



**FOR SALE**  
**LAND / DEVELOPMENT**  
**MARKETING FLYER**



**601 S. VIRGINIA AVENUE (0.87 ACRE)**  
**BRIDGEPORT, WV 26330**





601 S. VIRGINIA AVENUE

BRIDGEPORT

50

50

EASTPOINTE  
SHOPPING, OFFICE, DINING

INTERSTATE 79  
EXIT 119

NEW POINTE PLAZA  
SHOPPING, DINING, OFFICE



# TABLE OF CONTENTS

---

## **Property Overview / Specifications**

Introduction of property and specifications of the land, utilities and access.

02

## **Location Analysis / Surrounding Amenities**

Description and aerial photo of the location and its proximity to surrounding businesses.

04

## **Demographics / Key Facts**

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

## **Aerial Photos**

Aerial photos of the property from various heights and angles.

08

304.413.4350  
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR  
Principal & Associate Broker  
dlorenze@blackdiamondrealty.net  
M. 304.685.3092

5,700 VEHICLES PER DAY

\*Boundaries are approximate

## LAND / DEVELOPMENT FOR SALE

## 601 S. VIRGINIA AVENUE BRIDGEPORT, WV 26330

SALE PRICE / \$560,000

TOTAL ACREAGE / 0.87 (+/-) ACRE

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND

PROPERTY FEATURES / EASY ACCESS,  
FLAT LAND, CLOSE TO MANY AMENITIES,  
HIGHLY VISIBLE, PAVED PARKING LOT

### Prime Development Lot – 0.87 Acre Ready for Your Vision

- **Prime Location**
  - 0.87 (+/-) acre of flat, development-ready land in the heart of Bridgeport, WV
  - Located just 0.3 mile from US Route 50 and 2.5 (+/-) miles from I-79
- **Parking & Access**
  - Paved parking lot already in place for immediate use
  - Excellent accessibility and visibility in a high-traffic area
- **Development Potential**
  - Perfect site for retail, dining, or professional ventures
  - Situated in a rapidly growing commercial and residential corridor
- **Traffic Count**
  - Approximately 5,200–5,700 vehicles pass daily along S. Virginia Avenue (Provided by Esri and Data Axle, 2025)
- **Surrounding Amenities**
  - Close to major retailers, restaurants, and shopping centers including Walmart, Sam's Club, Lowe's, and Kohl's
- **Future Growth**
  - Positioned in a thriving area of Harrison County with strong commercial and residential expansion
  - A rare opportunity to secure land in a high-demand location for long-term value



**FOR SALE**  
**LAND - PRIME DEVELOPMENT OPPORTUNITY**  
**601 S. VIRGINIA AVENUE · BRIDGEPORT, WV 26330 · 0.87 ACRE**

# PROPERTY SPECIFICATIONS

## LEGAL DESCRIPTION / ZONING

- Inside city limits of Bridgeport
- Parcel 42, Tax Map 309, 16th District, Simpson-Bridgeport Corp of Harrison County
- Deed Book 1363, Page 702

## INGRESS / EGRESS / PARKING

- Convenient, dedicated paved parking lot
- 30 (+/-) parking spaces
- One point of ingress/egress from S. Virginia Avenue (Route 58)

## UTILITIES

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

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



\*Boundaries are approximate

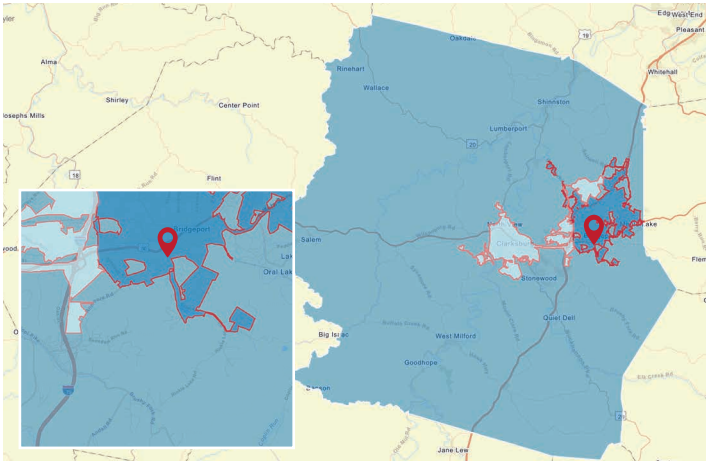
# LOCATION ANALYSIS

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, and Mitsubishi. 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 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

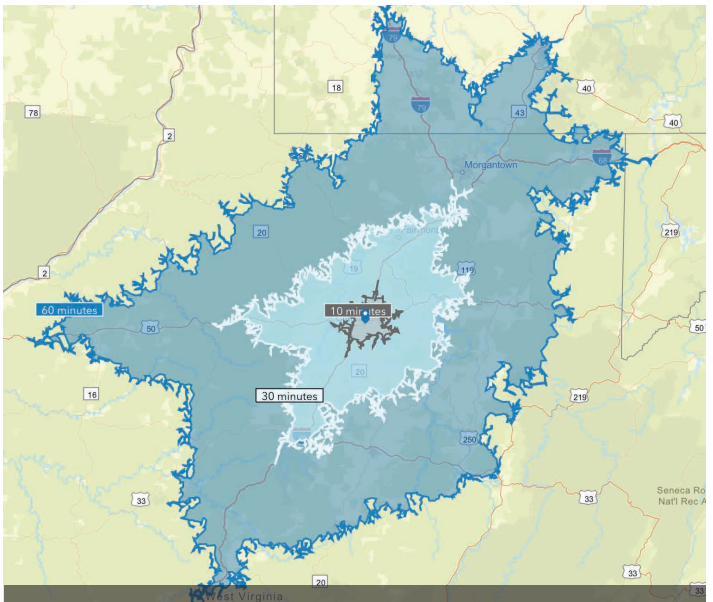
The **City of Bridgeport** has a total population of 16,064 and a median household income of \$88,255. Total number of businesses is 954.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.*



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

## SUBJECT PROPERTY PARCEL MAP



**Distance to nearby cities:** Clarksburg, WV - 2.5 miles, Bridgeport, WV - 8 miles, Fairmont, WV - 25 miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.



# FOR SALE

## LAND - PRIME DEVELOPMENT OPPORTUNITY

601 S. VIRGINIA AVENUE · BRIDGEPORT, WV 26330 · 0.87 ACRE

## SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property has been referenced with a yellow star. The available land is located 2.5 miles from I-79, Exit 117 and Exit 119.

● Along Route 58, there is a daily traffic count of 13,997 vehicles (Provided by Esri and Data Axle, 2025).

● Along Route I-79, there is a daily traffic count of 37,418 vehicles (Provided by Esri and Data Axle, 2025).

● Along Route 50, there is a daily traffic count of 15,161 vehicles (Provided by Esri and Data Axle, 2025).

- 1 Star Furniture Distribution Center
- 2 State Distributing
- 3 Heiner's Bakery
- 4 U-Haul Moving & Storage
- 5 Star Furniture and Mattress
- 6 Tim Hortons Cafe & Bake Shop
- 7 Hilton Garden Inn Clarksburg
- 8 ALDI
- 9 New Pointe Plaza
- 10 Walmart Supercenter
- 11 Applebee's, Arby's
- 12 Party City
- 13 Staples
- 14 Grand China Buffet Sushi & Grill
- 15 Lowe's Home Improvement
- 16 Olive Garden
- 17 Pet Supplies, Tuscan Sun Spa
- 18 McDonald's
- 19 West Union Bank
- 20 Chick-fil-A
- 21 Kohl's
- 22 Medpointe Family Medicine
- 23 Primanti Bros
- 24 United States Postal Service
- 25 Tractor Supply Co
- 26 Michaels Craft Store
- 27 Sams Club
- 28 Kroger
- 29 Starbucks, Eastpointe Shopping Center
- 30 Hobby Lobby

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



13,374

Total  
Population



862

Businesses



19,677

Daytime  
Population



\$284,151

Median Home  
Value



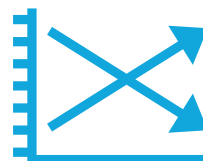
\$45,796

Per Capita  
Income



\$80,571

Median Household  
Income



-0.5%

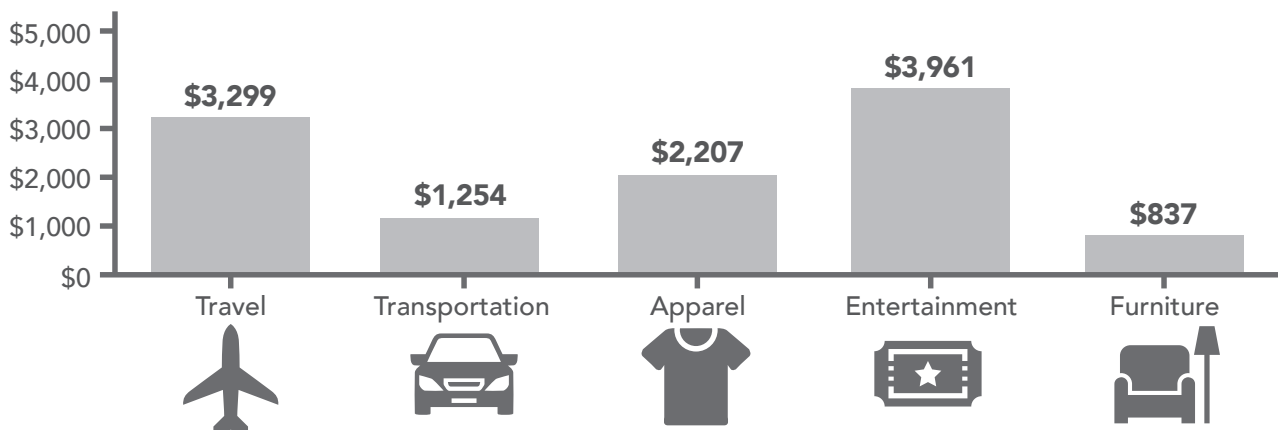
2025-2030  
Pop Growth Rate



6,207

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



**28,381**

Total  
Population



**1,706**

Businesses



**41,391**

Daytime  
Population



**\$219,882**

Median Home  
Value



**\$37,425**

Per Capita  
Income



**\$60,750**

Median  
Household  
Income



**-0.4%**

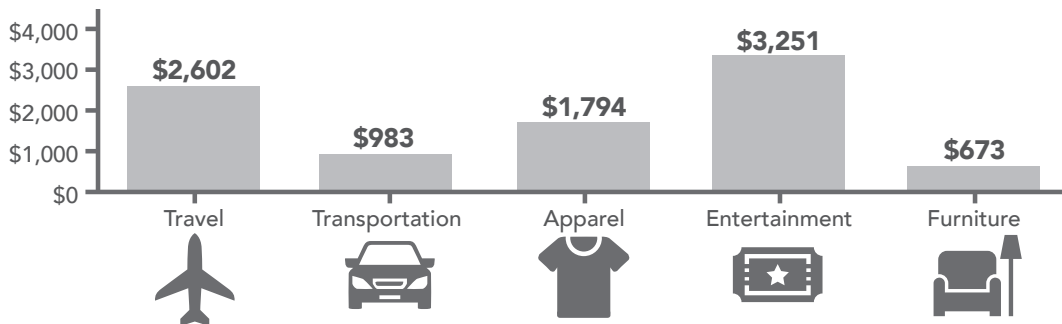
2025-2030  
Pop Growth  
Rate



**13,798**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**61,327**

Total  
Population



**2,333**

Businesses



**70,499**

Daytime  
Population



**\$201,134**

Median Home  
Value



**\$35,391**

Per Capita  
Income



**\$59,721**

Median  
Household  
Income



**-0.4%**

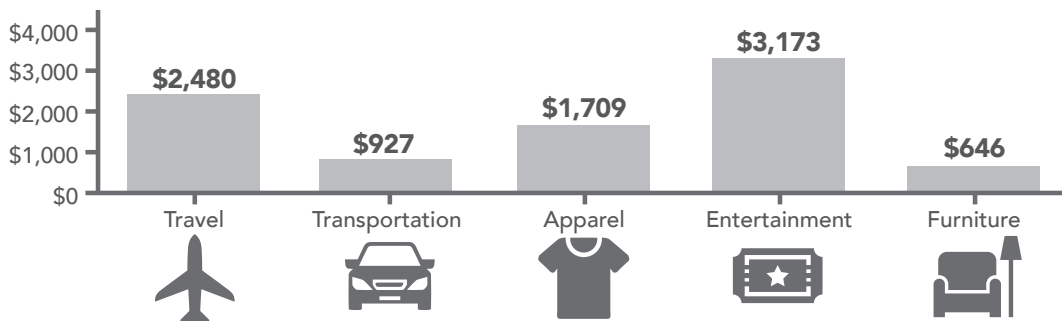
2025-2030  
Pop Growth  
Rate



**29,244**

Housing Units  
(2020)

### KEY SPENDING FACTS



# AERIALS

*\*Boundaries are approximate*



Aerial Facing North.

*\*Boundaries are approximate*



Aerial Facing South.



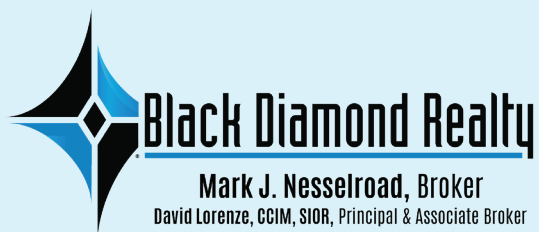
**FOR SALE**  
**LAND - PRIME DEVELOPMENT OPPORTUNITY**  
**601 S. VIRGINIA AVENUE · BRIDGEPORT, WV 26330 · 0.87 ACRE**

*\*Boundaries are approximate*

15,161 VEHICLES PER DAY

50

Aerial Facing West.



# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**David Lorenze, CCIM, SIOR**

*Principal & Associate Broker*

**M.** 304.685.3092

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)

### SECONDARY CONTACT

**Jeff Stenger**

*Sr. Associate / Salesperson*

**M.** 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)