

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**  
**304-594-1519**  
**www.move2wv.com**



**For Sale**  
**\$1,200,000**

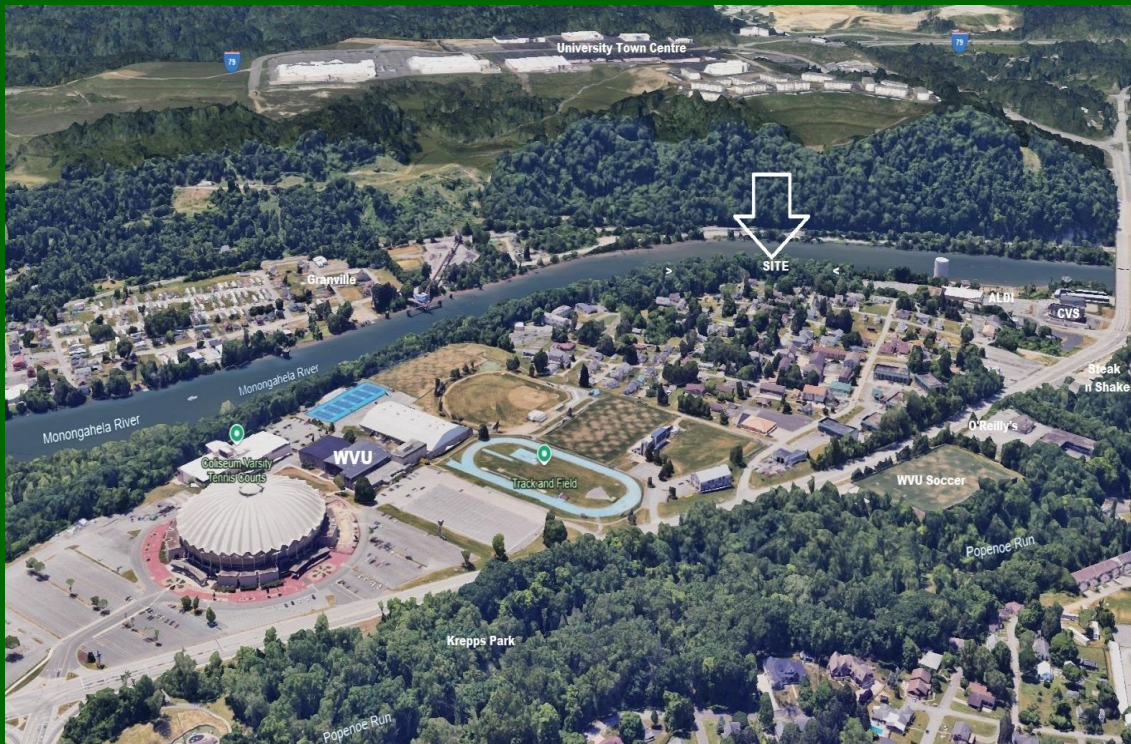
**4.63+/- acres**

**Convenient  
To  
WVU  
&  
Shopping**

**River &  
Mountain  
Views**

**Several  
Potential  
Access Points**

**River Landing, Normandy St., Star City, WV**

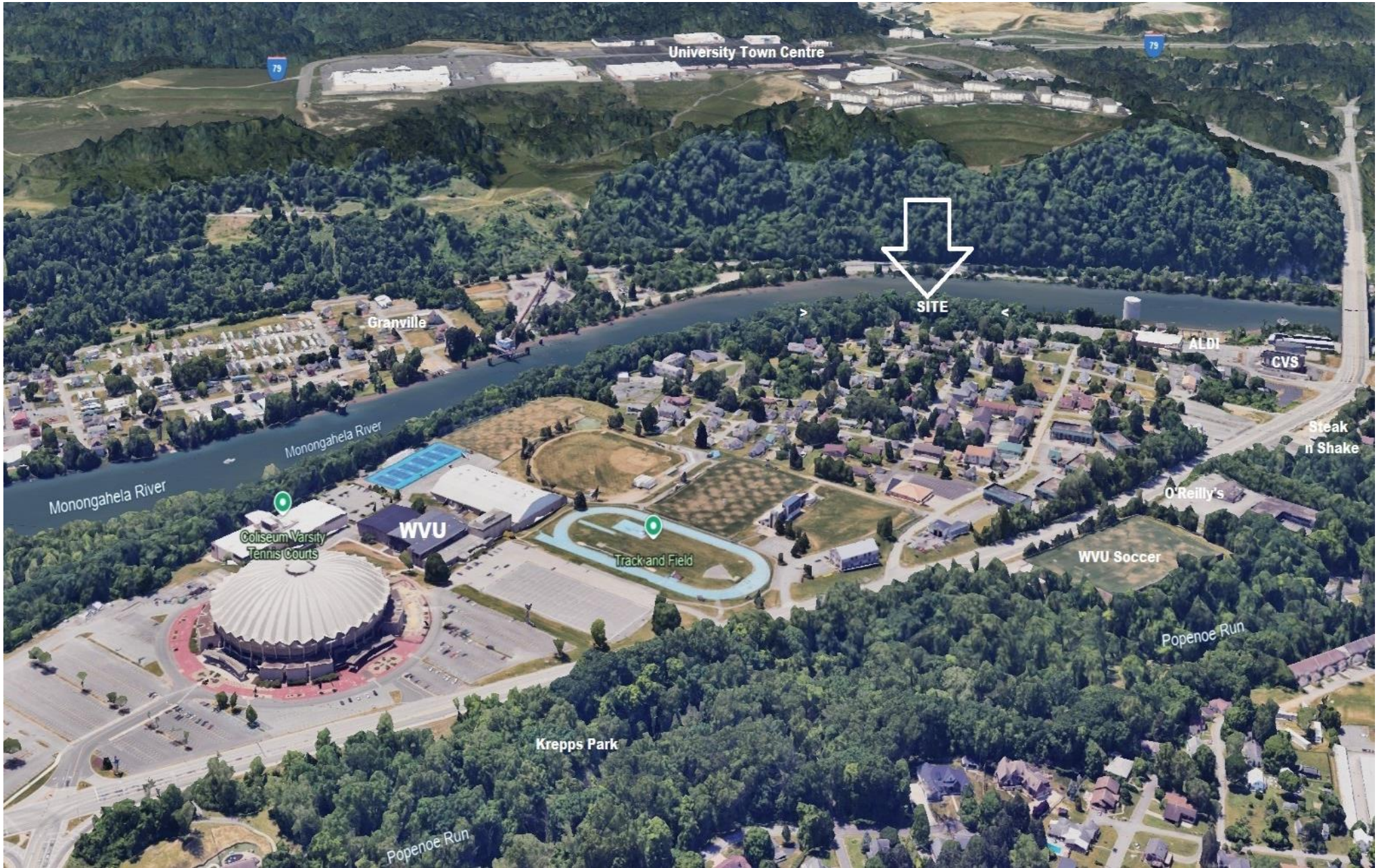


- 4.63 +/- Acres
- Zoned: Riverfront Overlay Business District
- Mixed Use
- Several Access Points
- 550 +/- ft road frontage
- Level Site to Sloping
- All Utilities Available
- Located in City Limits

Attention Developer, 4.63 acres +/- of commercial land is available for new development ! This site is convenient to both WVU & Shopping. Formerly a golf putting course, the Riverfront Overlay Business District zoning is versatile & suited for a variety of uses. Possibly suitability for commercial businesses with potential for high-density housing. This scenic location, with river views, can be very attractive to customers and possible high-density housing. The mixed-use zoning could combine commercial spaces on the ground floor with residential units above, such as apartments or condominiums, taking advantage of the high-density potential. Property starts between and starts between Saratoga Ave. & Center Hill Ave. and runs about 550 ft+/- along Normandy St past Canton Ave. Call for Appointments!



# Aerial Photo



# Aerial Photo



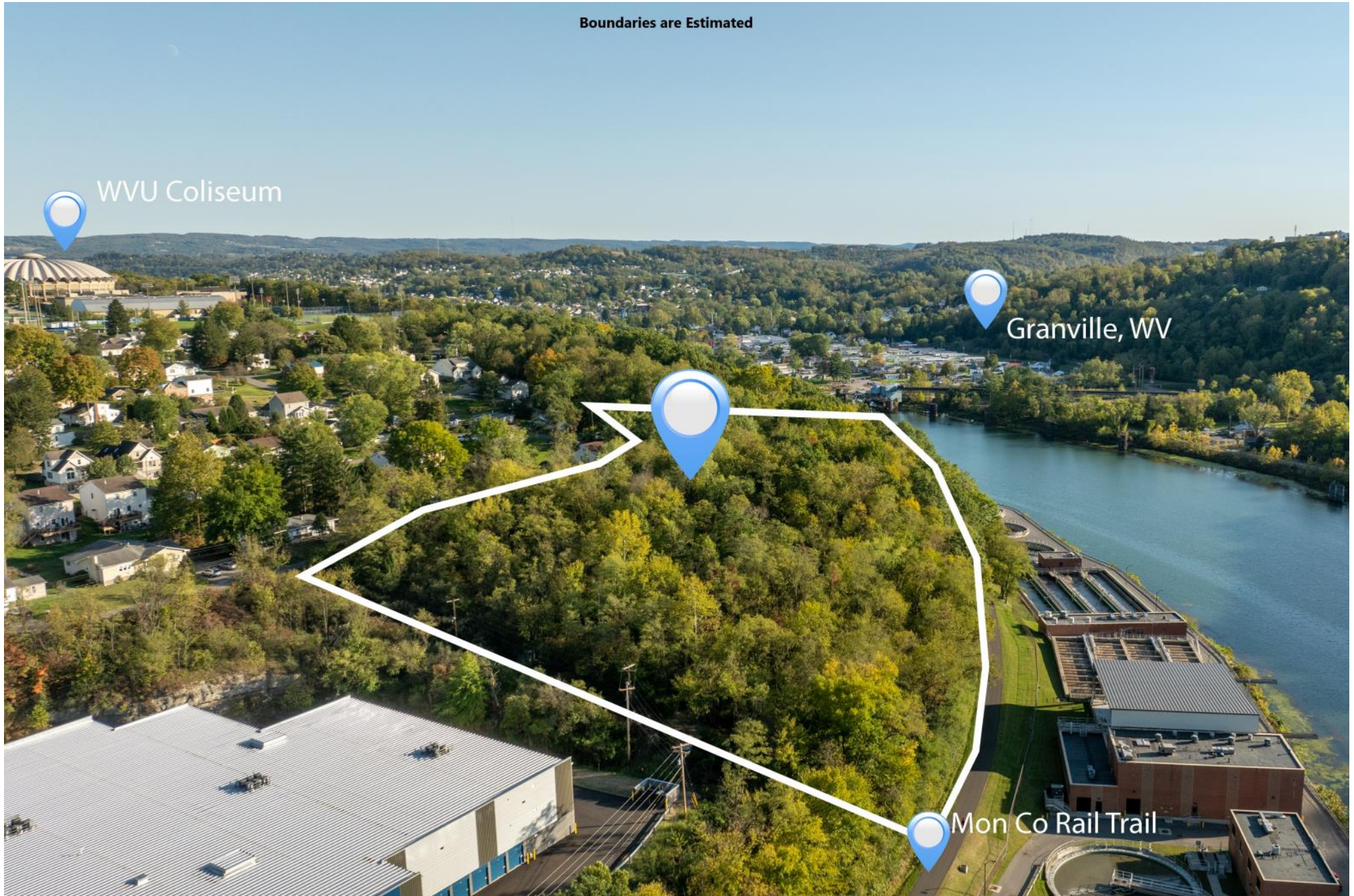
Star City, WV

WYU Medicine Ruby Memorial Hospital

Boundaries are Estimated

# Aerial Photo

Boundaries are Estimated



WVU Coliseum

Granville, WV

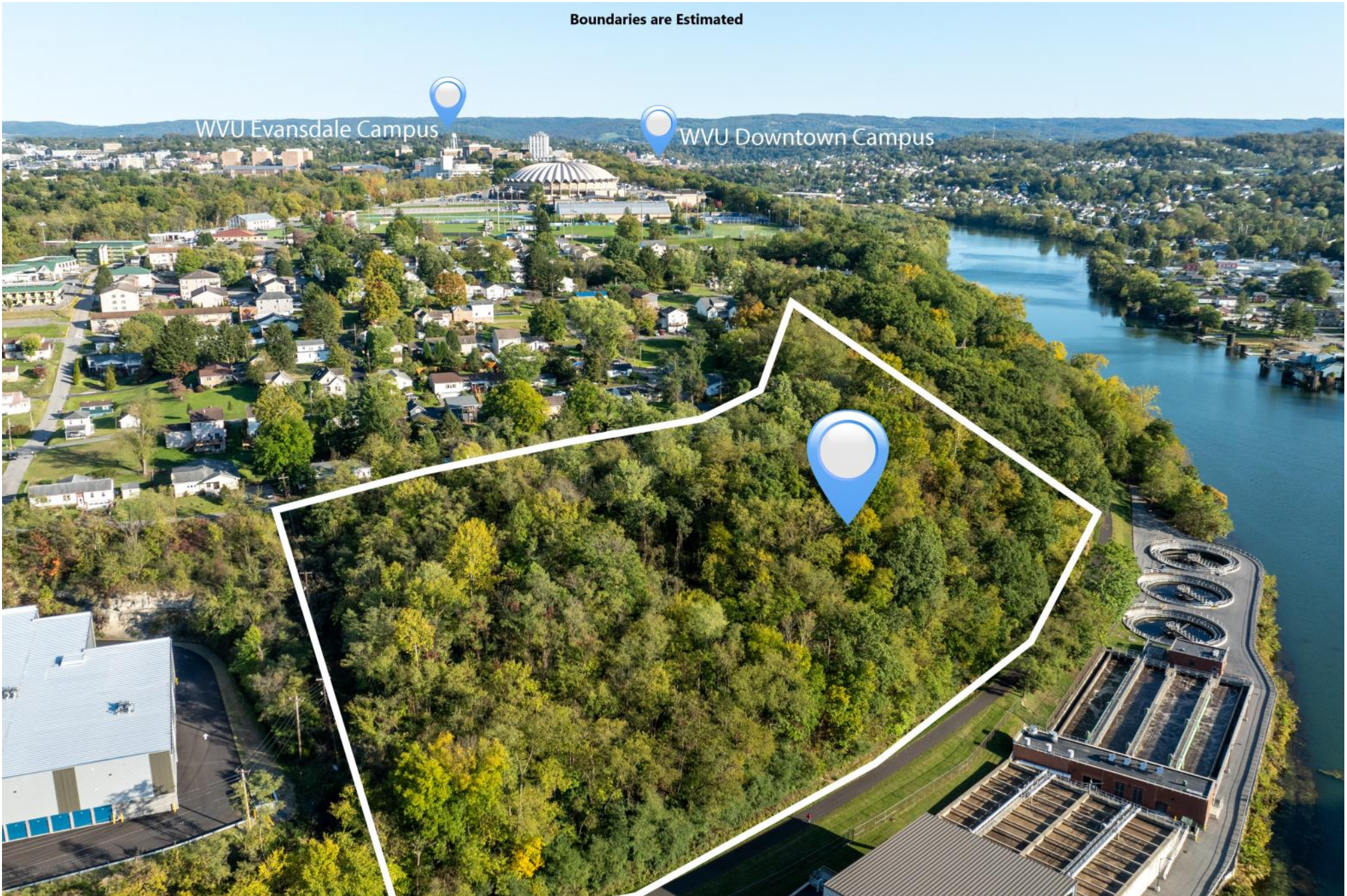
Mon Co Rail Trail

# Aerial Photo

Boundaries are Estimated

WVU Evansdale Campus

WVU Downtown Campus



# Aerial Photo



# Aerial Photo



# Aerial Tax Map

Guardian  
Storage



Boundaries are estimated based on Tax Map



# Aerial Topo Map



# Street View



# Street View



# Street View



# Street View



# Street View



# Street View



# Site Photo

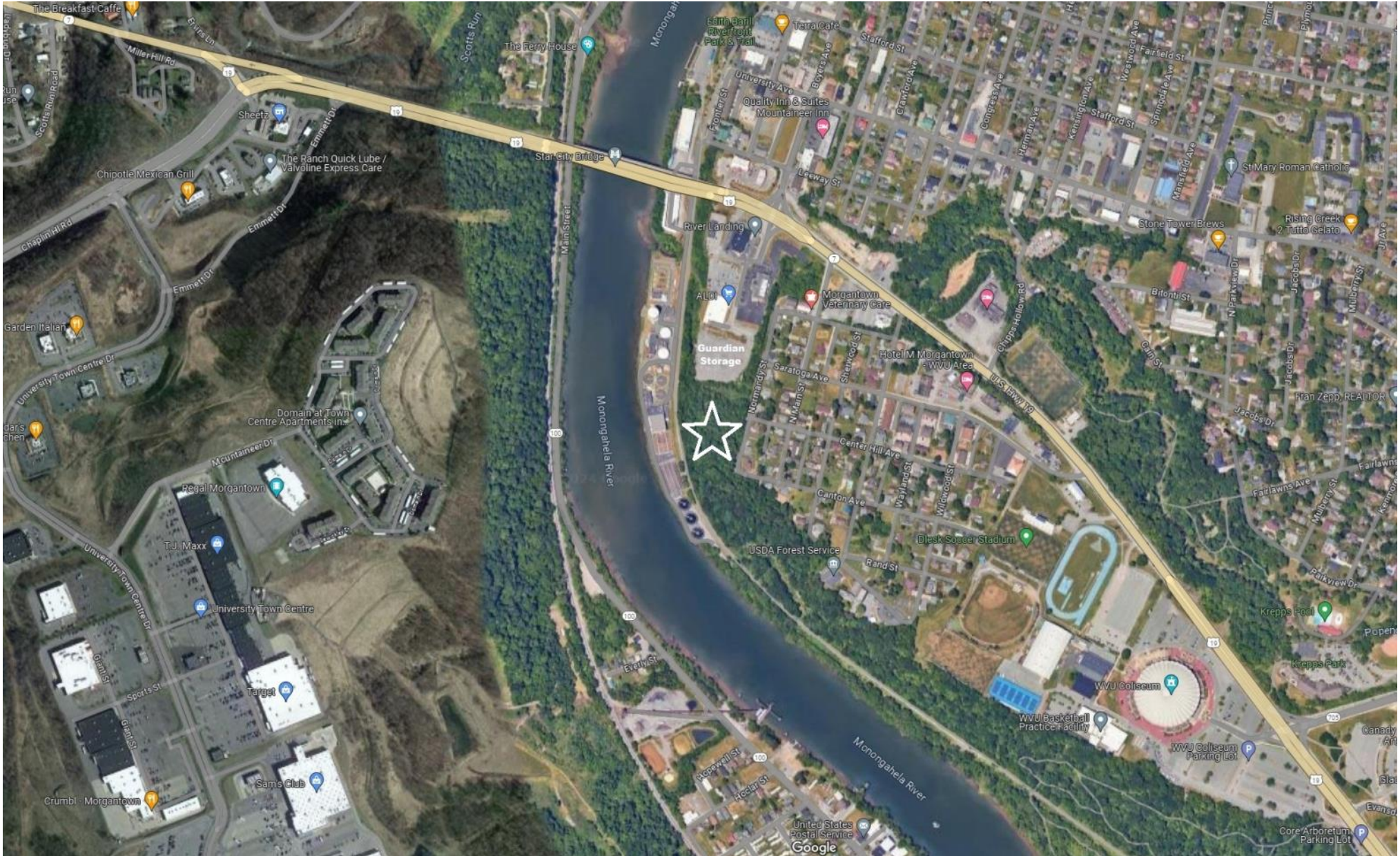




# Aerial Photo



# Aerial Photo



# Aerial Tax Map



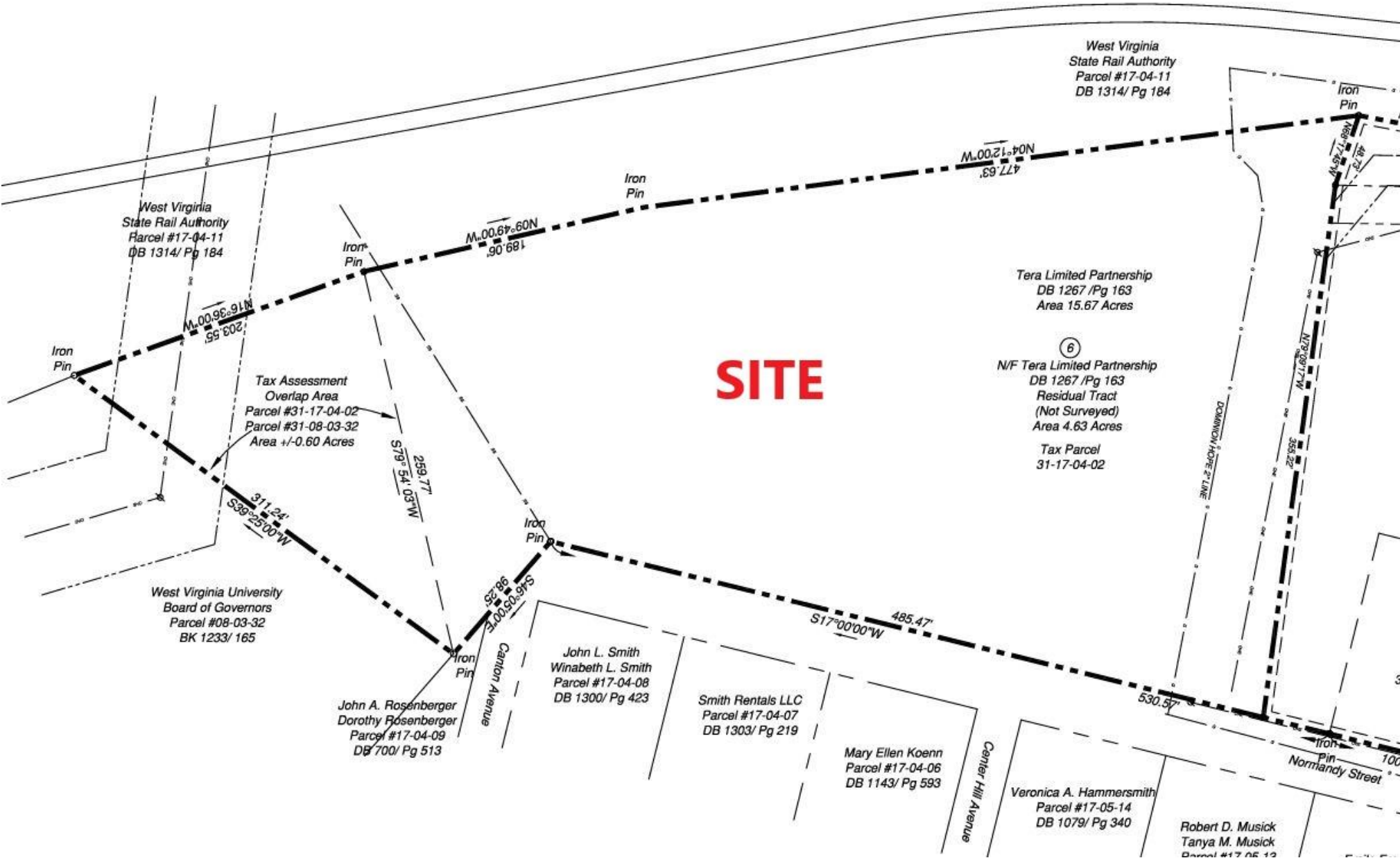
# Aerial Map



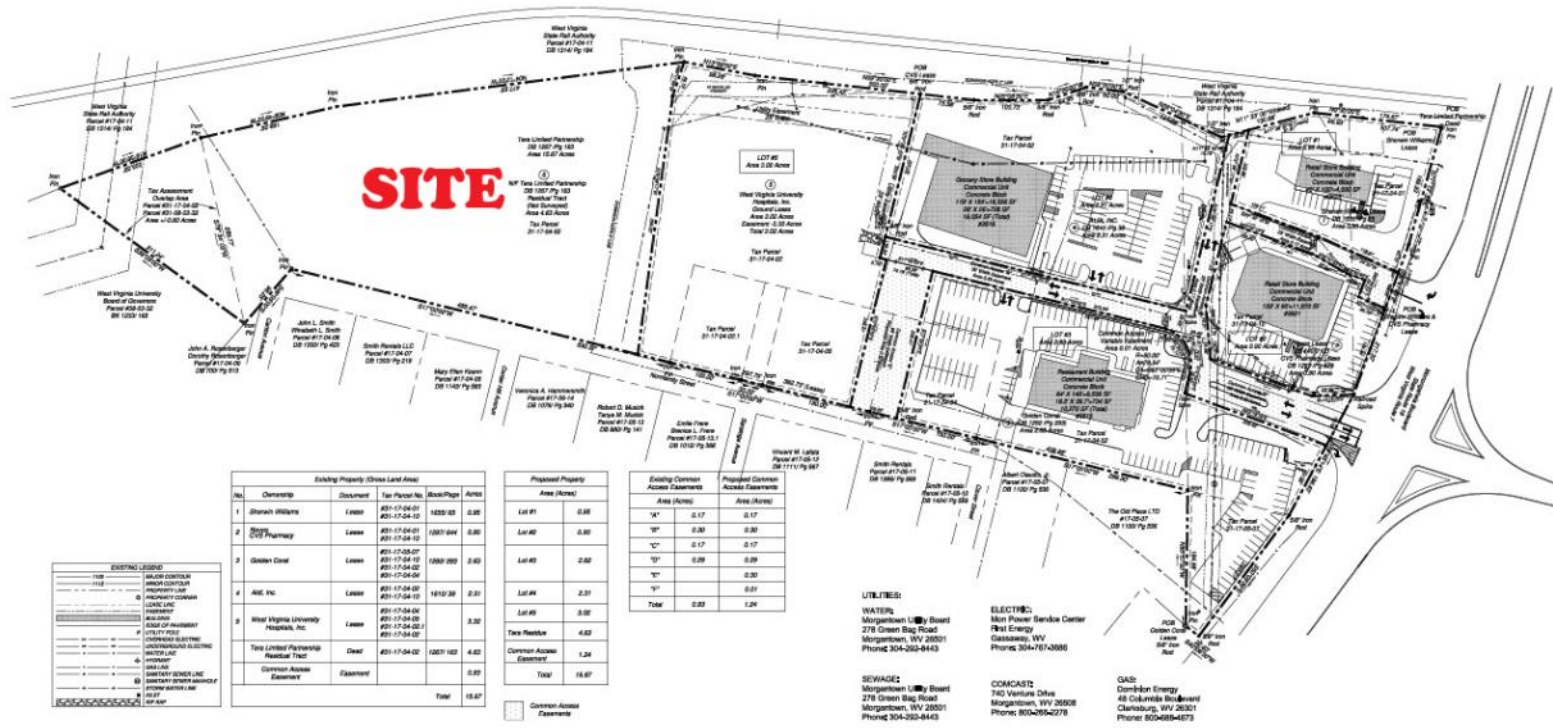
# Aerial Map



# Site Survey Map



# Site Survey Map



No.	Owner/Leasee	Document	Year/Parcel No.	Acres
1	Shawen Williams	Lease	#91-17-04-01 #91-17-04-10	0.20
2	CVS Pharmacy	Lease	#91-17-04-01 #91-17-04-02	0.80
3	Gulston Coal	Lease	#91-17-04-01 #91-17-04-02 #91-17-04-03	0.80
4	ASE, INC.	Lease	#91-17-04-02 #91-17-04-03	0.31
5	West Virginia University	Lease	#91-17-04-04 #91-17-04-05 #91-17-04-06	3.20
6	Tera Limited Partnership	Clear	#91-17-04-02 Common Access Easement	4.02
				0.09
				18.87

Existing Common Access Easements	Proposed Common Access Easements
5' x 17'	0.17
10' x 17'	0.30
10' x 17'	0.17
10' x 17'	0.30
10' x 17'	0.17
10' x 17'	0.30
10' x 17'	0.17
10' x 17'	0.30
Total	1.24

**UTILITIES:**  
**WATER:** Morgantown Utility Board  
 278 Green Bag Road  
 Morgantown, WV 26505  
 Phone: 304-262-8443

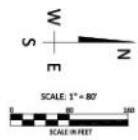
**ELECTRIC:** West Power Service Center  
 First Energy  
 Charleston, WV  
 Phone: 304-767-2886

**SEWERAGE:** Morgantown Utility Board  
 278 Green Bag Road  
 Morgantown, WV 26505  
 Phone: 304-262-8443

**COMCAST:** 740 Ventures Drive  
 Morgantown, WV 26505  
 Phone: 800-254-2278

**GAS:** Dominion Energy  
 48 Columbia Boulevard  
 Charleston, WV 25301  
 Phone: 800-685-4673

No.	Number	Building	Building Units	Dimensions	Area (SF)	No. Passenger	Handicap
1	83523	Shawen Williams	Pharmacy	1 40' X 100'	4,000	11	2
2	83521	CVS	Pharmacy	1 133' X 80'	11,970	2	47
3	83015	Gulston Coal	Restaurant	1 84' X 140'	10,270	3	143
4	83019	ASE	Grocery	1 110' X 104'	10,644	4	85
5	N/A	WVA Hospital	N/A	N/A	N/A	5	0



**OWNERS ACCEPTANCE**  
 I, Tera Limited Partnership, owner of the land known as the Tera Limited Partnership Subdivision Plan, hereby adopt the plan of site and dedicate all streets and other property identified for dedication on the plan to the public. The adoption and dedication shall be binding upon my heirs, executors, and assigns.

Signature of Witness \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
 Date \_\_\_\_\_

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**  
 Before me the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Fayette, personally appeared the above named Tera Limited Partnership, \_\_\_\_\_, Charar, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and Notary Seal  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 My commission expires  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**NOTARY PUBLIC**  
 I, Sandal R. Myers, RLS  
 Reg. No. \_\_\_\_\_

**CERTIFICATE OF TITLE**  
 I, Sandal R. Myers, RLS, hereby certify that I am a West Virginia Registered Land Surveyor in compliance with the laws of the State of West Virginia, that this plat correctly represents a survey completed by me in December 2021, to the best of my knowledge, information and belief.

Signature of Witness \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
 Date \_\_\_\_\_

**CERTIFICATE OF RECORDING**  
 Recorded in the office of the Recorder of Deeds of Monongalia County, West Virginia, Instrument No. \_\_\_\_\_  
 Given under my hand and Seal  
 this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Recorder of Deeds \_\_\_\_\_

- NOTES:**
- Parcels plotted from deeds of record.
  - Reference record deed for basis of bearings.
  - Distance measurements in Imperial units (feet).
  - Area measurements in Acres.
  - Before digging underground utility contact Miss Utility system.
  - Underground utilities by Design and may require field verification.
  - All perimeter boundary corners are iron pins.
  - Random interior property corners (not set) established but not marked in the field due to rugged topographic inaccessibility.

WV MISS UTILITY ONE CALL DESIGN (11/19/21)  
 SNE 2132348469 (Monongahela Boulevard)

**FLOOD ZONE CLASSIFICATION**  
 The plan for the National Flood Insurance Program, Flood Map 48062C011P effective date 04/05/19, and Flood Map 48061C0113P effective date 04/05/19, the structures on the property are delineated in Zone X, delineated as not located in the flood hazard area having an annual 1% chance of flooding.

**K2 ENGINEERING, INC.**  
 234 PITTSBURGH STREET  
 MONROETOWN, PA 15481

**DRAWING TITLE:**  
**TERA LIMITED PARTNERSHIP SUBDIVISION PLAN**  
**RIVER LANDING PLAZA**

**CLIENT:**  
**TERA LIMITED PARTNERSHIP**

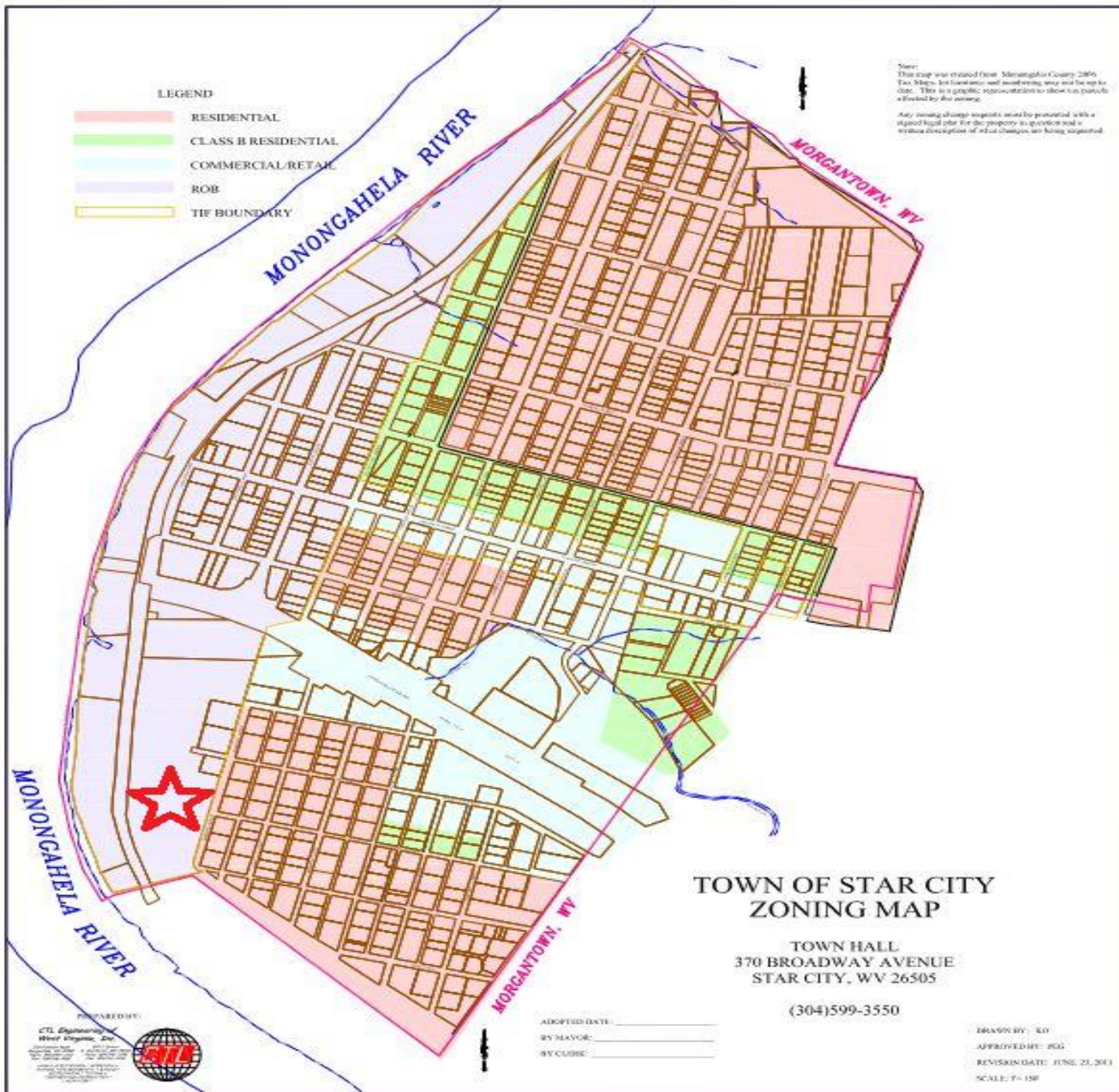
**PROJECT:**  
**STAR CITY**  
**MONONGAHELA COUNTY**  
**WEST VIRGINIA**

NO.	DATE	DESCRIPTION

**C1**

DATE: 11/19/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: [Number]  
 SHEET NO. OF 61

# Star City Zoning Map



## Star City Zoning Description:

**1317.04B RIVERFRONT OVERLAY BUSINESS DISTRICT.** (a) Purpose. The purpose of the Riverfront Overlay Business (ROB) district is to generate retail and professional service business development in the Town of Star City. Through the use regulations set forth herein, the ROB district is intended to provide an attractive place for retail and professional service businesses to operate. (Passed 4-8-08) (b) Use Regulations. Use regulations in the ROB district, land may be used and buildings may be erected, altered or used only for a purpose that is permitted in a retail business district (see Section 1317.04 ); provided, however, that any new construction, including modification or alteration to any existing structure, must also provide for a minimum of 75% retail business or professional office space on the ground floor. (Passed 4-5-11.) (c) The owner of any currently existing single family structure in the ROB district may erect additions and alter said structure; provided the continued use of said structure remains a single family dwelling and all setbacks and codes pertaining to "A" residence district are followed. (Passed 4-8-08.)





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# COMMERCIAL DIVISION

**304-594-1519**

[www.move2wv.com](http://www.move2wv.com)

*North Central West Virginia's  
Leaders in Real Estate!*

Howard Hanna Premier Properties  
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2800 Cranberry Square  
Morgantown, West Virginia  
304-594-0115  
[www.move2wv.com](http://www.move2wv.com)



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**304-282-0077**

At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

