

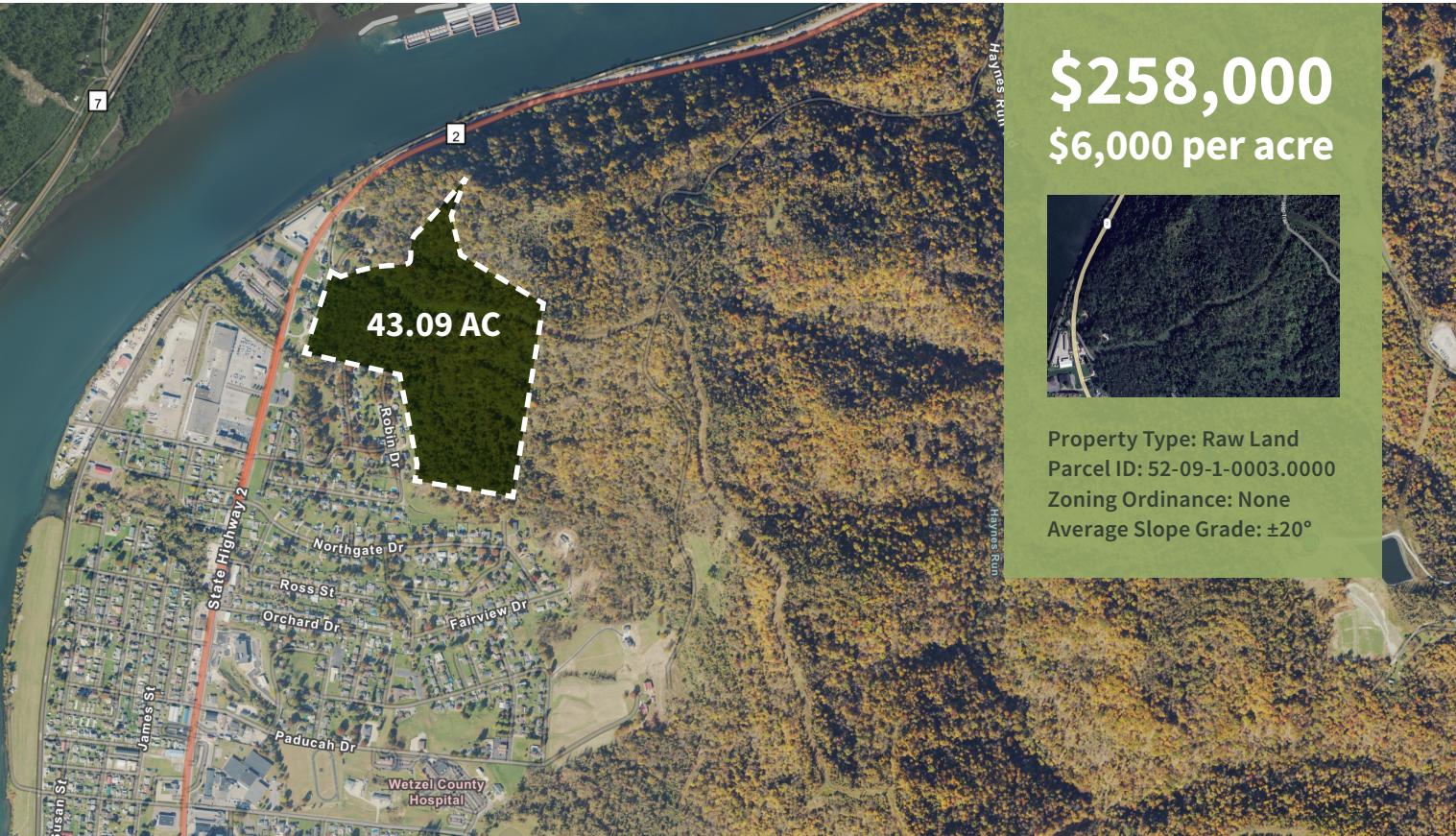
# LAND FOR SALE

## 43 AC

Parcel located along State Route 2,  
New Martinsville WV 26155

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43.09 acres of raw land available for purchase in the city of New Martinsville, West Virginia.

Positioned along a major throughway centrally located between Ohio and Pennsylvania in Wetzel County, this 43-acre opportunity offers a range of potential uses, from development opportunity to recreational use - which would be complementary to the city's eight municipal parks and multiple existing outdoor attractions.



## Property Highlights



**Close proximity to multiple prominent WV markets.**

New Martinsville is within a 60-minute drivetime of Wheeling and Morgantown, making it a potentially attractive daytrip destination.



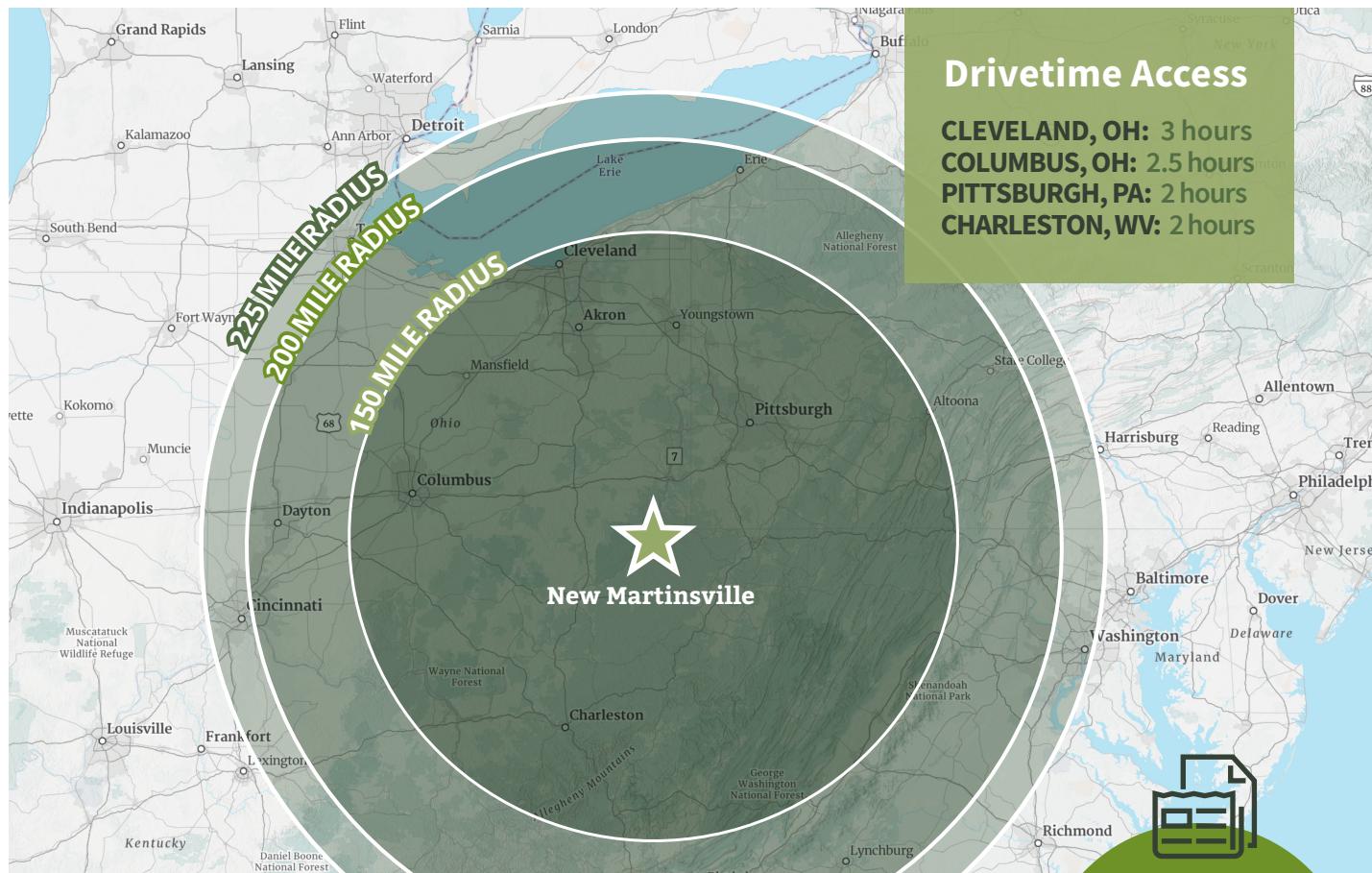
**Immediate access to State Rt. 2 and proximity to State Rt. 7.**

Parcel is located adjacent to WV Route 2, and is within a 10-minute drive of WV Route 7 via the New Martinsville or S. 12 St. bridges.



**Surrounded by a diverse mix of users.**

This site is within a 5-mile radius of multiple industrial users, local and national retailers, several sport and recreational spaces, and a college.



State Route 2, New Martinsville WV 26155

# MARKET ACCESS

This opportunity offers excellent connectivity to neighboring markets in the mid-central region, being within a 3-hour drivetime of Cleveland, Columbus, Pittsburgh, Wheeling and Charelston, and is additionally within a 4-hour commute of Cincinnati, Harrisburg, and Washington.

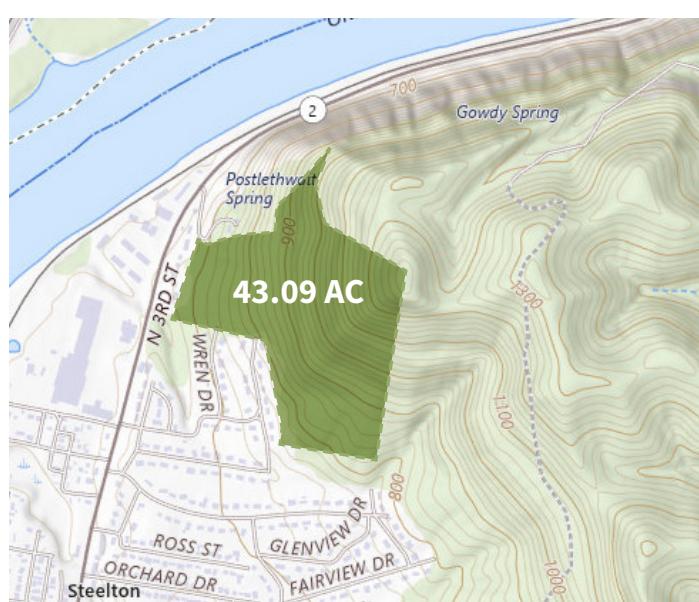
## PARCEL TOPOGRAPHY



Predominantly wooded



Elevation range: ±700 feet - ±1,2680 feet



View a list of  
WV's tax credit,  
financing, and  
other develop-  
ment assistance  
programs.