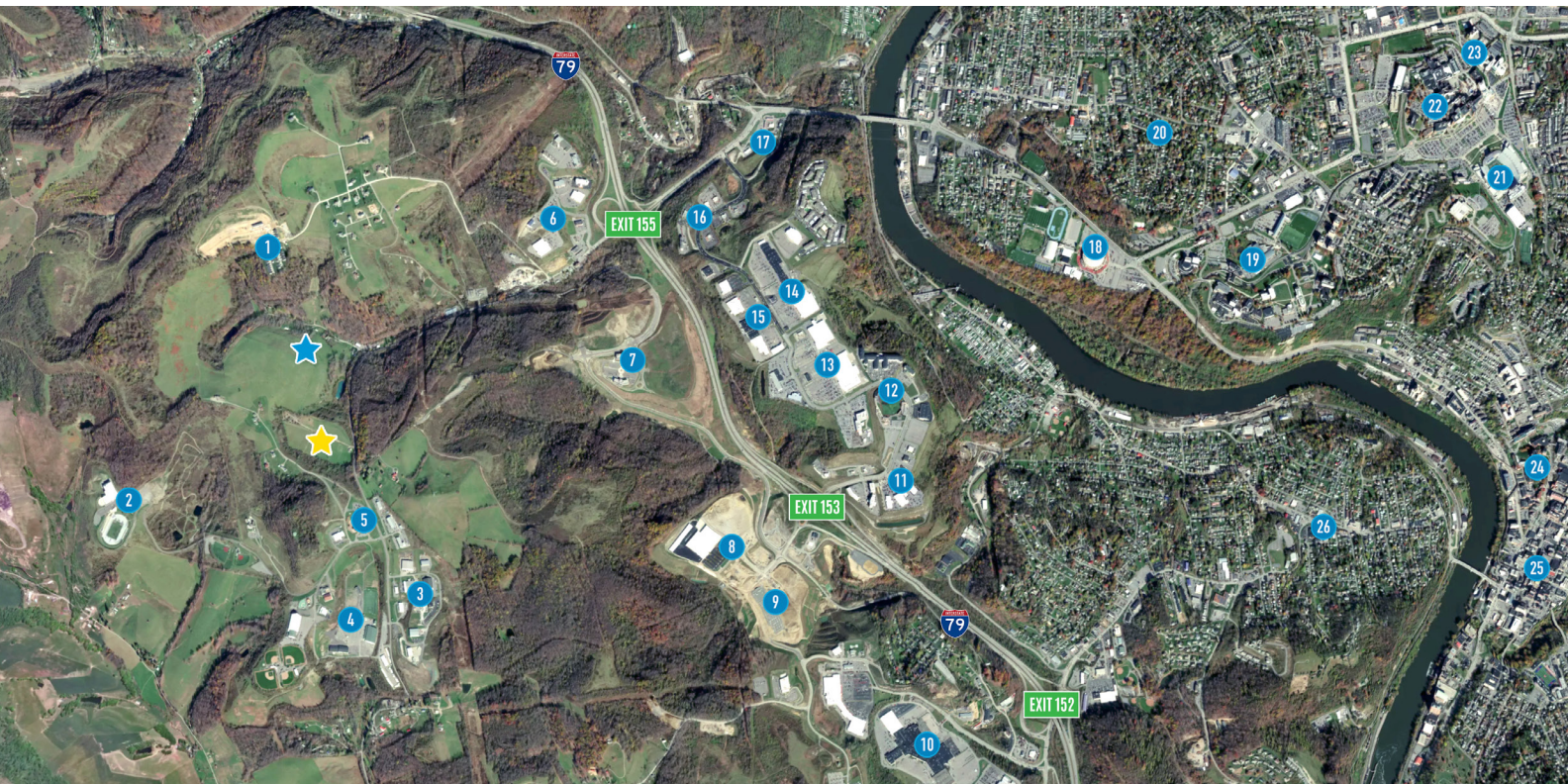
**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

# FOR SALE

## LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155

814 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 23.7 ACRES

# SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 814 Chaplin Hill Road has been referenced with a yellow star.

The adjacent property at 750 Chaplin Hill Road (85 +/- acres) has been referenced with a blue star.

- 1 Village of Sugar Maple Ridge
- 2 Aquatic Center at Mylan Park
- 3 Preferred Surfaces, Pillar Innovations, Omnicare of Morgantown, Triad Engineering, Woodford Oil, Dieffenbauch & Hritz, LLC City Neon
- 4 Mylan Park
- 5 Mylan Park Elementary School
- 6 Gateway: Triple S Harley-Davidson, Hobby Lobby, I-79 Honda, Sportsmans Warehouse, Rhino Storage
- 7 Steptoe & Johnson PLLC - Morgantown
- 8 Menard's, KFC, Bass Pro Shops, Texas Roadhouse,
- 9 Khol's, HomeGoods, Ross, Burlington, PetSmart
- 10 Morgantown Mall
- 11 Hampton Inn & Suites, Chic-fil-A, Fusion Steakhouse, Panda Express, Buffalo Wild Wings, Wendy's
- 12 Monongalia County Ballpark, Star Furniture Star, Spark Black Bear, Courtyard Morgantown, WVU Medicine
- 13 Sam's Club, Walmart Supercenter
- 14 Target, TJ Maxx, Dollar Tree, Petco, Cici's Pizza, Sweet Frog, Sally's Beauty Supply
- 15 Dick's Sporting Goods, Harbor Freight Tools, Ashley Home Store, Ulta Beauty, Five Below, Kirkland's, Best Buy, Giant Eagle
- 16 Chili's, LongHorn Steakhouse, Cheddar's, Olive Garden, Red Lobster
- 17 Starbucks, Chipotle, McDonald's, Sheetz, Expressway Car Wash, The Ranch Quick Lube
- 18 WVU Coliseum
- 19 Evansdale Campus
- 20 Suncrest
- 21 Mountaineer Field at Milan Puskar Stadium
- 22 Ruby Memorial Hospital
- 23 WVU Medicine Health Sciences Campus
- 24 West Virginia University Main Campus
- 25 Downtown Morgantown, High Street
- 26 Westover

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,364

Total  
Population



636

Businesses



13,029

Daytime  
Population



\$238,174

Median Home  
Value



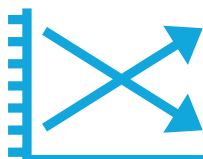
\$42,190

Per Capita  
Income



\$67,294

Median Household  
Income



0.35%

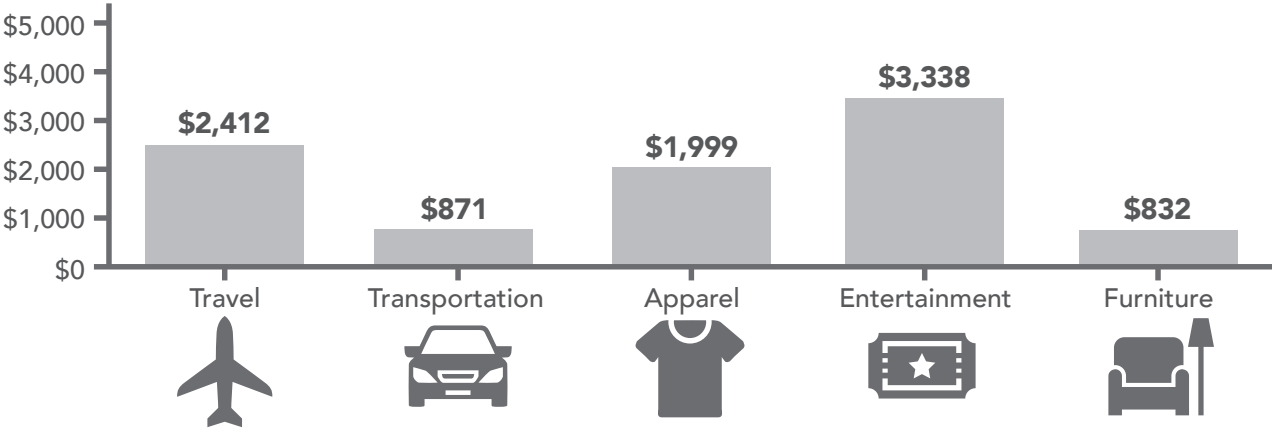
2024-2029  
Pop Growth Rate



5,178

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



**57,086**

Total  
Population



**2,584**

Businesses



**76,420**

Daytime  
Population



**\$248,128**

Median Home  
Value



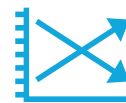
**\$34,003**

Per Capita  
Income



**\$50,140**

Median  
Household  
Income



**0.15%**

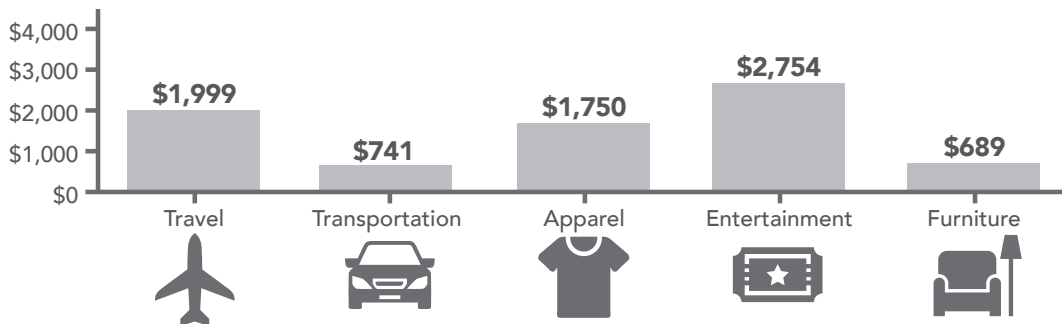
2024-2029  
Pop Growth  
Rate



**27,862**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**107,321**

Total  
Population



**4,073**

Businesses



**118,856**

Daytime  
Population



**\$258,881**

Median Home  
Value



**\$39,321**

Per Capita  
Income



**\$61,778**

Median  
Household  
Income



**0.25%**

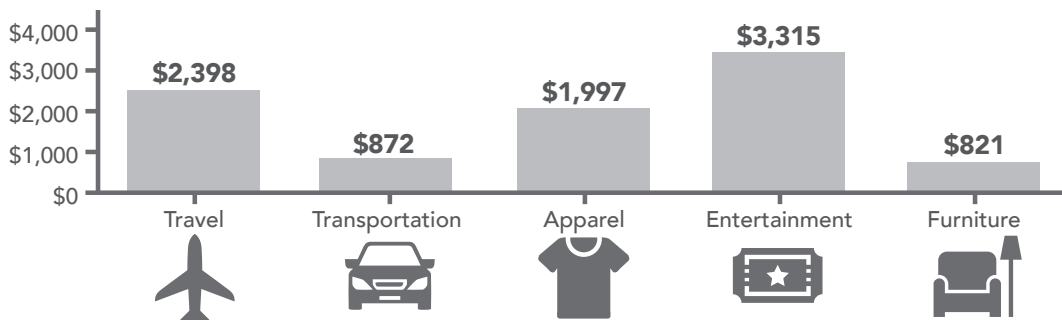
2024-2029  
Pop Growth  
Rate



**50,225**

Housing Units  
(2020)

### KEY SPENDING FACTS



# WESTRIDGE DEVELOPMENT

## ECONOMIC DEVELOPMENT STATISTICS

*Statistics below are within one mile radius of the subject location.*

- **MYLAN PARK:** Mylan Park recently finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.  
  
A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.
- **GATEWAY:** The Gateway is fast approaching a total of **\$60 Million of commercial development**. Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an "interstate front door" to WestRidge.

WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a "Super Regional Center." This will draw from a retail trade area of 25 miles or more.

Menards, is the areas newest retail business coming to the Greater Morgantown market. Menards is the nation's third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).

## WESTRIDGE DEVELOPMENT

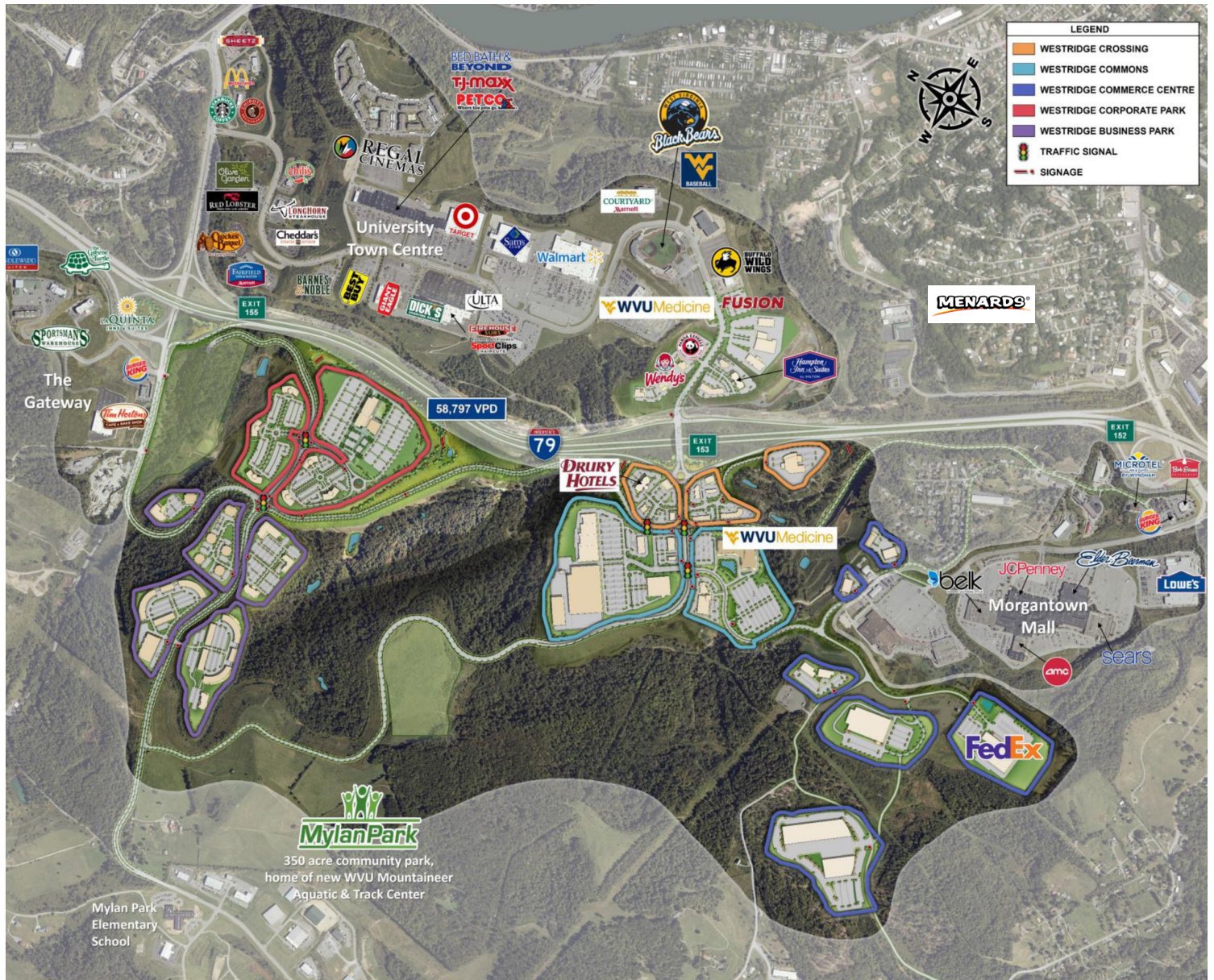


The new WestRidge Business and Retail Park is located just 1 mile from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

# FOR SALE

## LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155

814 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 23.7 ACRES



# AERIALS



# FOR SALE

## LAND / DEVELOPMENT - LOCATED 1 MILE TO I-79, EXIT 155

814 CHAPLIN HILL ROAD · MORGANTOWN, WV 26501 · 23.7 ACRES

*\*Boundaries are approximate.*

CHAPLIN HILL BUSINESS PARK

MYLAN PARK

814 CHAPLIN HILL ROAD

CHAPLIN HILL ROAD

ADJACENT LAND: 750 CHAPLIN HILL ROAD

Aerial of the Property Facing South.

# AERIALS

*\*Boundaries are approximate.*



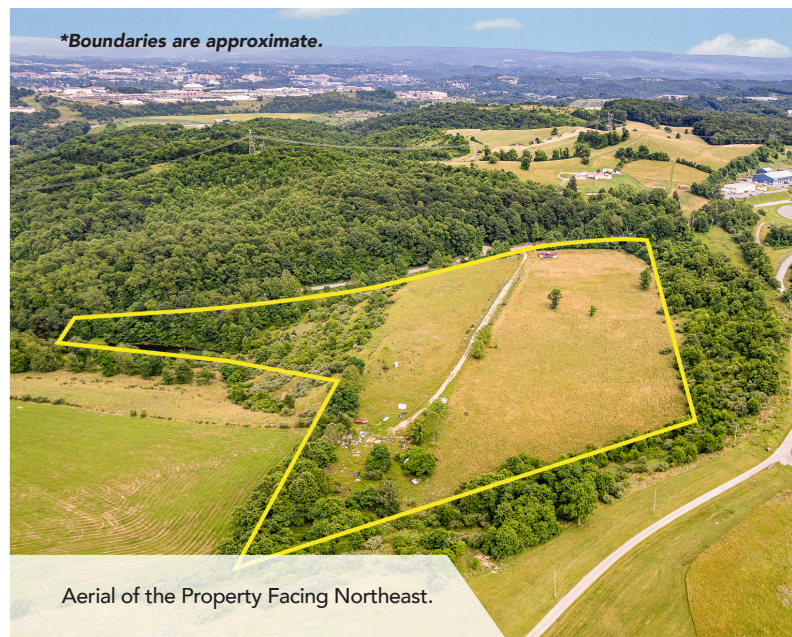
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Aerial of the Property Facing East.



\*Boundaries are approximate.

Aerial of the Property Facing Northeast.



\*Boundaries are approximate.

MYLAN PARK

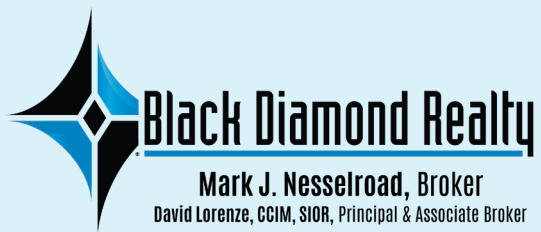
814 CHAPLIN HILL ROAD

CHAPLIN HILL ROAD

ADJACENT LAND: 750 CHAPLIN HILL ROAD

VILLAGE OF SUGAR MAPLE RIDGE

Aerial of the Property Facing South.



# CONTACT

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