



FOR SALE



LAND / DEVELOPMENT

9203 Hedgesville Road
Hedgesville, WV 25427



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SALE PRICE	\$225,000
TOTAL ACREAGE AVAILABLE	2.83 AC
ROAD FRONTAGE ALONG ROUTE 9	210 FT
ROAD FRONTAGE ALONG BAXTER ROAD	240 FT
CITY LIMITS	INSIDE
UTILITIES	PUBLIC WATER, SEPTIC SYSTEM
ZONING	NO ZONING

PROPERTY DETAILS

9203 Hedgesville Road presents a compelling land and development opportunity in Hedgesville, WV, offering two parcels totaling 2.83 (+/-) acres, including a 1.93-acre lot and a 0.90-acre lot. The property includes three existing structures and is strategically positioned just off Route 9/Hedgesville Road, providing convenient access to surrounding communities and major commercial corridors. The rear of the property borders Baxter Road, offering approximately 240 feet of additional road frontage and added flexibility for access and future development. Located near Dollar General and other established businesses, the site offers excellent visibility and potential for a variety of commercial uses, including retail, service businesses, professional offices, contractor space, or other neighborhood-oriented development. With its combination of acreage, multiple road frontages, existing structures, and a growing commercial area, this property offers an excellent opportunity for an investor or developer looking to establish a presence in the Hedgesville corridor.



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