

80.84 ACRES - COMPRESSOR STATION ROAD
BRUCETON MILLS, WV 26525

ALLEGHENY TRAIL
NORTHERN TRAILHEAD

WEST VIRGINIA / PENNSYLVANIA BORDER

COLUMBIA GAS
COMPRESSOR STATION RD

 **80.84 ACRES**
COMPRESSOR STATION ROAD

EAST VIEW CHURCH
COMPRESSOR STATION RD

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08

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*Boundaries are approximate

LAND FOR SALE

COMPRESSOR STATION ROAD BRUCETON MILLS, WV 26525

SALE PRICE / \$699,000

TOTAL ACREAGE / 80.84 (+/-) ACRES

ZONING / NONE

CITY LIMITS / OUTSIDE

PROPERTY TYPE / LAND

PROPERTY FEATURES / PRIVATE, NO
ZONING RESTRICTIONS, NO B&O TAX,
BEAUTIFUL SURROUNDINGS, LOCATED
ALONG THE MASON DIXON LINE

Located along Compressor Station Road, this property offers 80.84 (+/-) acres of undeveloped land. The property is situated in a very unique location within West Virginia, bordering Pennsylvania to the north and Maryland to the east, all of which can be seen from the site. The property also borders the historic Mason Dixon Line. On the property there are several natural streams and a pond for potential water access/fishing. The neighboring land in Pennsylvania is a Pennsylvania State Forest. The subject property would be ideal for residential or recreational development, horse ranch, farming, or lumber/syrup production. **This land is not restricted by zoning regulations and is not subject to B&O tax.**

Located outside of city limits, this site is in a secluded area, across from the Columbia Gas Compressor Station. The property is positioned 6.4 miles from I-68, Exit 23. Along I-68, there is an Annual Average Daily Traffic count of 15,000 - 30,000 vehicles per day (WVDOH, 2023).

FOR SALE

LAND - LOCATED ALONG THE WV / PA BORDER

COMPRESSOR STATION ROAD · BRUCETON MILLS, WV 26525 · 80.84 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Bruceton Mills, this property is situated within the Grant District of Preston County. The property consists of two irregular shaped parcels. The property is identified as Grant District, Map 2, Parcels 3 and 4. This can be referenced in Deed Book 588, Page 432. See the parcel map on page 4 for details. This property is not subject to zoning or B&O tax.

INGRESS / EGRESS

This property has frontage along Compressor Station Road and Sunny Valley Farm Lane. The property can be accessed via a red gate across from a residential home located at 5966 Compressor Station Road.



Gate Access to the Property.

DIRECTIONS

Start on I-68 West and take Exit 23 and turn right onto WV-26 North. Turn left onto Morgan Street followed by a right turn onto Union Street. Continue for 3.3 miles then turn left onto Compressor Station Road. Continue straight for 2.7 miles and the destination will be on the left.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Columbia Gas
Water	Spring / Pond
Sewer	None (Would be Septic)
Trash	MSW
Cable/Internet	Multiple Providers



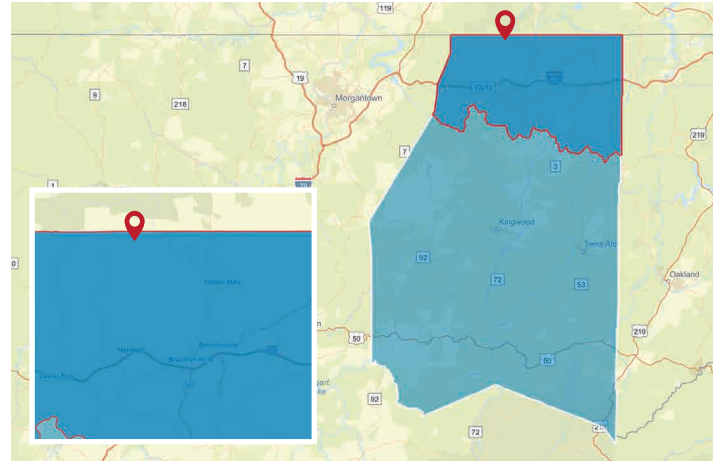
LOCATION ANALYSIS

Preston County lies in north east West Virginia bordering Pennsylvania to the north and Maryland to the east. Its county seat is Kingwood. Preston County is part of the Morgantown, WV Metropolitan Statistical Area, and is the southernmost county of the Pittsburgh media market. It is the home of The Buckwheat Festival, a county fair known for making buckwheat pancakes.

Preston County has a total population of 34,694 and a median household income of \$55,712. Total number of businesses is 756.

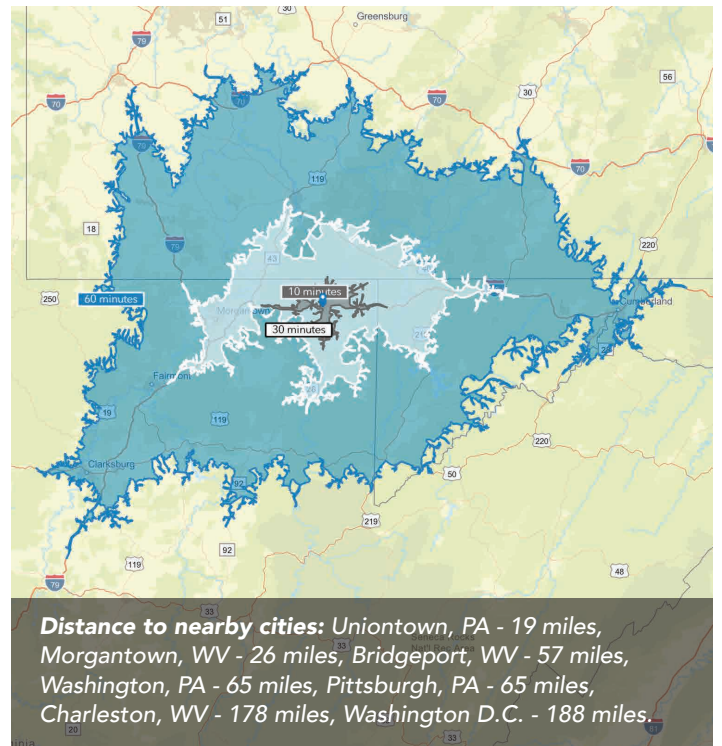
The **City of Bruceton Mills** has a total population of 9,213 and a median household income of \$68,876. Total number of businesses is 122.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Preston County, WV ■ Bruceton Mills City Limits 📍 Subject Location

SUBJECT PROPERTY PARCEL MAP

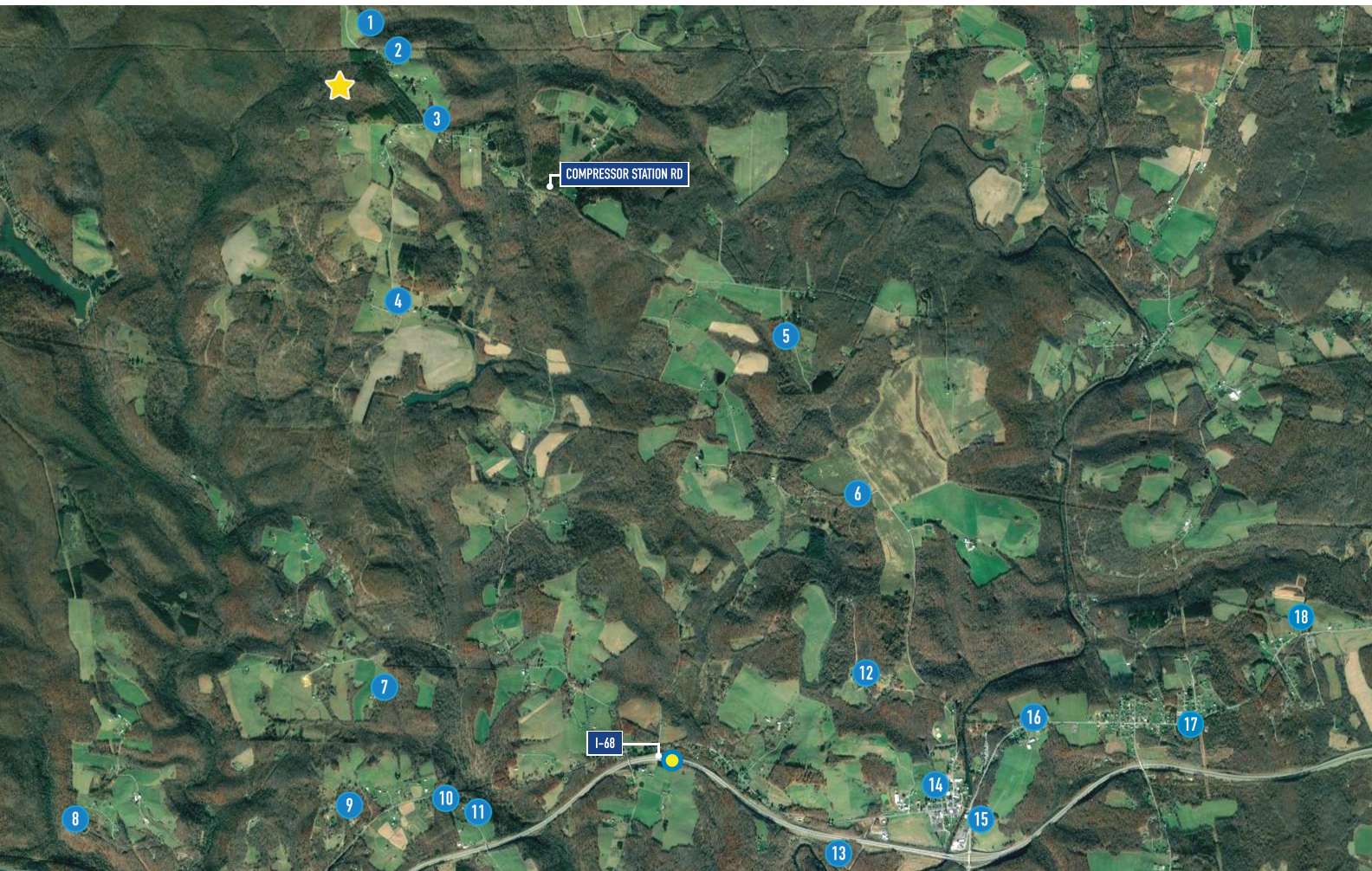


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SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding amenities. The subject land on Compressor Station Road has been referenced with a yellow star.

● Along I-68, there is an Annual Average Daily Traffic count of 15,000 - 30,000 vehicles per day (WVDOH, 2023).

- 1 Allegheny Trail (Northern Trailhead)
- 2 Hope Gas Compressor Station
- 3 East View Church
- 4 Mountain Grove Cemetery
- 5 Heasley Homestead Restaurant
- 6 Benson Auto Glass Repair
- 7 Hazel Run Flower Field
- 8 Bud's Angels 4 Animals
- 9 A Balanced Plate
- 10 Cunningham Septic Pumping
- 11 Kings Trees
- 12 A-1 Service & License
- 13 Highwater Hobbies
- 14 Family Dollar
- 15 Little Sandy's Truck Stop
- 16 Rexroad Action Services
- 17 Chipps Bargain Barn
- 18 Tri State Refrigeration

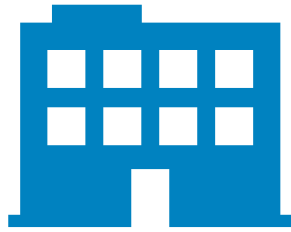
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



338

Total Population



3

Businesses



179

Daytime Population



\$197,500

Median Home Value



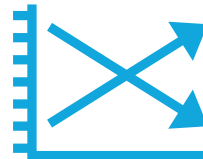
\$36,014

Per Capita Income



\$61,518

Median Household Income



3.32%

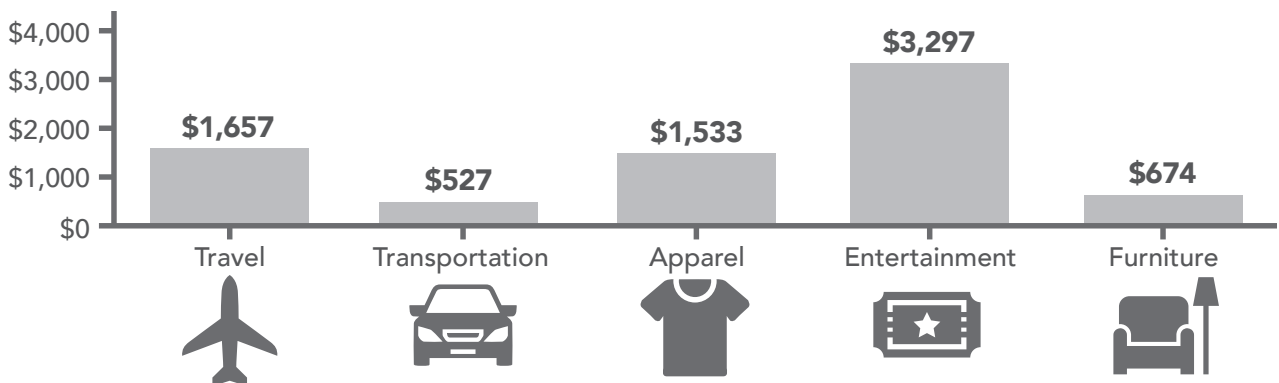
2020-2023 Pop Growth Rate



46.6

Median Age

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



1,500

Total Population



26

Businesses



884

Daytime Population



\$206,117

Median Home Value



\$38,421

Per Capita Income



\$66,568

Median Household Income



0.27%

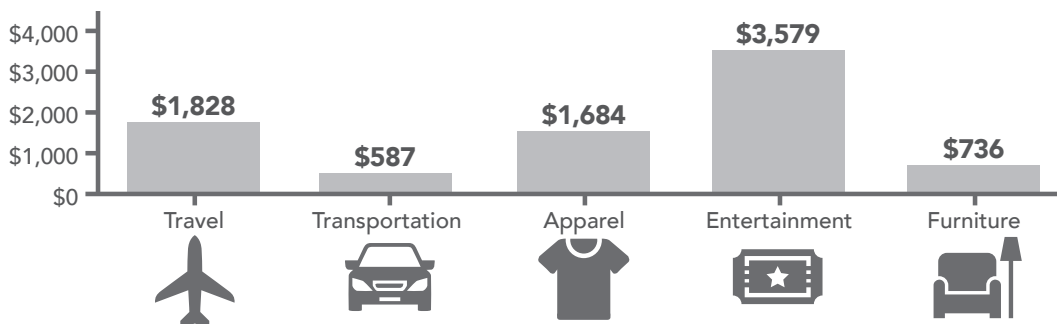
2020-2023 Pop Growth Rate



47.2

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



24,534

Total Population



555

Businesses



18,038

Daytime Population



\$234,198

Median Home Value



\$43,266

Per Capita Income



\$65,813

Median Household Income



0.24%

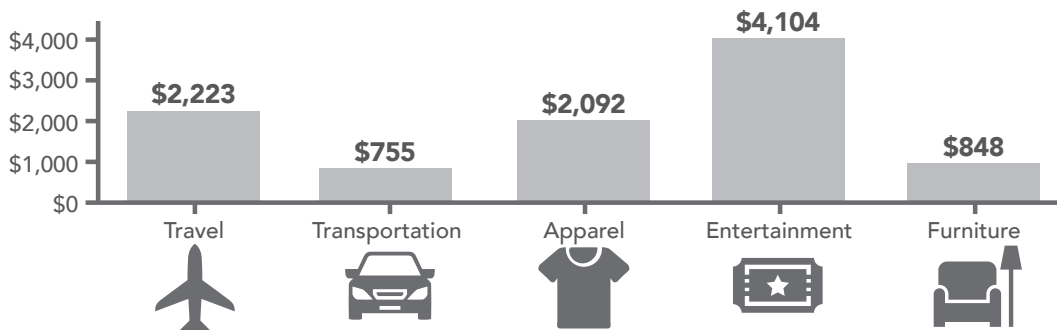
2020-2023 Pop Growth Rate



45.0

Median Age

KEY SPENDING FACTS



AERIALS / GROUND PHOTOS



Ground View.

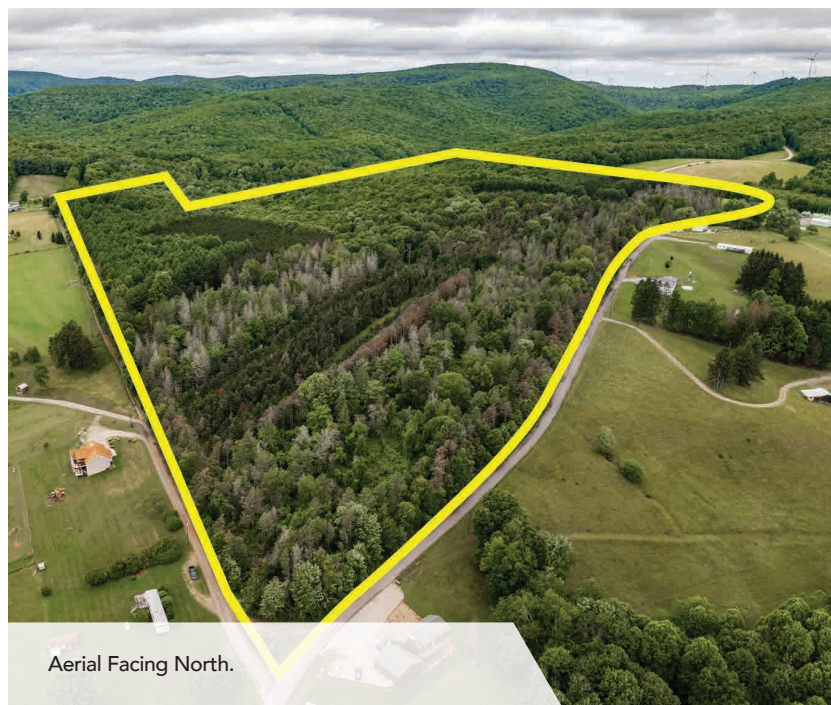


Ground View.



Ground View.

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Aerial Facing North.

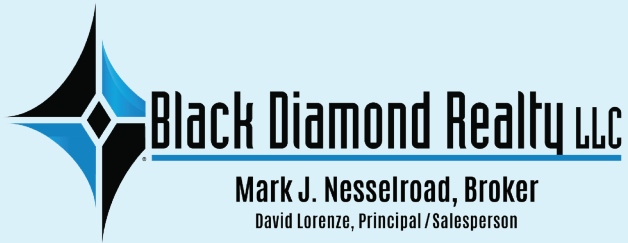


Aerial Facing West.



**Boundaries are approximate*

Aerial Facing Southwest.



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