304-594-1519

www.move2wv.com

Howard Hanna

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

595 Wades Run Rd, Morgantown, WV

ATTENTION DEVELOPERS

Located Off Exit 155 Of I-79

68 Acres +/-

No Zoning Out of City Limits

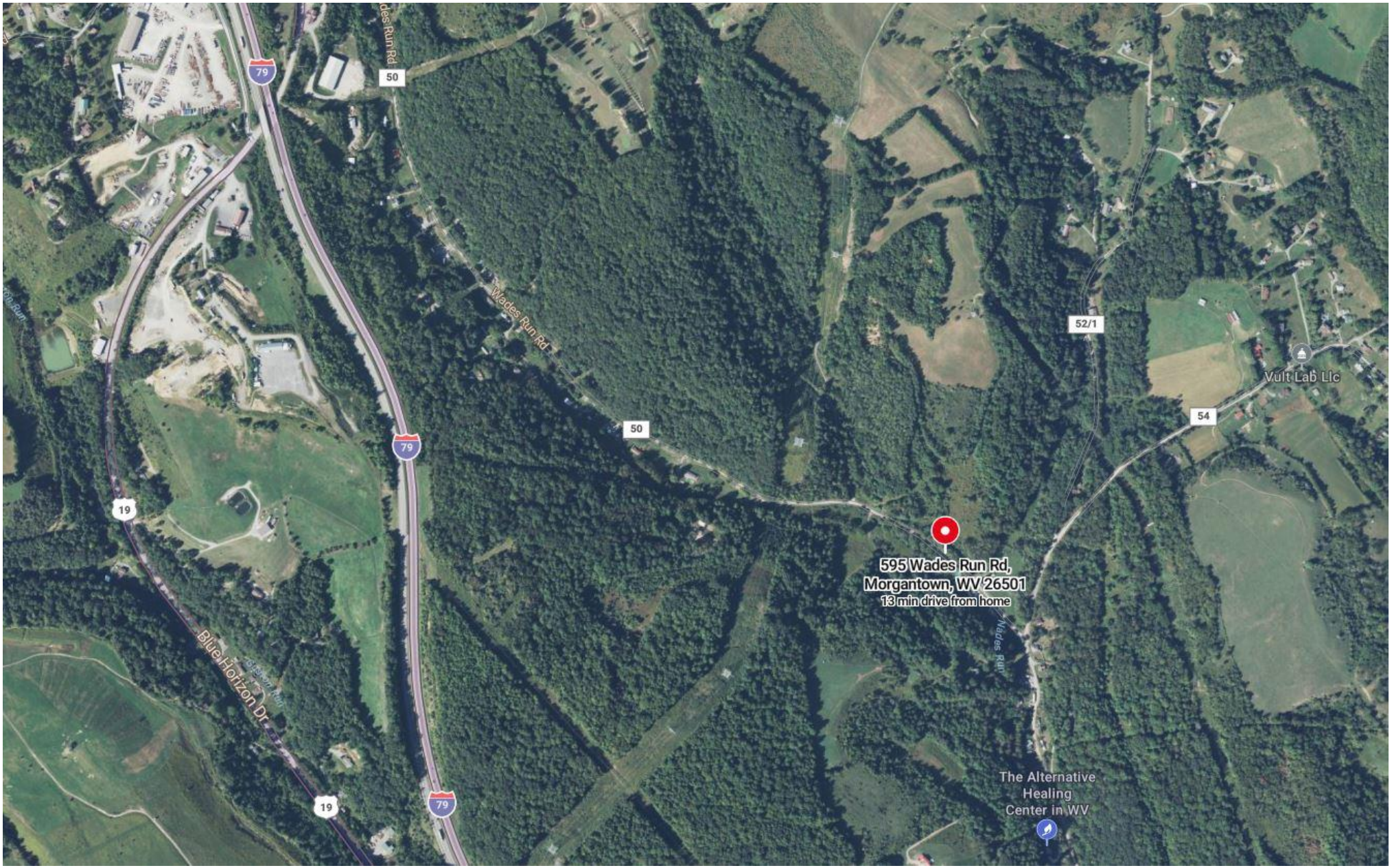
Level to Sloping Site

All Utilities Available

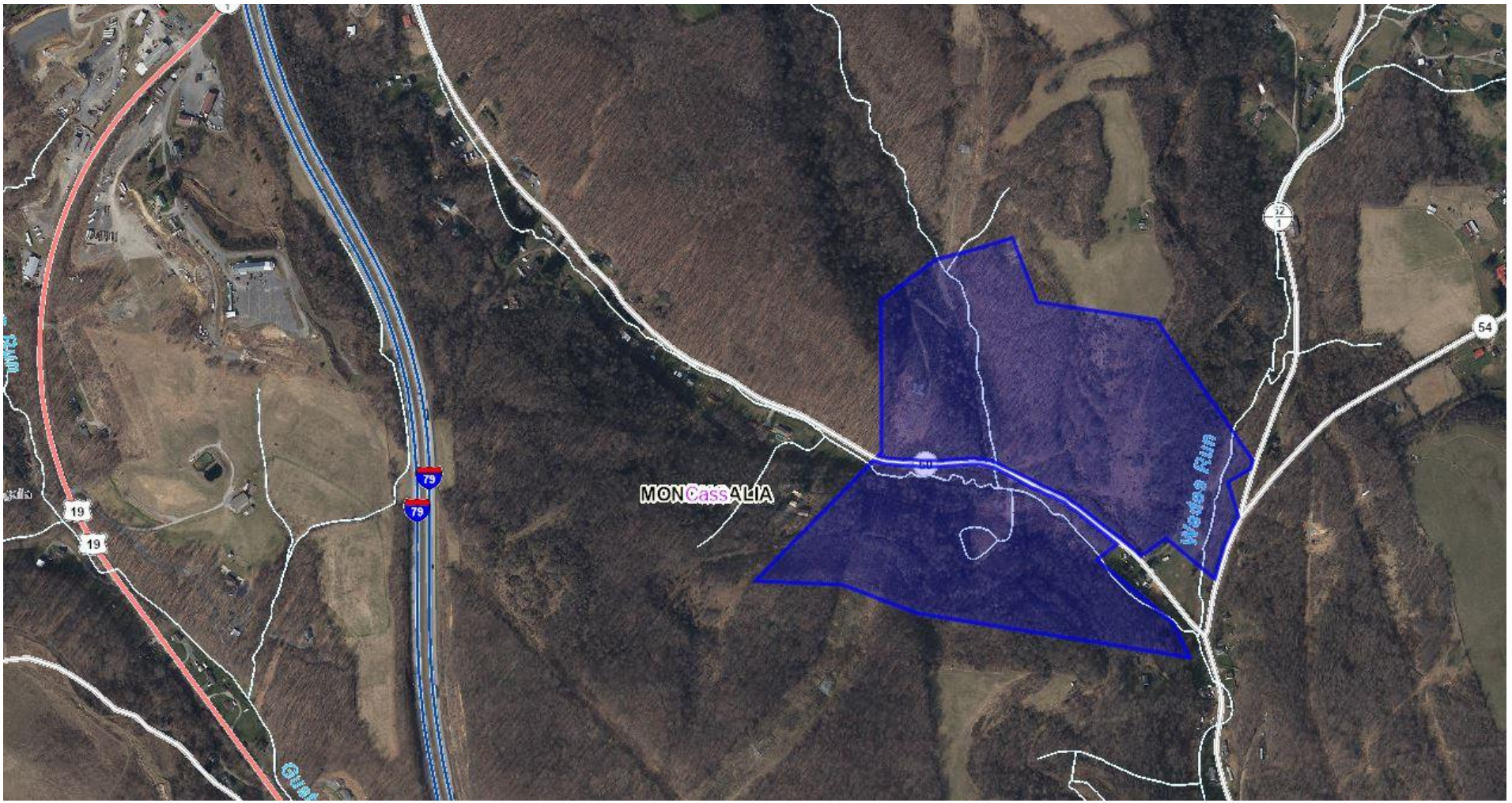
Reduced to Sell At Only $695,000

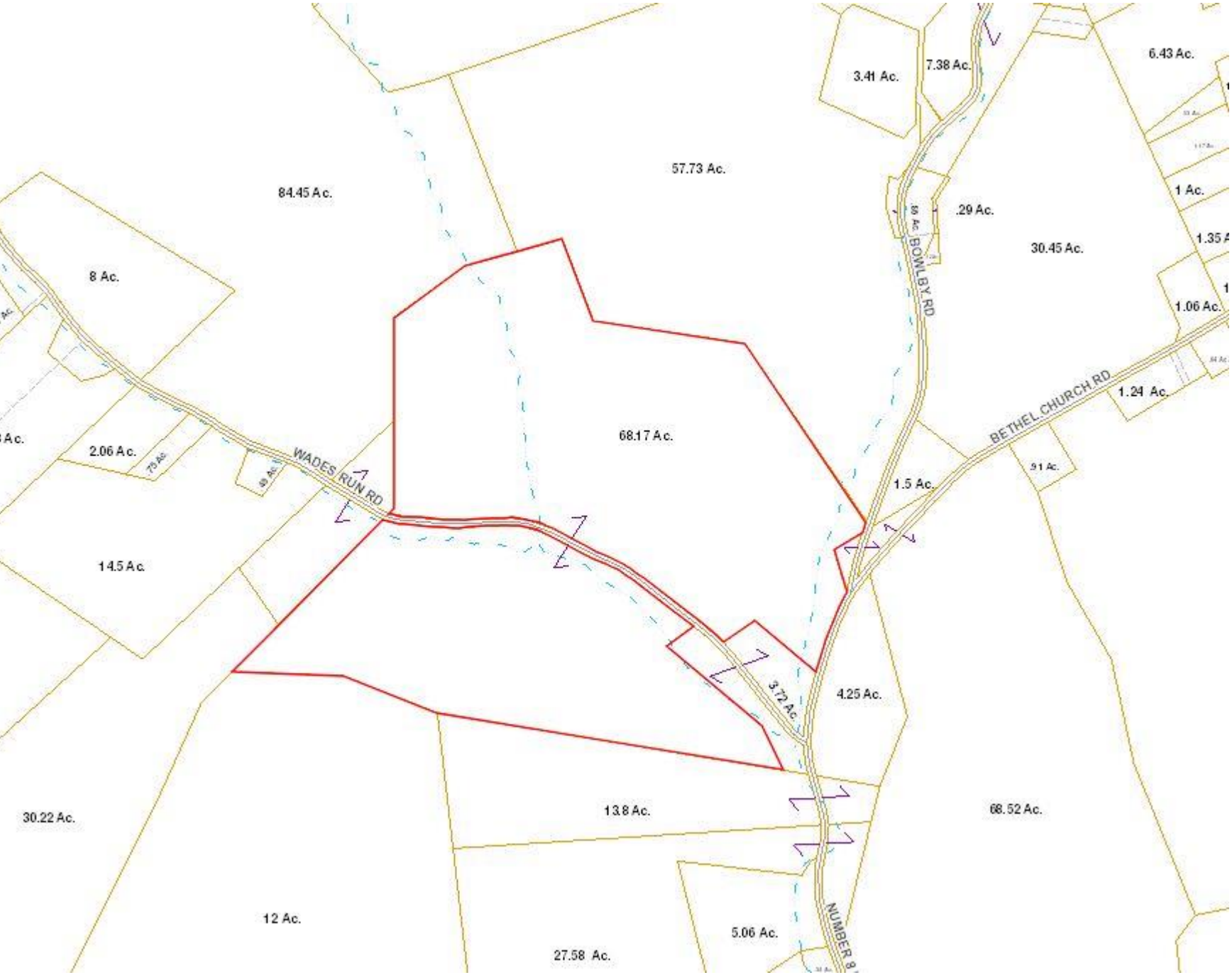
- No Zoning
- Out of City Limits (no B&O Tax)
- All Utilities Available
- Public Sewage-ample flow
- Interstate within 3 miles
- Frontage on 2 Roads
- Additional Land Available

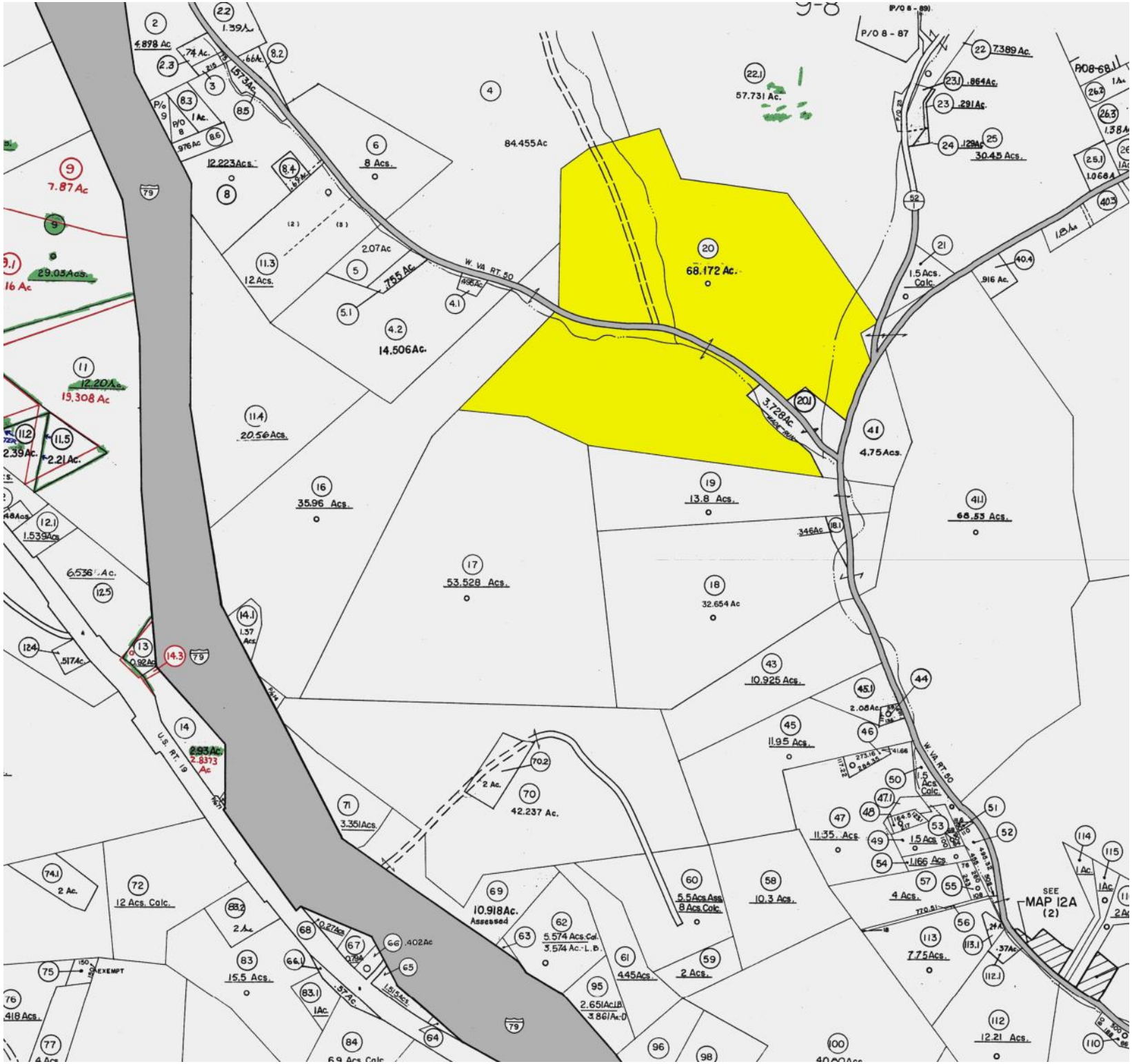
REDUCED To SELL! Great site for Residential Development, Mobile Home Park, Solar Farm or light industrial use. This 68 acre parcel is about 2-3 miles off exit 155(Star City) of Interstate 79. All utilities available at the site including public sewage with ample flow. This property is out of the city limits and has no zoning! There is also additional acreage available for a potential of about 200+ acres. This property is located on the north side of the Morgantown area and near the Mountaineer Golf Course. From Star City Sheetz, follow Rt 19 North. Turn right at Scott's Run Veteran Memorial and go about 1.5 mile to split (property fronts both roads). With new manufacturing jobs coming into the market in 2024 & 2025, this property particularly appealing for development. Call for an appointment!


595 Wades Run Rd,
Morgantown, WV 26501
13 min drive from home
Wades Run Rd
Wades Run Rd
50
50
79
79
79
19
19
52/1
54
Vult Lab Llc
Blue Horizon Dr
The Alternative Healing Center in WV

WADES RUN RD
BOWLEY RD
Site
Site


MONCassALIA
79
79
19
19
54
Wades Run

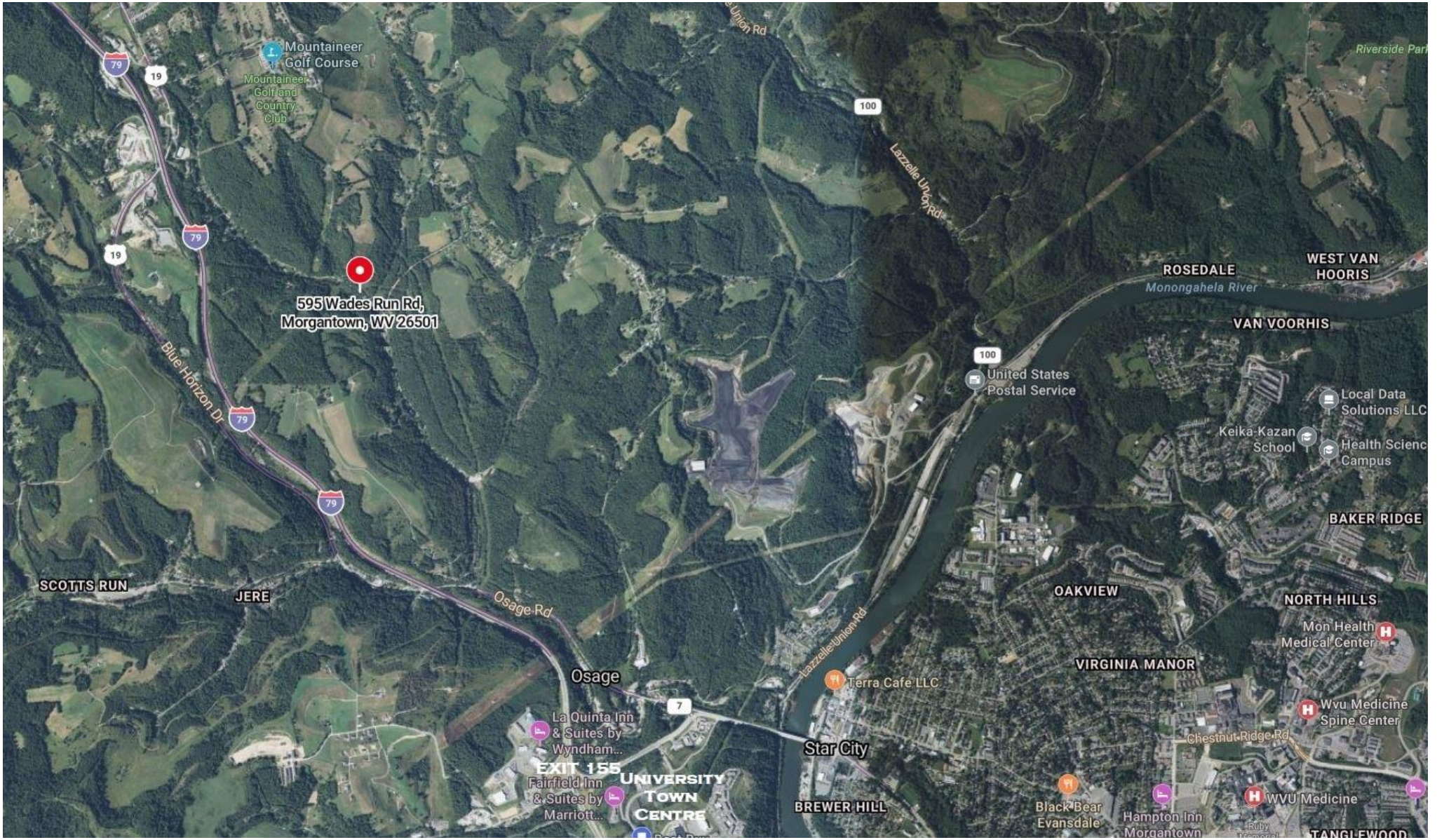

3.41 Ac.
7.38 Ac.
6.43 Ac.
57.73 Ac.
84.45 Ac.
.29 Ac.
1 Ac.
30.45 Ac.
1.35 A
8 Ac.
BOWLBY RD
1.06 Ac.
68.17 Ac.
1.24 Ac.
BETHEL CHURCH RD
2.06 Ac.
WADES RUN RD
.91 Ac.
1.5 Ac.
14.5 Ac.
3.72 Ac.
4.25 Ac.
30.22 Ac.
13.8 Ac.
68.52 Ac.
12 Ac.
5.06 Ac.
27.58 Ac.



9-8
P/O 8 - 89
P/O 8 - 87
P/O 8-68.1
4.898 Ac
1.39 Ac
.74 Ac.
.66 Ac.
1.573 Ac.
P/O 9
P/O 8
1 Ac.
.976 Ac
12.223 Acs.
8 Acs.
84.455 Ac
57.731 Ac.
7.389 Ac.
.864 Ac.
.291 Ac.
.129 Ac
30.45 Acs.
1.068 A
1.8 Ac
7.87 Ac
29.03 Acs.
16 Ac
2.07 Ac
.755 Ac.
.495 Ac
W. VA RT. 50
68.172 Ac.
1.5 Acs. Calc.
.916 Ac.
12 Acs.
14.506 Ac.
12.20 Ac.
19.308 Ac
3.728 Ac.
WADE RUN
4.75 Acs.
20.56 Acs.
2.39 Ac.
2.21 Ac.
35.96 Acs.
13.8 Acs.
68.53 Acs.
1.539 Acs
.346 Ac
6.536 Ac.
53.528 Acs.
32.654 Ac
1.37 Acs.
.517 Ac.
0.92 Ac
10.925 Acs.
2.08 Ac.
11.95 Acs.
U.S. RT. 19
2.93 Ac.
2.8373 Ac
2 Ac.
42.237 Ac.
3.351 Acs.
1.5 Acs. Calc.
11.35 Acs.
1.5 Acs.
1.166 Acs.
4 Acs.
SEE MAP 12A (2)
2 Ac.
12 Acs. Calc.
10.918 Ac. Assessed
5.5 Acs. Ass. 8 Acs. Calc.
10.3 Acs.
5.574 Acs. Cal. 3.574 Ac.-L.B.
.402 Ac
.37 Ac
7.75 Acs.
EXEMPT
15.5 Acs.
1 Ac.
.57 Ac.
1.515 Acs.
4.45 Acs.
2 Acs.
2.651 Ac. L.B. 3.861 Ac.-D
12.21 Acs.
.418 Acs.
6.9 Acs. Calc.

INTERSTATE 79
BRAND RD
MOUNTA
Golf Course
BOWLBY RD
WADES RUN RD
Site
Site
79
19
BLUE HORIZON DR
INTERSTATE 79
INTERSTATE 79

Site
Site
79
19
Star City
I-79 Exit
University Towne Center
WestRidge Commerce Center
Mylan Park


595 Wades Run Rd,
Morgantown, WV 26501
Mountaineer Golf Course
Mountaineer Golf and Country Club
Lazzelle Union Rd
Riverside Park
ROSEDALE
WEST VAN HOORIS
Monongahela River
VAN VOORHIS
United States Postal Service
Local Data Solutions LLC
Keika-Kazan School
Health Scienc Campus
BAKER RIDGE
Blue Horizon Dr
SCOTTS RUN
JERE
Osage Rd
OAKVIEW
NORTH HILLS
Mon Health Medical Center
Osage
Terra Cafe LLC
VIRGINIA MANOR
Wvu Medicine Spine Center
La Quinta Inn & Suites by Wyndham...
Star City
Chestnut Ridge Rd
EXIT 155
Fairfield Inn & Suites by Marriott...
University Town Centre
BREWER HILL
Black Bear Evansdale
Hampton Inn Morgantown
WVU Medicine
TANGLEWOOD

Legend

1 Inch = 400 feet

Access Road
WV-MO-2-025.000
Approximate Length of Existing Access Road Use = 800'
Entire Length of New Access Road Located Within Easement

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TrAIL

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Kenny Construction
Mapping 9/1/2010

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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, along with our Howard Hanna & national network of commercial brokers, companies and resources.

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