

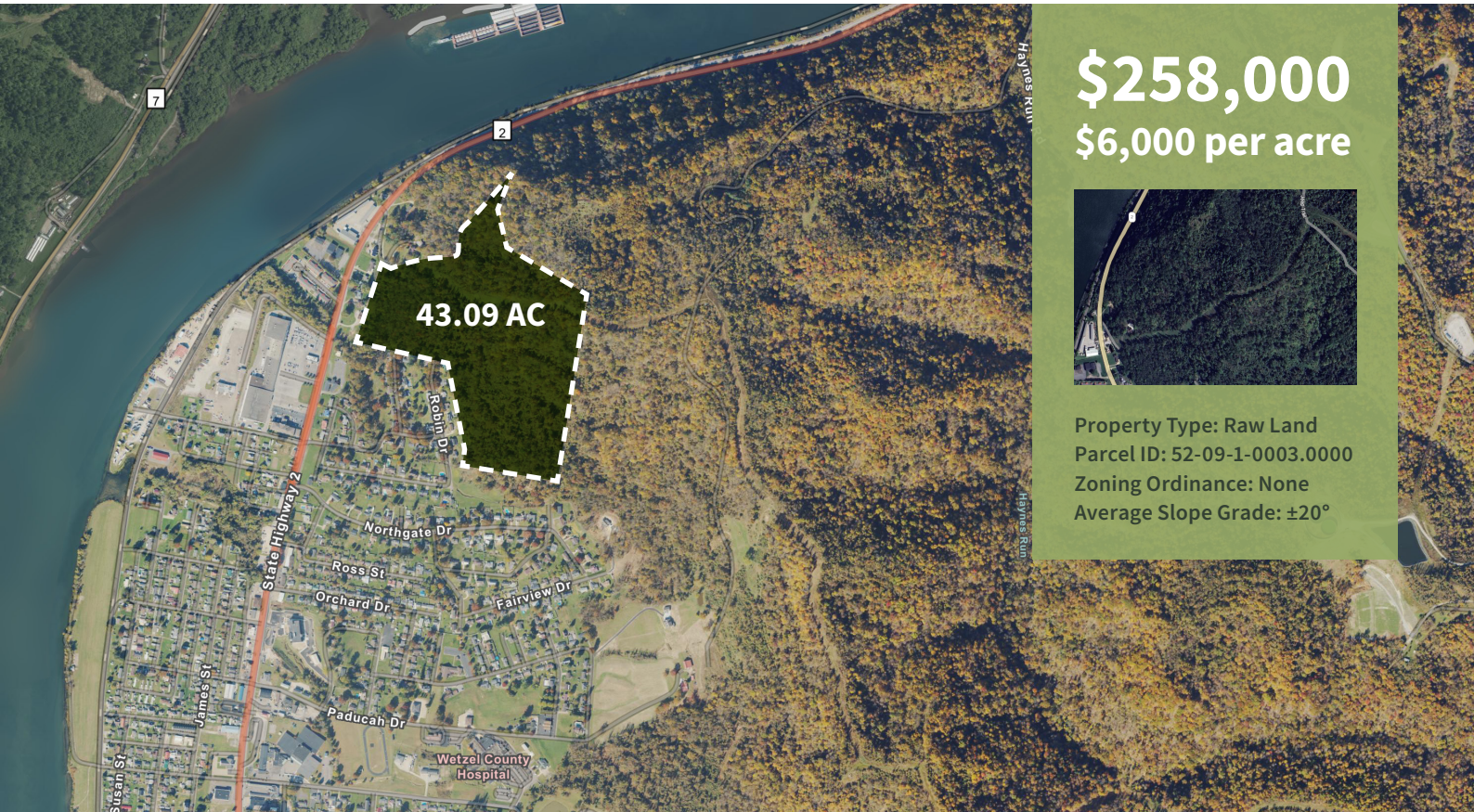
# LAND FOR SALE

## 43 AC

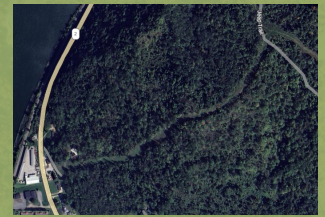
Parcel located along State Route 2,  
New Martinsville WV 26155

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**\$258,000**  
**\$6,000 per acre**



Property Type: Raw Land  
Parcel ID: 52-09-1-0003.0000  
Zoning Ordinance: None  
Average Slope Grade:  $\pm 20^\circ$

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

Positioned along a major thoroughway 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.



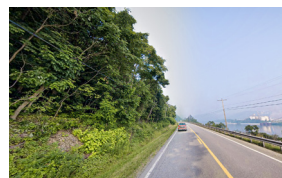
A distant view of the parcel's outskirts from State Route 2.

## 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.

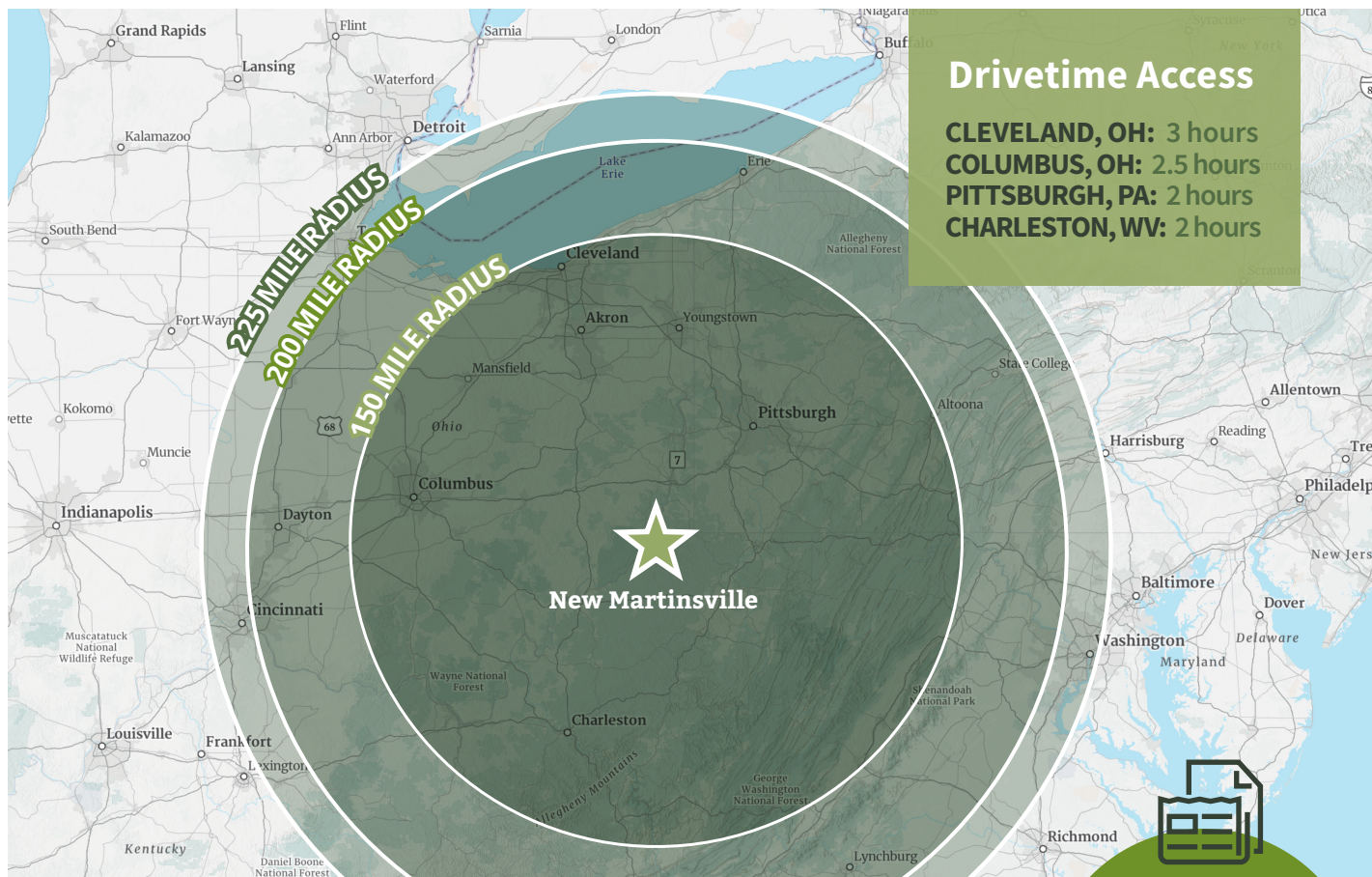
Parcel is located adjacent to WV Route 2, and is within a 10-minute drive of WV Route 7 via the New Martinsville or S. 12 St. bridges.



### 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.

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

## PARCEL TOPOGRAPHY



Predominantly wooded



Elevation range:  $\pm 700$  feet -  $\pm 1,2680$  feet

