



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



MURPHYS RUN ROAD (1.42 ACRES)
BRIDGEPORT, WV 26330



MURPHYS RUN ROAD

WEST VIRGINIA DIVISION OF HIGHWAYS

BRIDGEPORT COUNTRY CLUB

BRIDGEPORT

OUTBACK

TARGET

EXIT 121

MEADOWBROOK MALL

DICK'S SPORTING GOODS



PLANET FITNESS

57,697 VEHICLES PER DAY

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LAND / DEVELOPMENT FOR SALE

MURPHYS RUN ROAD BRIDGEPORT, WV 26330

SALE PRICE / \$850,000

GROSS ACRE SIZE / 1.42 ACRES

CITY LIMITS / OUTSIDE

PROPERTY TYPE / LAND

**PROPERTY FEATURES / FLAT TOPOGRAPHY,
EASY ACCESS FROM MAJOR ROUTES,
DEVELOPMENT OPPORTUNITY, CLOSE TO
MANY AMENITIES**

Prime **development opportunity** in the heart of Bridgeport!

- **1.42 (+/-) acres** of prime development land
- Located just **0.3 mile from I-79, Exit 121**
- Outside city limits, no zoning restrictions
- Less than 0.5 mile from Meadowbrook Mall
- **Flat, cleared lot**—ready for immediate development
- Strong visibility and nearby commercial activity
- Access to all utilities
- 57,697 vehicles per day along I-79 (Provided by Esri and Data Axle, 2025).

FOR SALE
LAND - LOCATED 0.3 MILE OFF OF I-79, EXIT 121
MURPHYS RUN ROAD · BRIDGEPORT, WV 26330 · 0.94 ACRE

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Outside city limits
- Parcels 5.6, 5.7 and 5.8, Tax Map 288, 15th District, Harrison County
- Deed Book 1580, Page 976
- No zoning restrictions

INGRESS / EGRESS

- Convenient access (0.3 mile) from I-79, Exit 121
- Ingress/egress from Meadowbrook Road to Murphys Run Road

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers



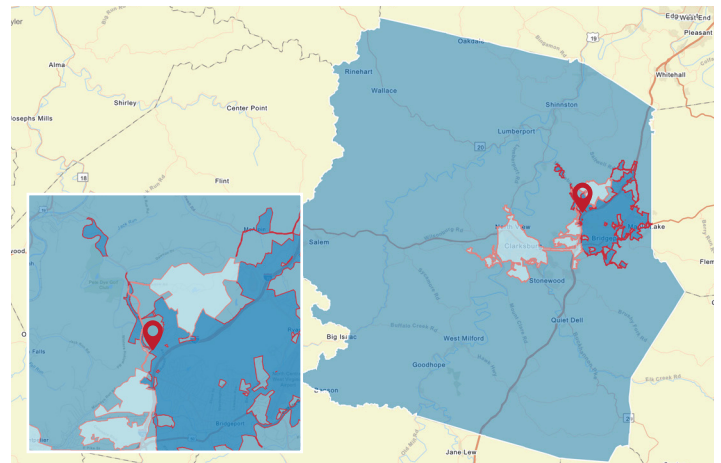
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

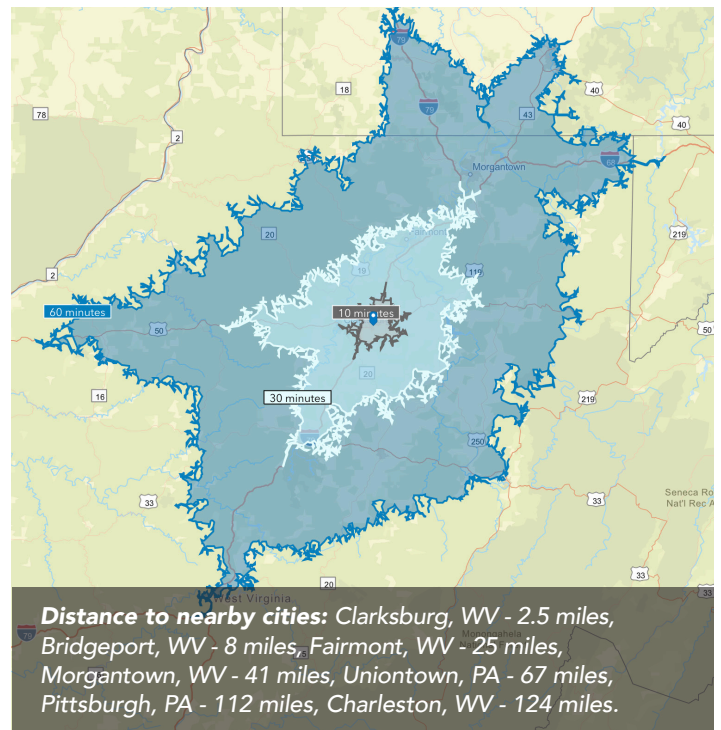
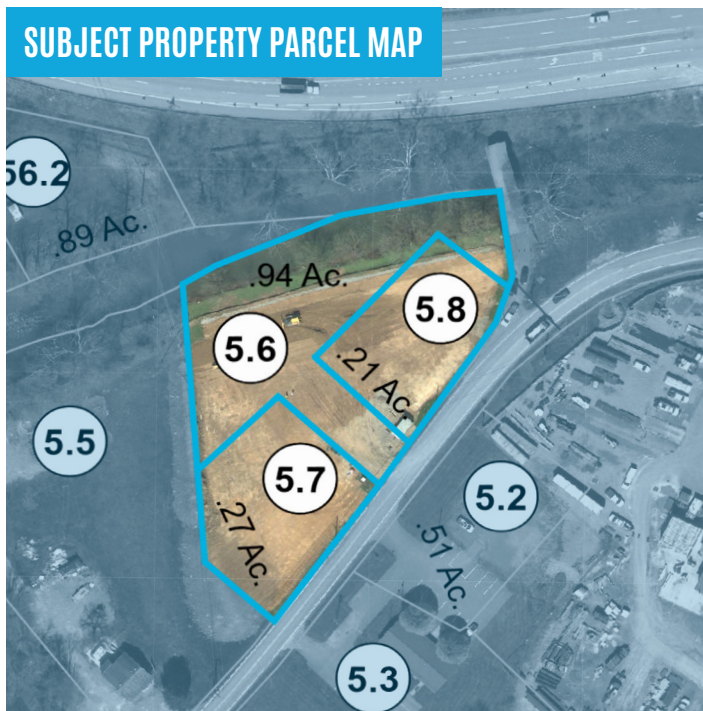
Harrison County has a total population of 63,788 and a median household income of \$59,998. Total number of businesses is 2,387.

The **City of Bridgeport** has a total population of 9,178 and a median household income of \$88,067. Total number of businesses is 686.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



■ Harrison County, WV ■ Bridgeport City Limits
● Subject Location ■ Clarksburg City Limits

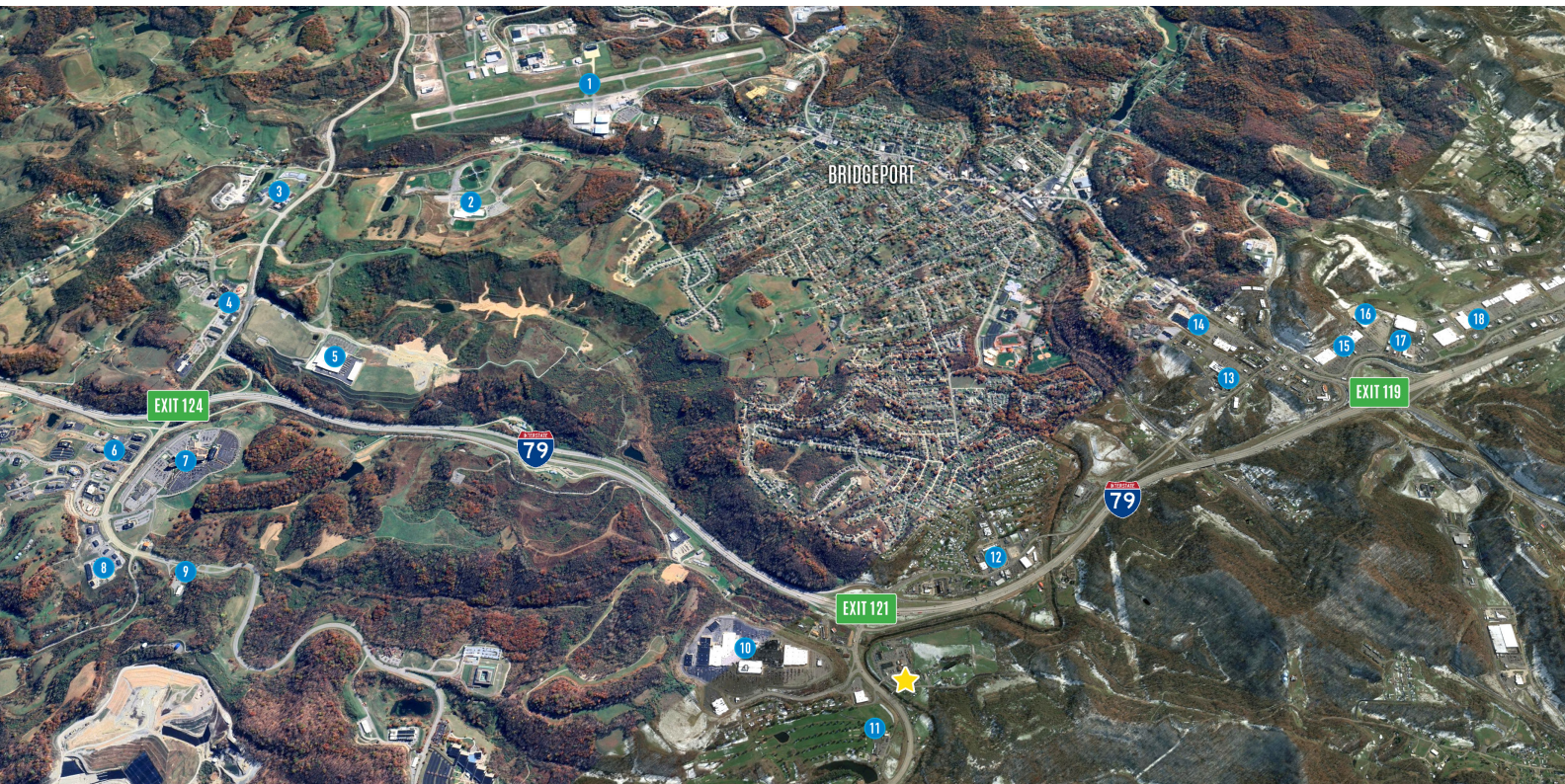


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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. Referenced with a yellow star is the subject property along Murphys Run Road. This property is positioned 0.3 mile off of Exit 121. Along I-79, traffic averages 57,697 vehicles per day.

(Provided by Esri and Data Axle, 2025).

- 1 NCWV Airport
- 2 The Bridge Sports Complex
- 3 Mountain State Brewing, Fairmont Federal Credit Union
- 4 Exxon, Dunkin Donuts, BFS, DQ Grill & Chill Restaurant, Buffalo Wild Wings, Mia Margherita, Meagher's Irish Pub, Microtel Inn & Suites by Wyndham Bridgeport
- 5 Menards
- 6 White Oaks Business Park: IHOP, Starbucks, Wendy's, Elegant Nails, The Oaks Salon, Bonnie Belle's, McFly Outdoors, Cody's, Courtyard Marriott, Subway, Sheetz
- 7 United Hospital Center
- 8 Stone Tower Brews, Great Harvest Bakery & Cafe, Don Patron Mexican Restaurant
- 9 FBI-Criminal Justice Information
- 10 Meadowbrook Mall, Target, Outback, Planet Fitness, Dick's Sporting Goods
- 11 Bridgeport Country Club
- 12 Sheetz
- 13 Big Lots, Gabe's, Ali's Mediterranean, El Rincon Mexican Restaurant,
- 14 Home Depot, McDonald's, AutoZone Auto Parts
- 15 Eastpointe Shopping Center: Walgreens, Wendy's, MedExpress Urgent Care, LongHorn Steakhouse, Panera, Kroger, Hobby Lobby, KFC
- 16 Sam's Club
- 17 Starbucks, Michael's, Tractor Supply Co. Crumbl, Texas Roadhouse
- 18 New Pointe Plaza: Kohl's, Primanti Bros., Chick-Fil-A, Lowe's, Tuscan Sun Spa & Salon, Las Trancas Mexican Restaurant, McDonald's, Denny's, Tidal Wave Car Wash, Pet Supplies Plus

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,645

Total
Population



753

Businesses



18,410

Daytime
Population



\$265,836

Median Home
Value



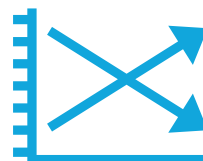
\$44,564

Per Capita
Income



\$77,934

Median Household
Income



-0.3%

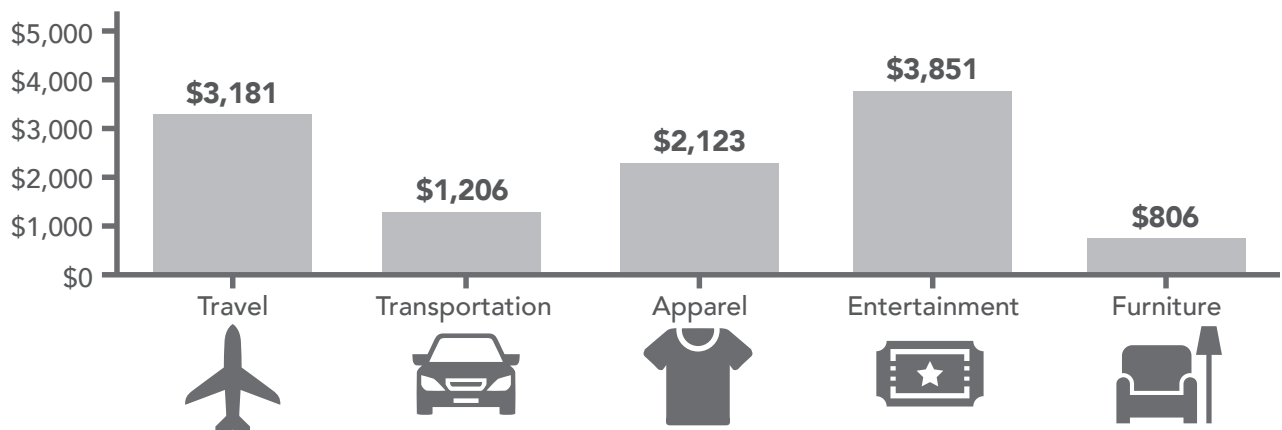
2025-2030
Pop Growth Rate



4,957

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,698

Total
Population



1,861

Businesses



47,593

Daytime
Population



\$189,565

Median Home
Value



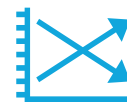
\$35,549

Per Capita
Income



\$58,044

Median
Household
Income



-0.5%

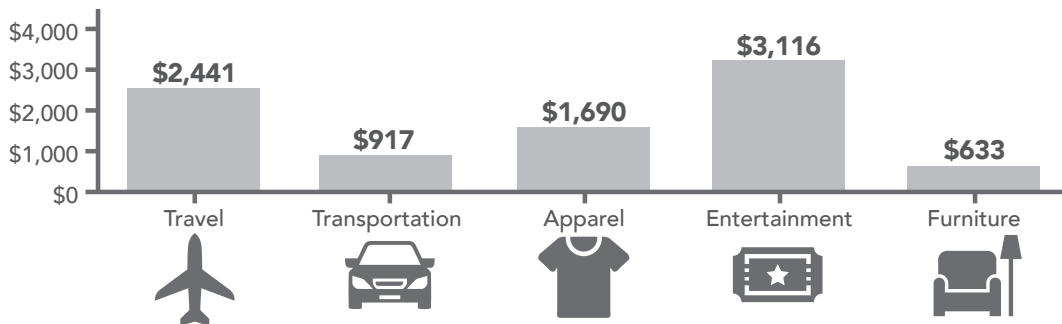
2025-2030
Pop Growth
Rate



17,563

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



64,519

Total
Population



2,630

Businesses



76,061

Daytime
Population



\$201,677

Median Home
Value



\$36,026

Per Capita
Income



\$60,961

Median
Household
Income



-0.4%

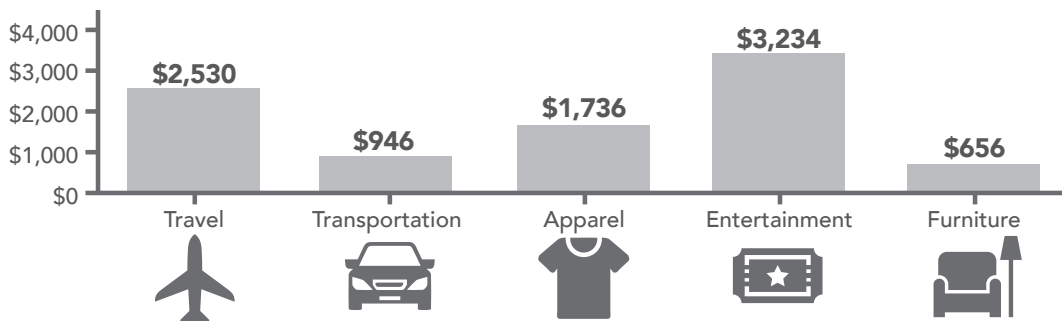
2025-2030
Pop Growth
Rate



30,726

Housing Units
(2020)

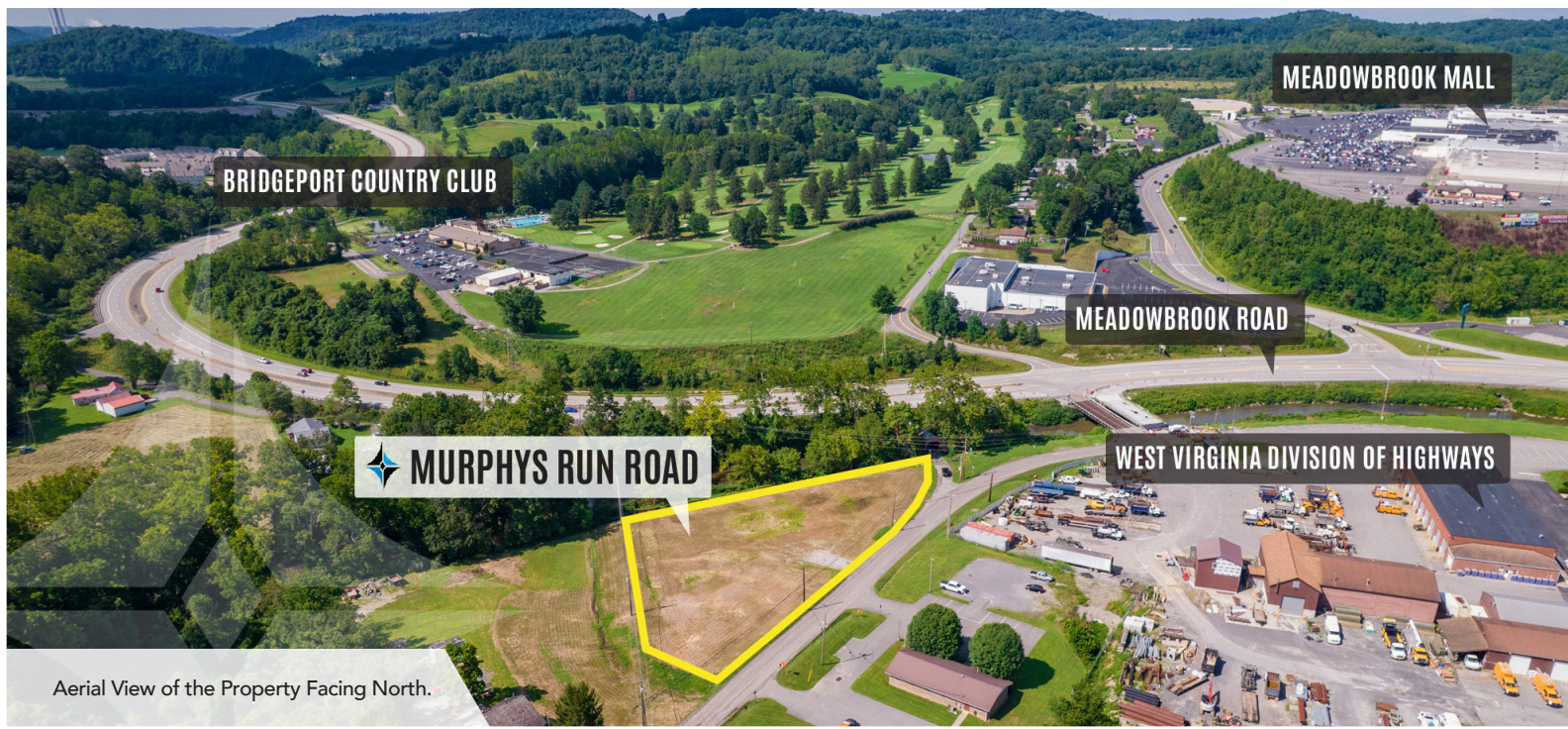
KEY SPENDING FACTS



AERIALS



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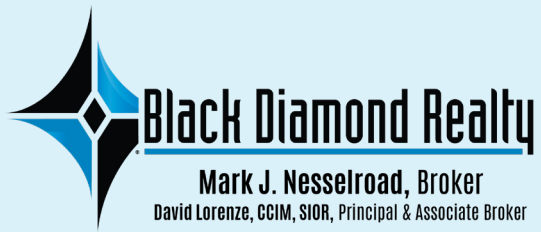
Aerial View of the Property Facing North.



Aerial of the Property From Above.



View of the Property From the Covered Bridge Drive.



CONTACT

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