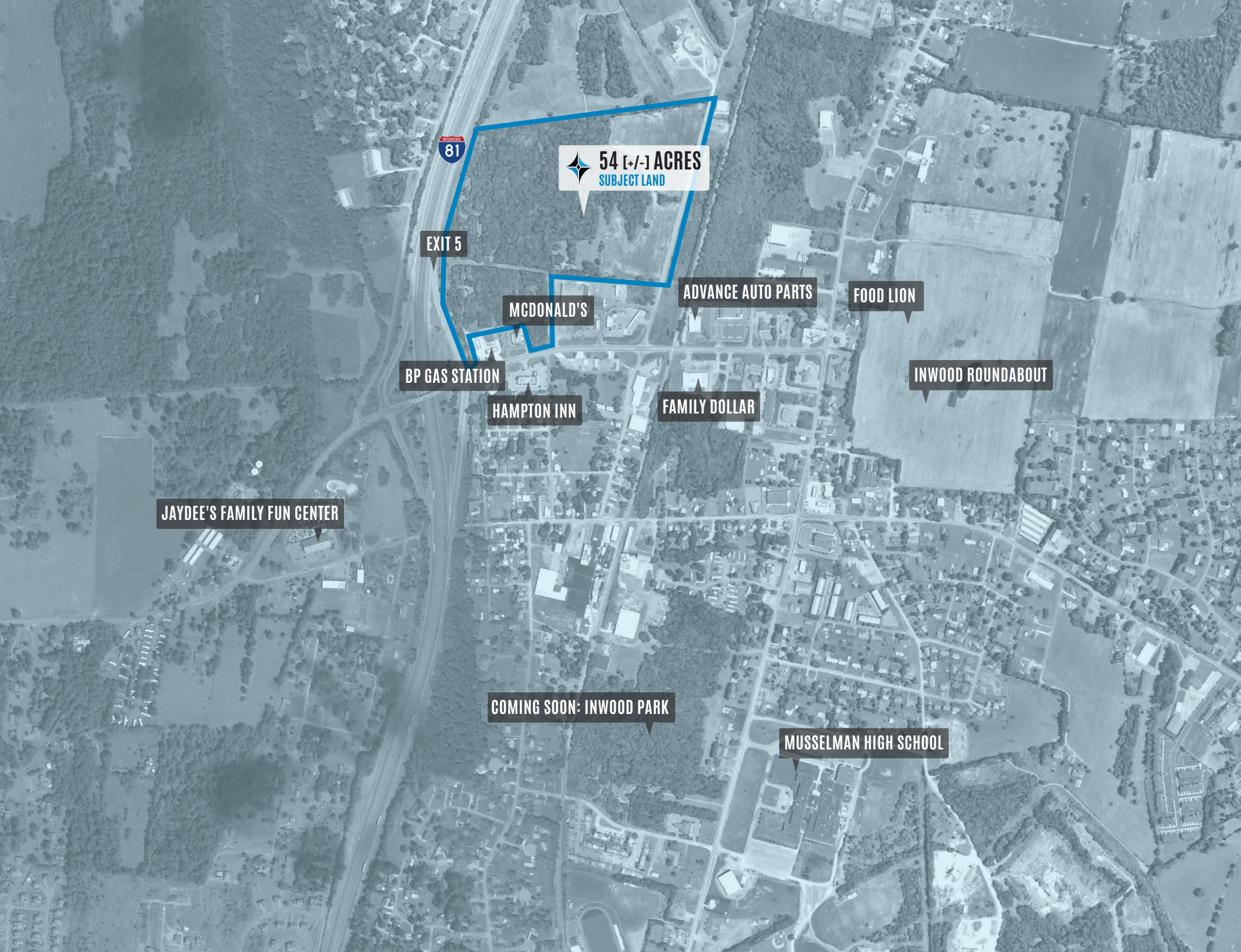




54 [+/-] ACRES ALONG I-81
INWOOD, WV 25428

EXCEPTIONAL DEVELOPMENT OPPORTUNITY



81

54 [±] ACRES
SUBJECT LAND

EXIT 5

MCDONALD'S

ADVANCE AUTO PARTS

FOOD LION

BP GAS STATION

HAMPTON INN

FAMILY DOLLAR

INWOOD ROUNDABOUT

JAYDEE'S FAMILY FUN CENTER

COMING SOON: INWOOD PARK

MUSSELMAN HIGH SCHOOL



TABLE OF CONTENTS

Property Overview

Introduction of the property including specifications, utilities, legal description, zoning, aerial video, and parcel and topography maps.

02

Proposed Site Plans

Proposed conceptual site plans for grocery, big box retailers and outparcels.

06

Location Overview / Area Development Coming Soon / Major Local Employers / Demographics

Aerial photo of the property and its proximity to surrounding businesses and locations. 3, 5 and 10 mile radius demographics, showing the area development of the Inwood Park project and major local employers to the Berkeley County area.

10

Aerial Photos

Aerial photos of the property from various heights and angles.

18

PROPERTY OVERVIEW

54 [+/-] ACRES ALONG I-81

INWOOD, WV 25428

SALE PRICE / \$7,500,000

GROSS LOT SIZE / 54 ACRES

PROPERTY TYPE / LAND

UTILITIES / ALL PUBLIC UTILITIES AVAILABLE

ZONING / NO ZONING RESTRICTIONS

FEATURES / DEVELOPMENT OPPORTUNITY, EASILY ACCESSIBLE, CLOSE TO MAJOR TRAFFIC ROUTES AND MANY AMENITIES

Located conveniently to both I-81 and U.S. Highway 11, this property offers 54 (+/-) acres of undeveloped flat land. The subject property is highly visible from I-81 and is situated less than 0.3 mile away from Exit 5. The undeveloped land is in a great location and ideal for commercial users looking for a development opportunity while being surrounded by a plethora of residential communities. The property is close to many amenities. Dunkin' Donuts secured on roughly 1.2 (+/-) acres along Gerrardstown Road.



47,200+ AADT
(Annual Average Daily Traffic , 2032)

8,800 AADT
(Annual Average Daily Traffic , 2022)

22,600+ AADT
(Annual Average Daily Traffic , 2023)



COMING SOON
DUNKIN' DONUTS

BURGER KING
Waffle House
SUBWAY

WVU Medicine

Summit
COMMUNITY BANK
DQ
CITY
NATIONAL BANK

FOOD LION

UNITED BANK

CVS

Domino's

Walgreens
True Apple Way

SHEETZ

FAMILY DOLLAR
Pizza Hut

TRUIST
Arby's

First United
Bank & Trust

TACO BELL

Hampton Inn

McDonald's

bp

LOCATION SPECIFICATIONS

The subject property is located in the growing area of Berkeley County and is positioned less than 0.3 mile from I-81, Exit 5, and 0.6 mile from U.S. Highway 11. Along I-81 there is an average daily traffic count of 47,200+ vehicles and over 22,600 vehicles per day along Gerrardstown Road. (Source ©2023 Esri) Inwood is located within the Shenandoah Valley, near the Virginia and Maryland borders. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are within a three-hour drive of Inwood, WV.

INGRESS / EGRESS / ACCESS

There are multiple points of ingress/egress to this property including two off of the main route, Gerrardstown Road, in front of McDonald's and Rocs BP Gas Station/Convenience Store. Pilgrim Street provides easy access to the property with the traffic circle in place instead of the former stop sign. Currently, the site has a direct access point onto Gerrardstown Road (at a major access point and a secondary point) plus substantial frontage on Pilgrim Street which is very viable access street.

LEGAL DESCRIPTION / ZONING

Located just outside the city limits of Inwood, this property is positioned in the Mill Creek District of Berkeley County. The site is comprised of two parcels of land consisting of 54 (+/-) acres. The property is identified as Mill Creek District, Tax Map 6, Parcels 4 and 3. This can be referenced in Deed Book 827, Page 339 and Deed Book 264, Page 604. There are no zoning restrictions. The subject land is within 5 miles of the Eastern West Virginia Regional Airport, 8.5 miles to Martinsburg, 9.5 miles to WVU Medicine Berkeley Medical Center, 11 miles to Ranson/Charles Town, WV and 13 miles to Winchester, VA.

UTILITIES

All public utilities are available at the site.

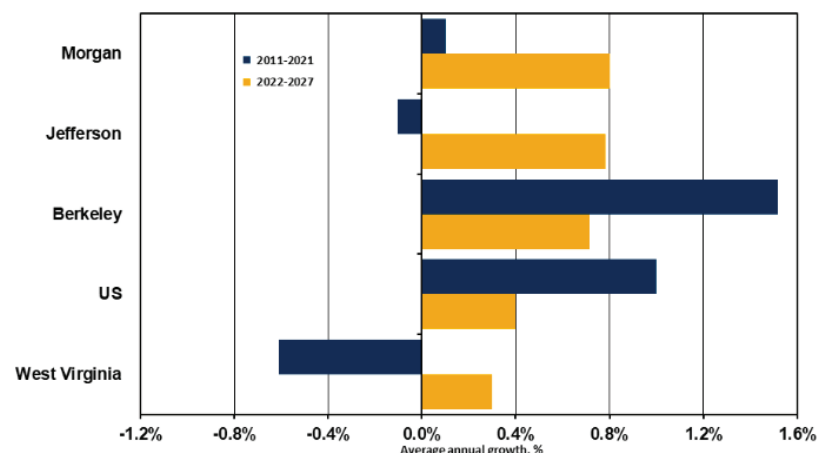
UTILITY	PROVIDER
Electric	Potomac Edison WV - First Energy
Natural Gas	Mountaineer Gas Company
Water/Sewer	Berkeley County Public Service Water District
Trash	Public
Phone/Cable/Internet	Multiple Providers

ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The three-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

Figure 11: Employment Growth Forecast by Area

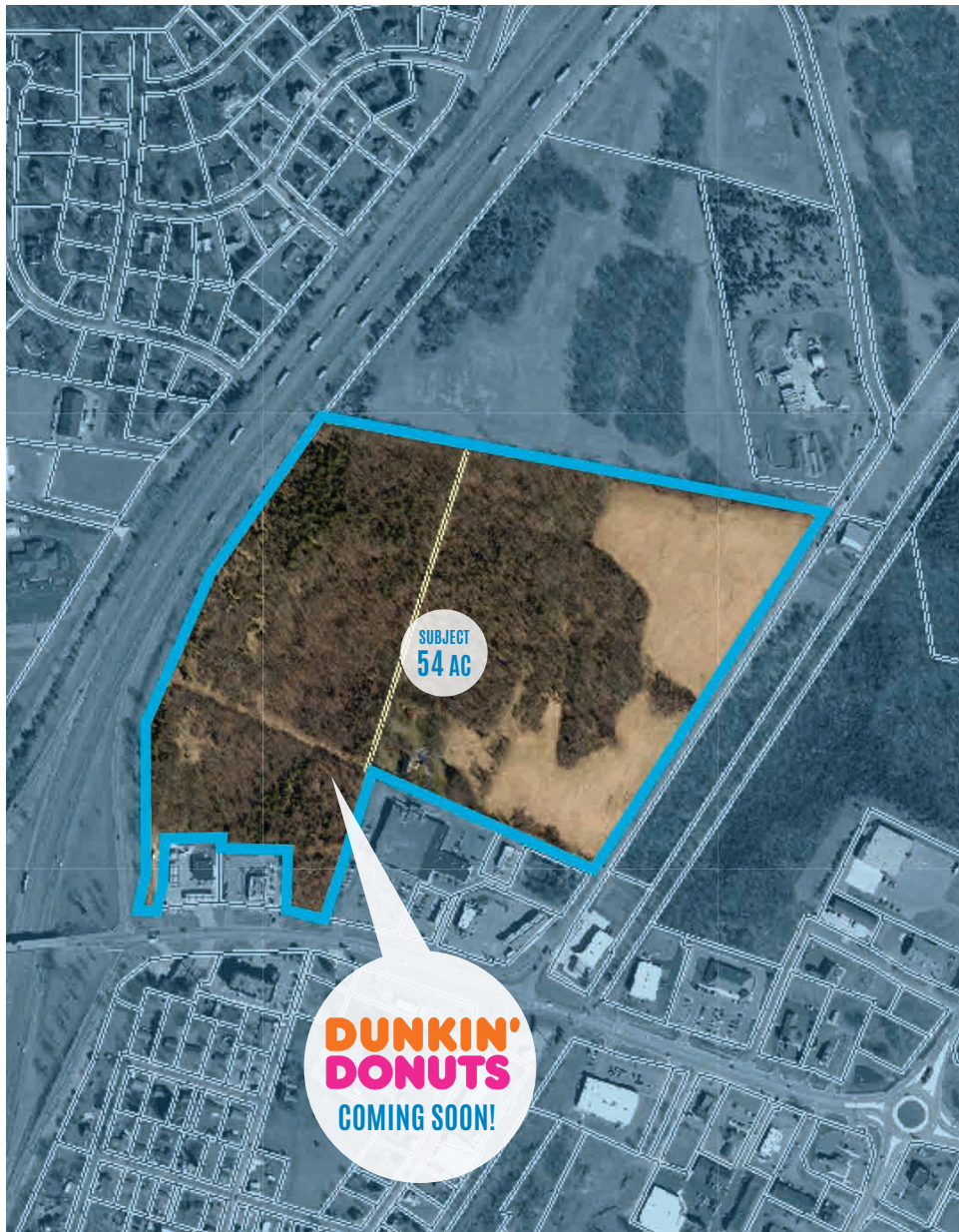


Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit

(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

Berkeley County is regarded as the Eastern Panhandle's economic center. In addition, Berkeley County has established itself as the leading county in the state in terms of absolute job growth over the past decade, with employment increasing by 8,300 since the beginning of 2010. Most of the county's job growth can be linked to major new openings such as the Macy's fulfillment center and Procter & Gamble. Several other sectors have recorded healthy gains over the long term as well.

PARCEL MAP



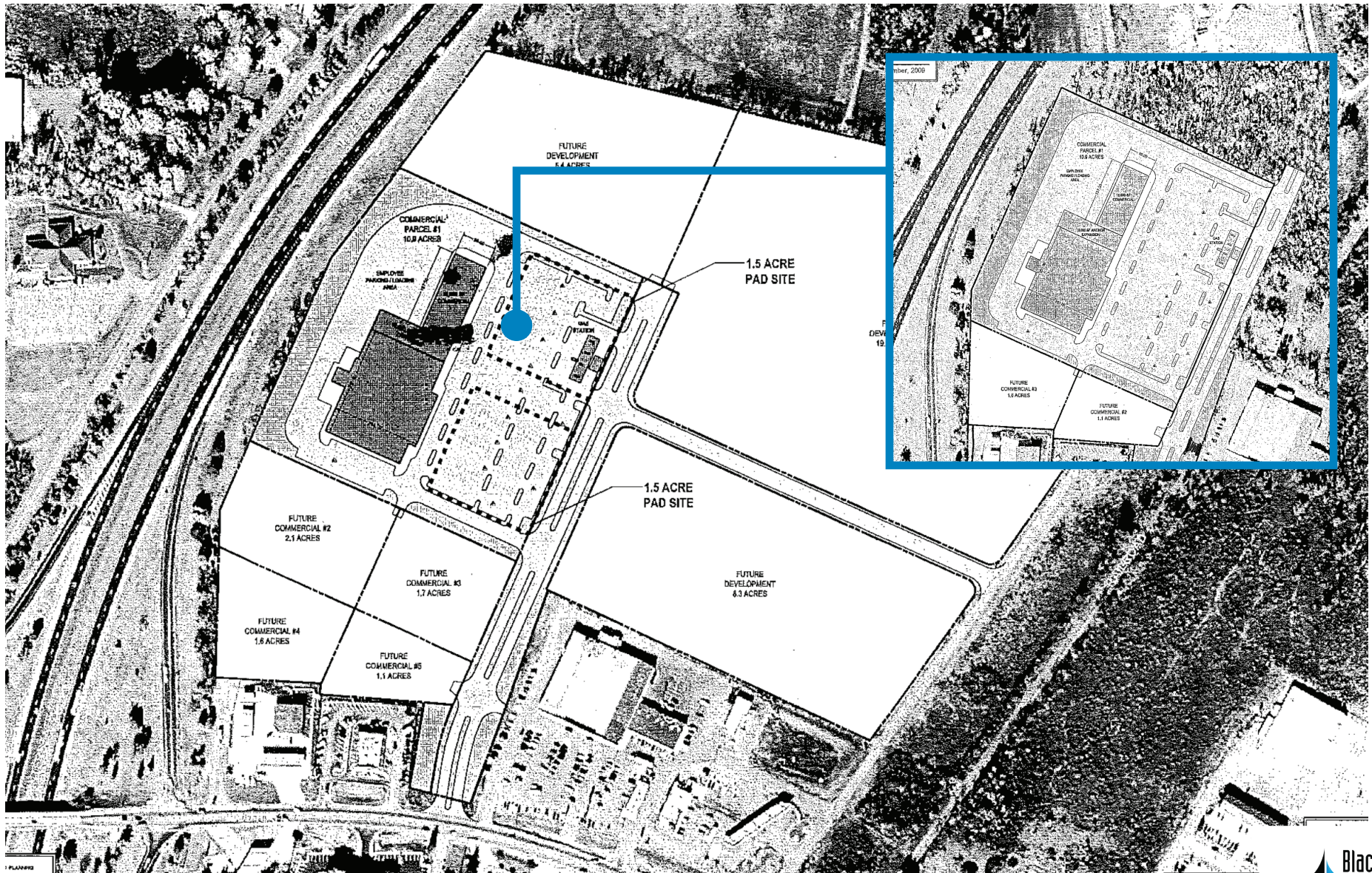
TOPOGRAPHY MAP



VIDEO VISIT: <https://vimeo.com/1021062373>

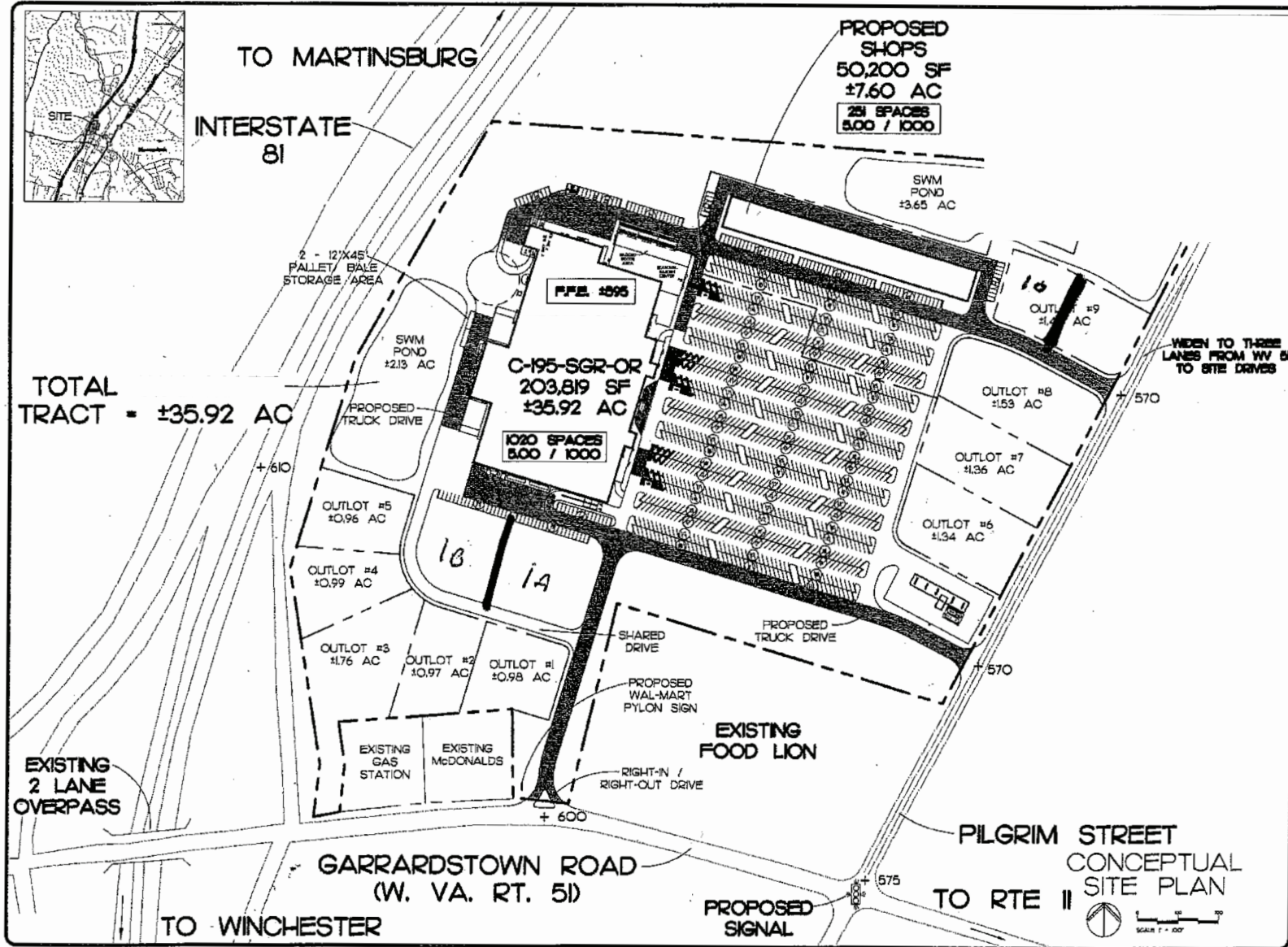


PROPOSED SITE PLAN - GROCERY, BIG BOX RETAILER



[illegible]

ANCHOR BIG BOX RETAILER WITH NUMEROUS OUTPARCELS





Aerial Facing Northeast.

LOCATION OVERVIEW

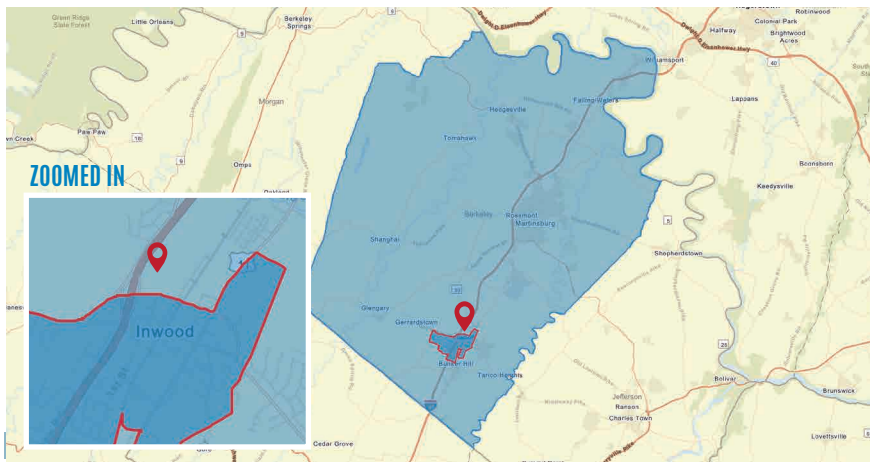
BERKELEY COUNTY

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York City, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enriching quality of life with its "small town" character and sense of community.

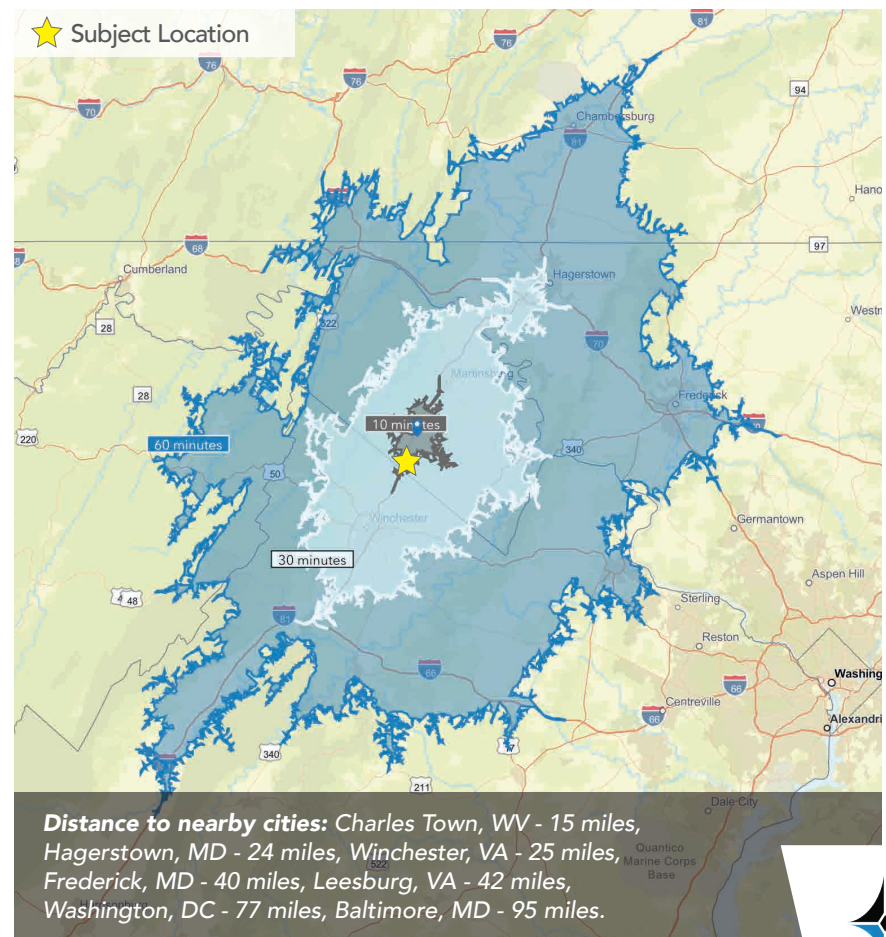
Berkeley County has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

The City of Martinsburg has a total population of 18,777 and a median household income of \$48,189. Total number of businesses is 926.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.



DRIVE TIME





The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject land, 54 (+/-) acres, has been referenced with a yellow star and yellow outline.

Along I-81 there is an average daily traffic count of 47,200+ vehicles per day and over 22,600 vehicles per day along Gerrardstown Road. (Source ©2023 Esri)

- ① BP Gas Station
- ② McDonald's
- ③ Hampton Inn
- ④ Subway
- ⑤ Waffle House, Burger King, Liberty Petroleum
- ⑥ Taco Bell
- ⑦ The Cider Press
- ⑧ Auto Zone
- ⑨ Urgent Care, Advance Auto Parts
- ⑩ Pizza Hut, Arby's, Family Dollar
- ⑪ Dairy Queen, Summit Community Bank
- ⑫ First United Bank & Trust, United Bank
- ⑬ U.S. Post Office
- ⑭ Walgreens
- ⑮ Sheetz
- ⑯ CVS Drug Store
- ⑰ Domino's Pizza
- ⑱ Food Lion, Other tenants moving in: Starbucks, Jersey Mike's, 5 Guys, and Red Canyon PT
- ⑲ Musselman High School

DEVELOPMENT COMING SOON

EIGHT ACRES ADDED TO FUTURE INWOOD PARK

The Berkeley County Commission has purchased an additional 8.2 acres for the Inwood Park project, increasing the size of the future recreation site to more than 31 acres. Pictured to the right is the Conceptual Design for the Inwood Park. This site is located 1 mile from the 54 (+/-) Acre lot.

[VIEW THE ARTICLE](#)



INWOOD PARK

CONCEPTUAL DESIGN

INWOOD, WV

OCTOBER 6, 2021

CONCEPT 1

The thought process behind concept 1 was to create a new community park for Inwood that blends into the existing site topography and preserves as many natural features as possible. Between the two concepts developed, concept 1 requires the least amount of earthwork and minimal site disturbance. This approach allows for the two stormwater facilities to be connected by a swale that meanders between programmed areas. The amphitheater is positioned in a desirable location that is located away from residential properties. Concept 1 also allows for a larger disc golf course and preserves a greater percentage of existing tree cover.

PLAN KEY

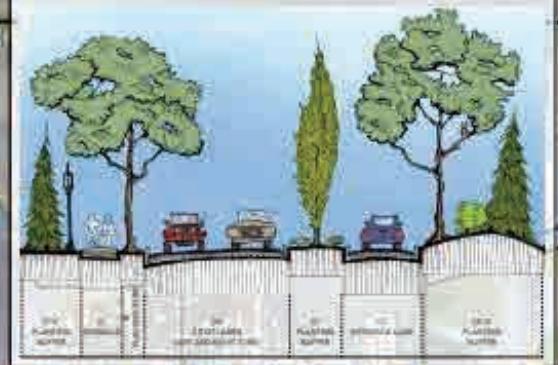
- 1 Boulevard Entrance
- 2 Sidewalk Connector to High School
- 3 Planted Buffer
- 4 Archway Gateway Entrance
- 5 120 Space Parking Lot
- 6 Gated Access Road / Pedestrian Walkway
- 7 Retention/Detention Basin and Swale
- 8 Water Fountain
- 9 Splash Pad
- 10 ADA Playground
- 11 Restrooms/Concessions/Picnic Area
- 12 Amphitheater
- 13 Dog Park
- 14 Mountain Bike Skill Development Area
- 15 Court Games
- 16 Open Greenspace
- 17 Full Sized Soccer Field
- 18 9-Hole Disc Golf Course
- 19 Trail
- 20 Picnic Shelter
- 21 Sidewalk Extension
- 22 Connection to Muskrat High School

EEC

City of Inwood, West Virginia



BOULEVARD ENTRANCE CONCEPT SECTION



8.2-acre parcel
acquired for future
Inwood Park

MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's premier location for a new business or a development project. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source:
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:
<https://corporate.walmart.com/about>

INTERNATIONAL



INTERNATIONAL



INTERNATIONAL



EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has increased by 3.8%, giving businesses 26,000 new employees. With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

EASTERN PANHANDLE ECONOMIC OUTLOOK

- The EPH has posted the largest population increase of any region in the state in recent decades by far. Over the past 20 years, the EPH has gained 61,000 residents and surpassed 200,000 residents in 2021.
- We expect employment to grow at an average annual rate of between 0.7 to 0.8 percent per year in the EPH through 2027.
- The EPH population is expected to grow at a rate of 1.1 to 1.2 percent annually in the coming years, led mostly by gains in Berkeley County's population.
- Unemployment in the region has fallen sharply over the past two years and set a new all-time low at just below 2 percent in spring 2022.
- Procter & Gamble's manufacturing plant added nearly 1,400 jobs and fostered the co-location of several hundred new jobs in packaging, logistics and other supporting businesses at the Tabler Station campus. More recently, the region received an additional boost in payrolls following the mid-2021 and fall-2022 openings of Rockwool and Clorox manufacturing facilities in Jefferson and Berkeley counties, respectively.
- Procter & Gamble's production facility has represented a major transformative shift in the Eastern Panhandle's industrial base. The \$500 million facility along the I-81 corridor in Berkeley County produces a range of consumer

cleaning and personal products, including Swiffer, Tide, and various soaps and deodorants. Overall, the facility now employs more than 1,600 workers and has spawned the addition of several hundred jobs at packaging and logistics operations in the area.

- Indeed, the region's labor force now totals more than 100,000 residents over the age of 16 and has increased by roughly 17,00 since early-2010. In terms of official workforce participation, the region has nearly two-thirds of its residents aged 16 years and older working or actively looking for work, surpassing both statewide and national averages.
- The Eastern Panhandle has consistently ranked as West Virginia's fastest-growing region for the past two decades. Between 2001 and 2021, Berkeley, Jefferson and Morgan counties combined to add nearly 64,000 residents.
- The local population also tends to possess higher levels of educational attainment. Twenty-five percent of the region's population aged 25 years and older held at least a bachelor's degree during 2020. Jefferson County contained the highest share of college graduates in the region, with nearly one in three of the county's residents aged 25 years and older possessing a bachelor's degree or higher.

Sources:

<https://www.developmentauthority.com/pages/choose-berkeley-county/>
<https://www.developmentauthority.com/2023/01/20/propelling-into-2023-berkeley-county-economic-growth-continues/>
The Eastern Panhandle Economic Outlook 2023-2027, 2022 by WVU Research Corporation

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.



DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



18,101

Total
Population



319

Businesses



13,265

Daytime
Population



\$219,844

Median Home
Value



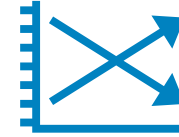
\$31,951

Per Capita
Income



\$67,190

Median
Household
Income



1.57%

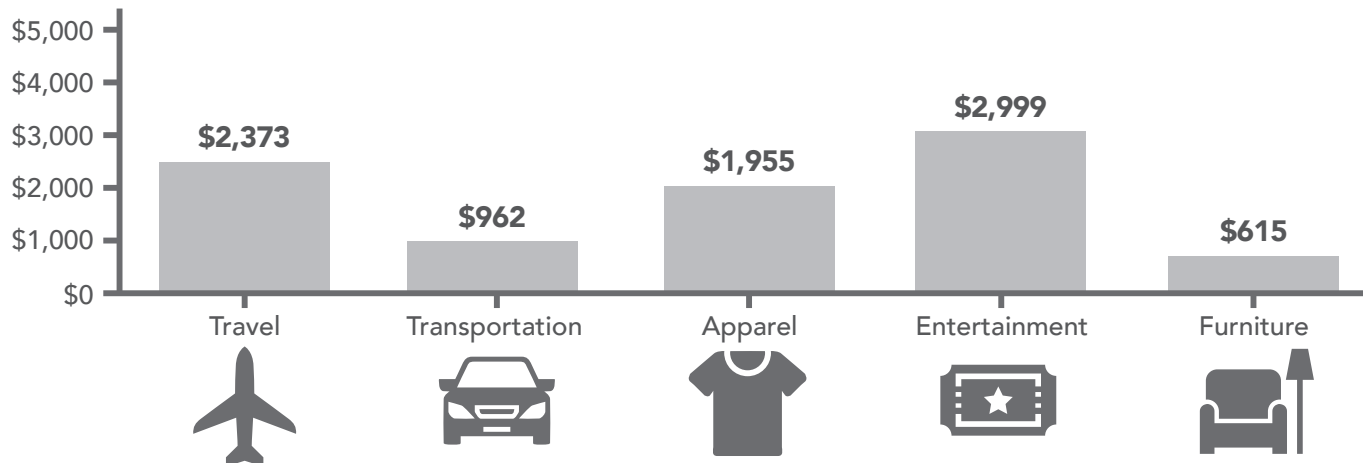
2020-2022
Pop Growth Rate



6,846

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



33,595

Total
Population



468

Businesses



23,289

Daytime
Population



\$228,416

Median Home
Value



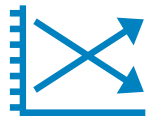
\$33,470

Per Capita
Income



\$69,610

Median
Household
Income



1.80%

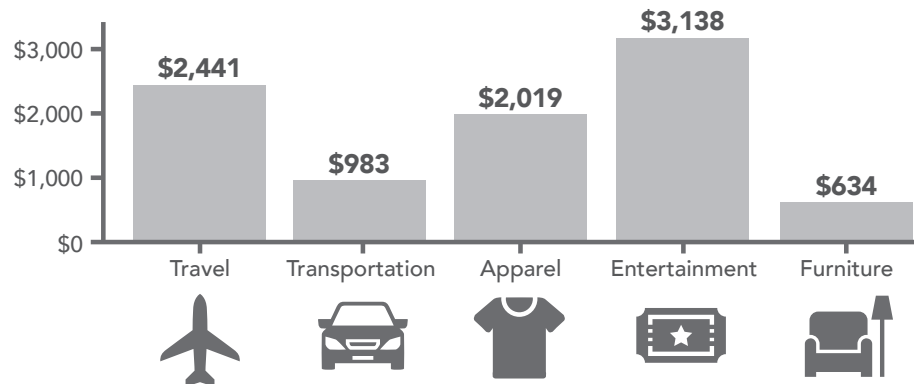
2020-2022
Pop Growth
Rate



12,535

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



101,695

Total
Population



2,376

Businesses



90,912

Daytime
Population



\$251,876

Median Home
Value



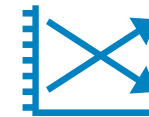
\$35,163

Per Capita
Income



\$67,754

Median
Household
Income



1.11%

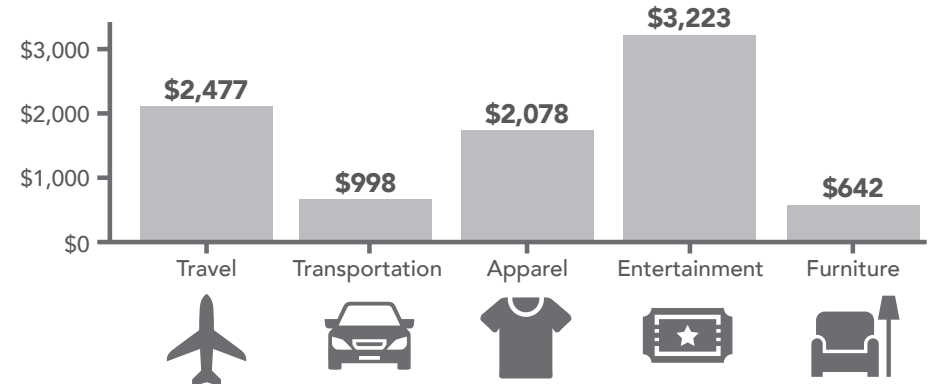
2020-2022
Pop Growth
Rate



41,052

Housing Units
(2020)

KEY SPENDING FACTS





Aerial Facing North.



Aerial Facing East Facing Butter's Crossing



Aerial Facing Northeast.



Aerial Facing South.



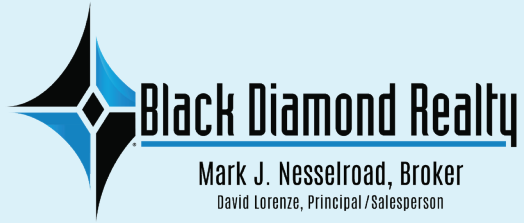
Aerial Facing Southwest.



Aerial View Facing North.



Aerial Facing Northeast.



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