Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE / LEASE
LAND / DEVELOPMENT
MARKETING FLYER

*Boundaries are approximate
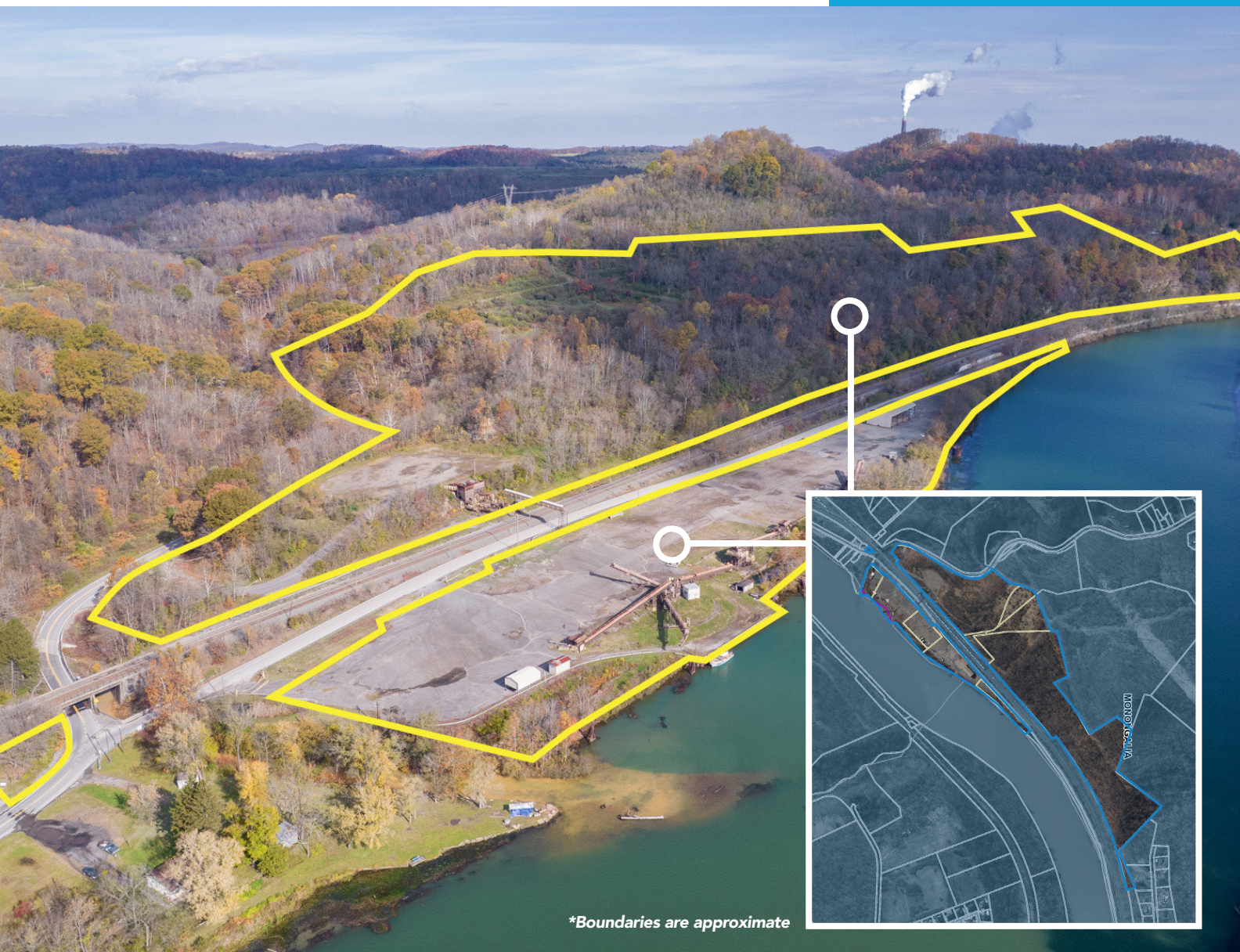
MAIDSVILLE LANDING
MAIDSVILLE, WV 26508

MAIDSVILLE LANDING

MYLAN

NATIONAL ENERGY TECHNOLOGY LABORATORY

SUNCREST

HEALTH SCIENCES CAMPUS

GATEWAY

EXIT 155

INTERSTATE 79

UNIVERSITY TOWNE CENTRE

EVANSDALE CAMPUS

MILAN PUSKAR STADIUM

WESTRIDGE

DOWNTOWN MORGANTOWN

TABLE OF **CONTENTS**

Boundaries are approximate

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LAND / DEVELOPMENT
FOR SALE / LEASE

MAIDSVILLE LANDING
MORGANTOWN, WV 26508

SALE PRICE / NEGOTIABLE

LEASE RATE / NEGOTIABLE

LEASE STRUCTURE / NNN INCLUDES PROPERTY TAX, INSURANCE, RAILROAD LEASE, DNR FEE

LOT SIZE / 59.95 ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

PROPERTY FEATURES / RIVER ACCESS, RAIL ACCESS, MULTIPLE PARCELS, CLOSE TO MANY AMENITIES, FLEXIBLE ZONING

Location & Accessibility
- Situated along Fort Martin Road and Lazzelle Union Road in northern Monongalia County
- Offers convenient access to major transportation routes and nearby industrial centers

River & Rail Access
- Positioned along the Monongahela River with potential for barge access
- Loading capability on Norfolk Southern Railway
- Ideal for logistics, shipping, and industrial users requiring waterway connectivity

Land Composition
- Comprised of 10 contiguous parcels totaling approximately 59.95 (+/-) acres
- Expansive layout provides flexibility for a variety of development configurations

Development Potential
- Flexible zoning and generous acreage accommodate industrial, commercial, or energy-related projects
- Ample space available for infrastructure, storage, and future expansion

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Parcels: 10
- Lot Size: 59.95 (+/-) acres
- Topography: Portions of the property feature flat, open land suitable for immediate development or staging. Remaining acreage consists of rolling terrain with moderate elevation changes, offering opportunities for grading and site design. Tree coverage is present on higher elevations, providing natural buffers and screening potential.
- River Access: Direct adjacency to the Monongahela River with potential for barge operations
- Rail Access: Loading capability on Norfolk Southern Railway

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Located outside the city limits of Morgantown
- Parcels: 33.0, 34.1, 13.0, 14.2, 32.0, 34.0, 41.0, 14.1, 31.0, and 42.0
- Tax Map: 13 & 13A, Cass District, Monongalia County
- Deed Reference: Deed Book 1471, Page 641
- Zoning: Mixed Commercial and Residential

INGRESS / EGRESS / PARKING / DIRECTIONS

- Head south on I-79
- Take Exit 155
- Turn left onto Chaplin Hill Road
- Turn left onto US-19 N
- Take Scotts Run Road and WV-100 N toward Fort Martin Road
- Turn left onto Ladybug Drive
- Turn left onto Scotts Run Road
- Turn left onto WV-100 N
- Turn right onto Fort Martin Road
- Destination will be on both the right and left sides

UTILITIES

This site offers the following:

| UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	No Current Gas Line (Hope Gas Nearby)
Water	Pleasant Valley Water System
Sewer	No Public Sewer / Previously Private Sewage
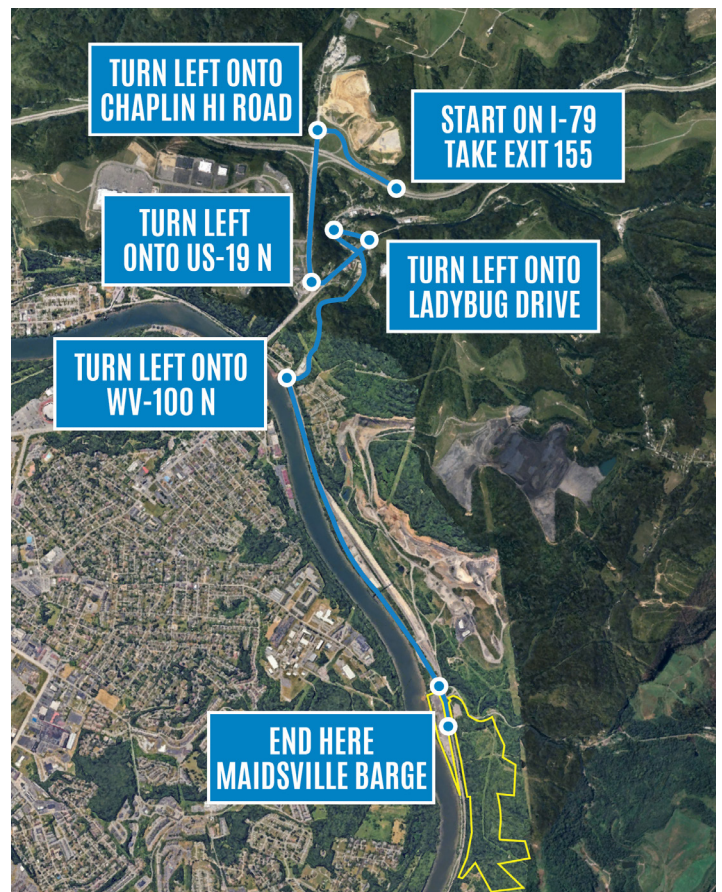
LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future

Monongalia County has a total population of 106,376 with a median household income of $56,213 and 3,875 total businesses.
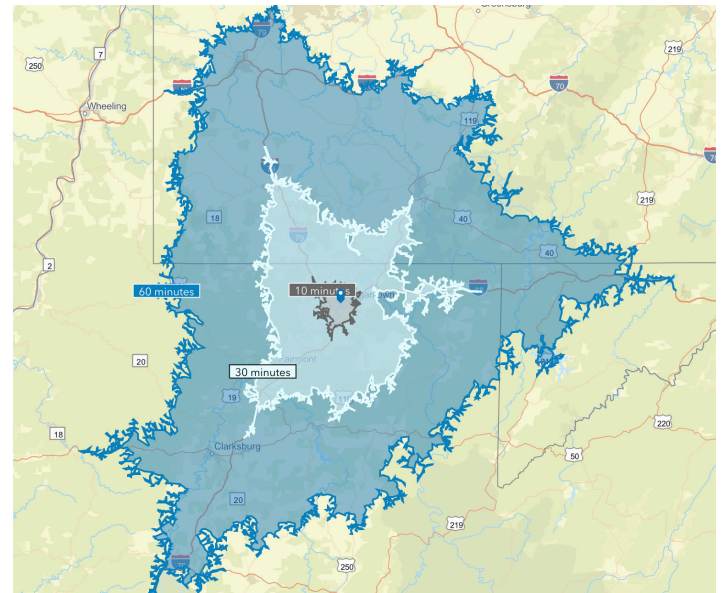
The **City of Morgantown,** located within the county, has a total population of 29,856, a median household income of $43,620, and 1,441 total businesses.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
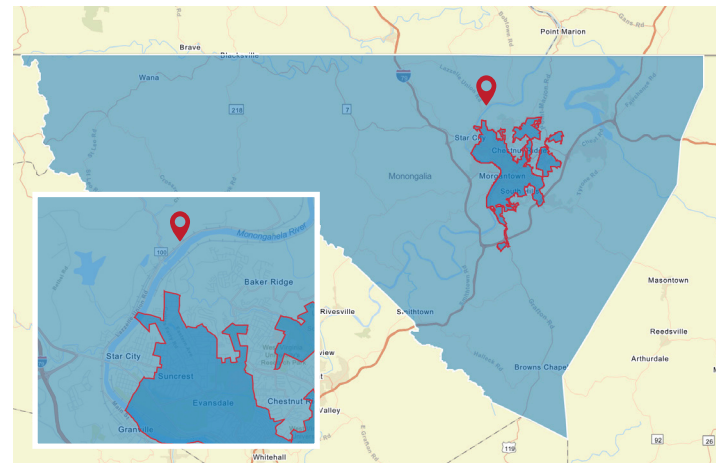
Monongalia County, WV | Morgantown City Limits | Subject Location

SUBJECT PROPERTY PARCEL MAP

MONONGALIA

Distance to nearby cities: Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.

AERIAL PHOTO

The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property, Maidsville Landing, has been referenced with a yellow star.

1. Hobby Lobby
2. Burger King, BFS Foods
3. Mon Health Wedgewood
4. I-79 Honda
5. Sportsmans Emporium
6. PARCS Superstore
7. La Quinta Inn & Suites
8. Candlewood Suites
9. Triple S Harley Davidson
10. National Road Utility Suply
11. Sheetz
12. McDonalds, Starbucks, Chipotle
13. Ridge Runner Pipeline Services
14. Chili's, Longhorn Steakhouse
15. Olive Garden, Red Lobster
16. Fairfield Inn & Suites
17. Barns & Noble

18. BestBuy
19. Giant Eagle
20. Dick's Sporting Goods, AC Moore, Ulta Beauty, Ashley Homestore, Kirkland's
21. Target, Bed Bath & Beyond, T.J. Maxx, Dollar Tree, Old Navy, Petco, Game Stop, The Shoe Dept.
22. Sams Club
23. Walmart Supercenter
24. Westridge Development
25. Regal Cinemas
26. Domain Apartments
27. Star City
28. Sncrest
29. WVU Coliseum
30. WVU Evansdale Campus
31. Milan Puskar Stadium
32. WVU Main Campus

DEMOGRAPHICS / KEY FACTS

32,731
Total Population

1,360
Businesses

50,782
Daytime Population

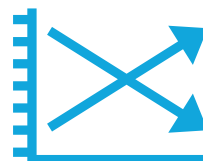**$300,294**
Median Home Value

$38,298
Per Capita Income

$52,819
Median Household Income
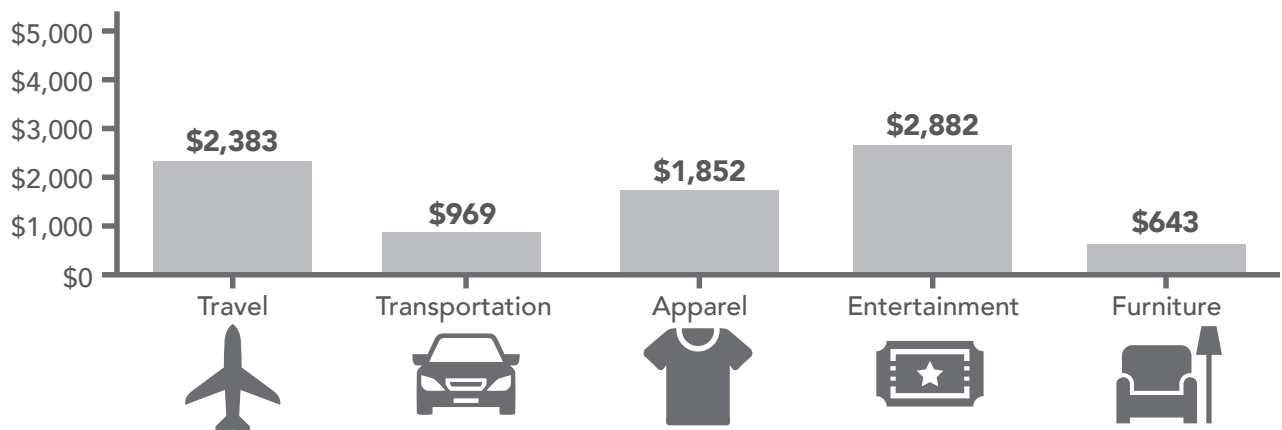
0.3%
2025-2030 Pop Growth Rate
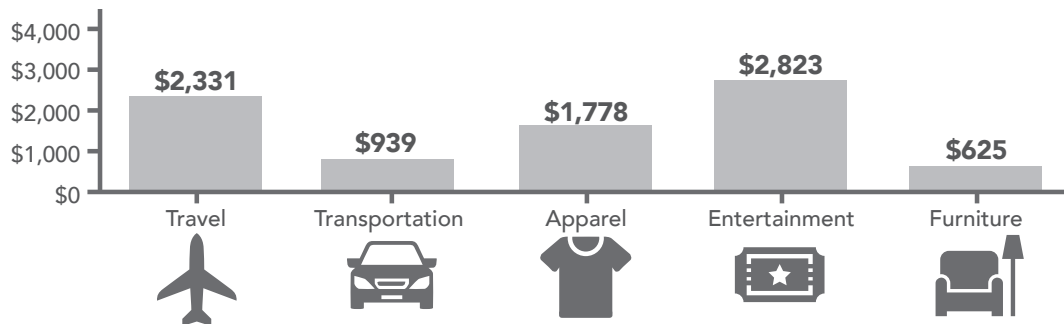
16,568
Housing Units (2020)

KEY SPENDING FACTS

Category	Amount
Travel	$2,383
Transportation	$969
Apparel	$1,852
Entertainment	$2,882
Furniture	$643

5 MILE RADIUS

65,161	**3,003**	**84,503**	**$265,876**	**$36,193**	**$53,562**	**0.3%**	**32,644**
Total Population	Businesses	Daytime Population	Median Home Value	Per Capita Income	Median Household Income	2025-2030 Pop Growth Rate	Housing Units (2020)

KEY SPENDING FACTS

Travel	Transportation	Apparel	Entertainment	Furniture
$2,331	$939	$1,778	$2,823	$625

10 MILE RADIUS

105,672	**3,928**	**116,612**	**$275,769**	**$41,123**	**$63,322**	**0.4%**	**50,092**
Total Population	Businesses	Daytime Population	Median Home Value	Per Capita Income	Median Household Income	2025-2030 Pop Growth Rate	Housing Units (2020)

KEY SPENDING FACTS

Travel	Transportation	Apparel	Entertainment	Furniture
$2,798	$1,107	$2,036	$3,358	$735
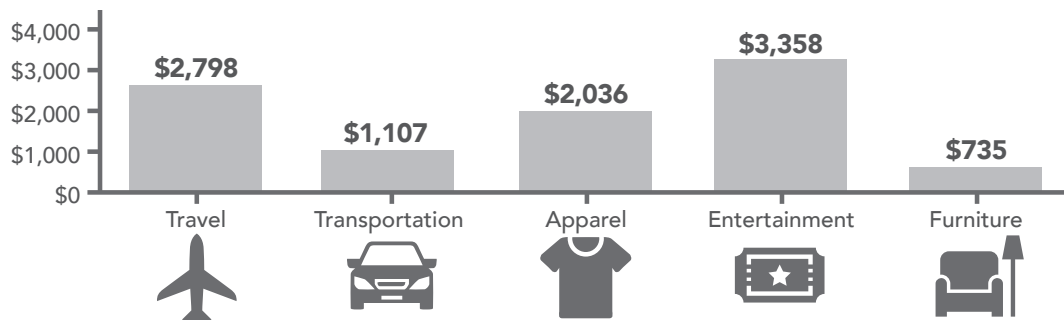
WESTRIDGE DEVELOPMENT

ECONOMIC DEVELOPMENT STATISTICS

Statistics 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.

WESTRIDGE DEVELOPMENT

The new WestRidge Business and Retail Park, located just one mile from the subject location, encompasses over 1,000 acres of master-planned mixed-use development. Situated between University Town Centre (Exit 155) and Morgantown Mall (Exit 152), WestRidge is ideally positioned at Exit 154 to capture retail synergy from these major developments. Transportation infrastructure includes direct access to I-79

via three interstate exits, one of which was specifically built as an "interstate front door" to WestRidge.

WestRidge Corporate Park (**red**) will include over 500,000 square feet of corporate office space, with the first two pads already completed at 90,000 square feet.

The main retail component, WestRidge Commons (**light blue**) will be located four miles from West Virginia University and is projected to include approximately 400,000 square feet of retail and restaurants. Combined with University Town Centre, Exit 154, the area will offer over 1.3 million square feet of retail, classifying it as a "Super Regional Center" and drawing from a trade area of 25 miles or more.

Menards, the nation's third-largest home improvement chain, has broken ground on a 173,000-square-foot facility slated to open in Spring 2021. WestRidge Commerce Center 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. Additionally, 40 acres of large pad sites are available for distribution, manufacturing, or light industrial uses, including Pad 2E (16 acres) and Pad 2F (24 acres).

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).

LEGEND

■	WESTRIDGE CROSSING
■	WESTRIDGE COMMONS
■	WESTRIDGE COMMERCE CENTRE
■	WESTRIDGE CORPORATE PARK
■	WESTRIDGE BUSINESS PARK
🚦	TRAFFIC SIGNAL
▬	SIGNAGE

58,797 VPD

The Gateway

EXIT 155

EXIT 153

EXIT 152

University Town Centre

Morgantown Mall

MylanPark
350 acre community park,
home of new WVU Mountaineer
Aquatic & Track Center

Mylan Park Elementary School

AERIAL PHOTOS

Aerial Facing West.   *Boundaries are approximate

Aerial Facing North.   *Boundaries are approximate

Aerial Facing East.   *Boundaries are approximate

AERIAL PHOTOS

Aerial Facing Southwest.

Aerial Facing West.

Aerial Facing South.

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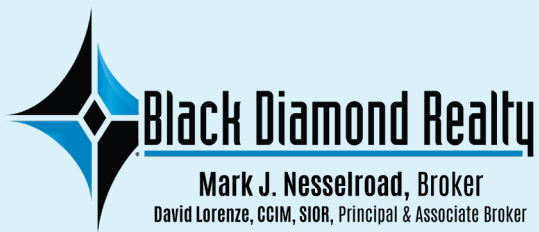
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*All information is believed to be accurate but not guaranteed. More information is available upon request.