



967 GRAFTON ROAD [37.806 ACRES]
MORGANTOWN, WV 26508



WALMART

SHEETZ

ROUTE 119

◆ 967 GRAFTON ROAD



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304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, Principal
dlorenze@blackdiamondrealty.net
M. 304.685.3092



LAND / DEVELOPMENT FOR SALE

967 GRAFTON ROAD [37.806 ACRES] MORGANTOWN, WV 26508

SALE PRICE / \$1,975,000

GROSS ACRE SIZE / 37.806 (+/-) ACRES

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY TYPE / LAND

**PROPERTY FEATURES / QUICK AND EASY
INTERSTATE ACCESS, RAW LAND,
DEVELOPMENT OPPORTUNITY, CLOSE TO
MANY AMENITIES**

Situated approximately 0.65 mile south of I-68, Exit 1, 967 Grafton Road offers four parcels of raw land consisting of 37.806 (+/-) acres. The subject property features two residential structures and flexible storage/garage facilities. Its frontage along Grafton Road, Route 119 ensures excellent visibility and accessibility. The landscape includes sloping hills and a mix of both cleared and densely wooded areas. The subject property is conveniently positioned near various amenities with quick and easy interstate access. Surrounded by residential properties, this land offers significant potential for development.

This property is located approximately 0.65 mile off I-68, Exit 1, and 2 miles from the I-68/I-79 interchange. Along Grafton Road, there is a traffic count of 10,112 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

FOR SALE

LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES

PROPERTY SPECIFICATIONS

INGRESS / EGRESS / DIRECTIONS

The property currently offers one point of ingress and egress via Grafton Road. There is a gravel driveway and a concrete driveway between the two residential parcels. See directions from I-68, Exit 1 below.

LEGAL DESCRIPTION / ZONING

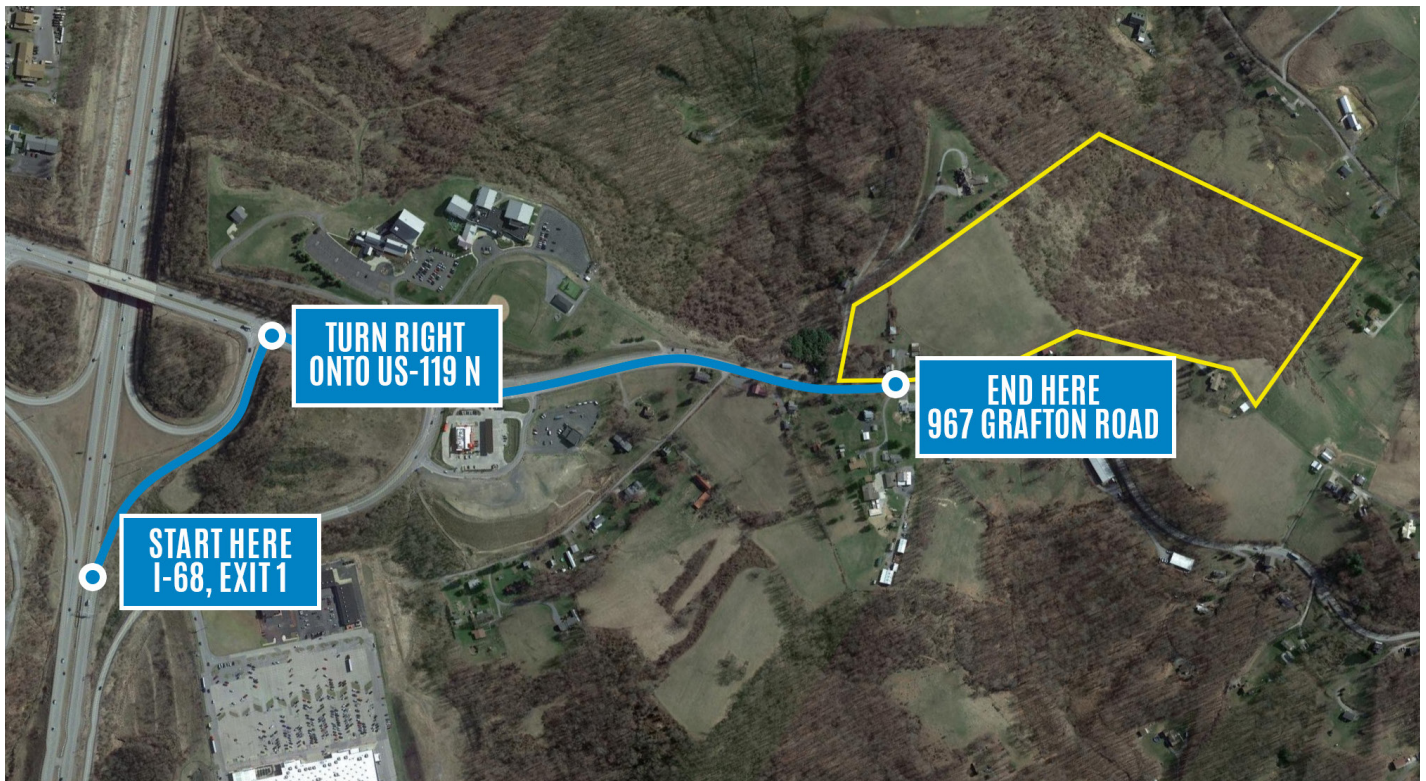
Located outside the City Limits of Morgantown, this property is situated within the Clinton District of Monongalia County. The property includes four parcels identified as Clinton District, Map 6, Parcels 71, 72, 72.1, and 72.2. This can be referenced in Deed Book 1579, Page 509. See the parcel map on page 4 for details.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	*Hook-up Available
Water	Clinton Water Association
Sewer	Septic
Trash	Republic
Cable/Internet	Multiple Providers

**There is natural gas hook-up available directly across the road where a riser is installed.*



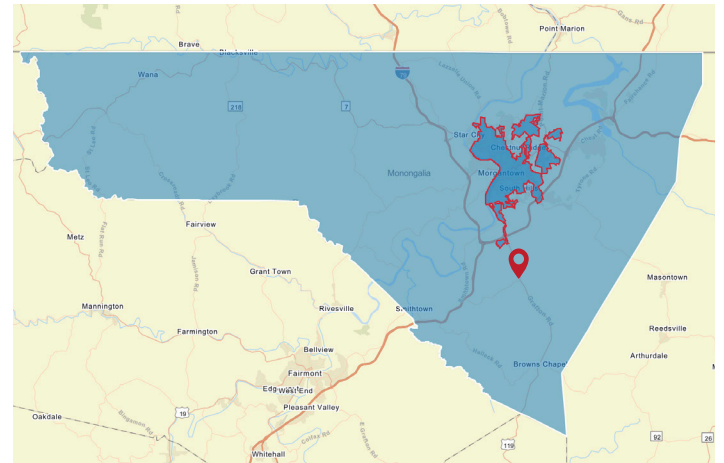
LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

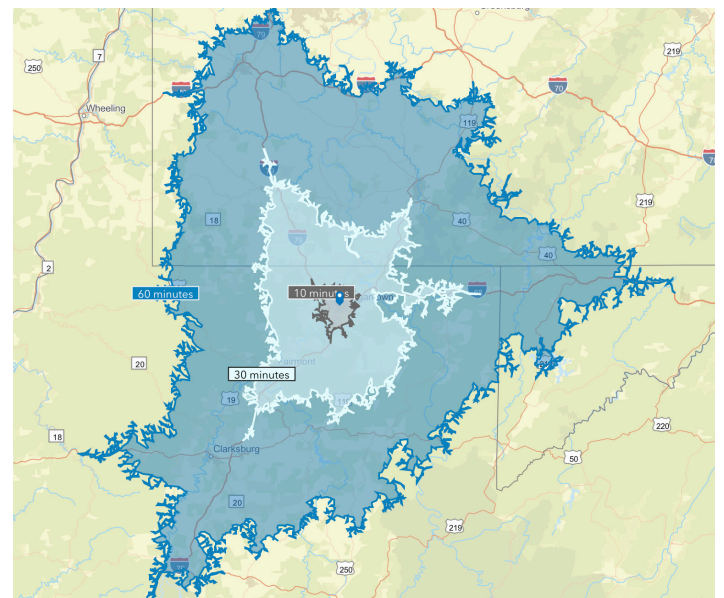
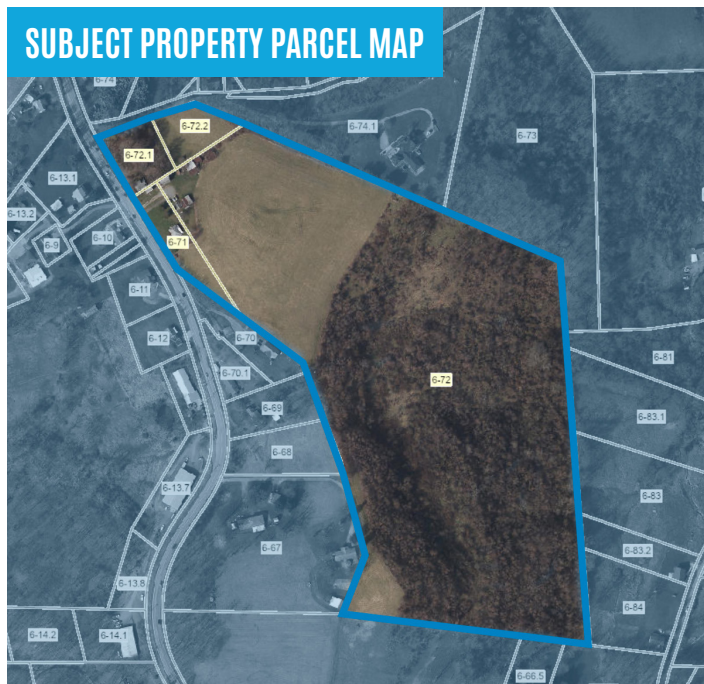
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location

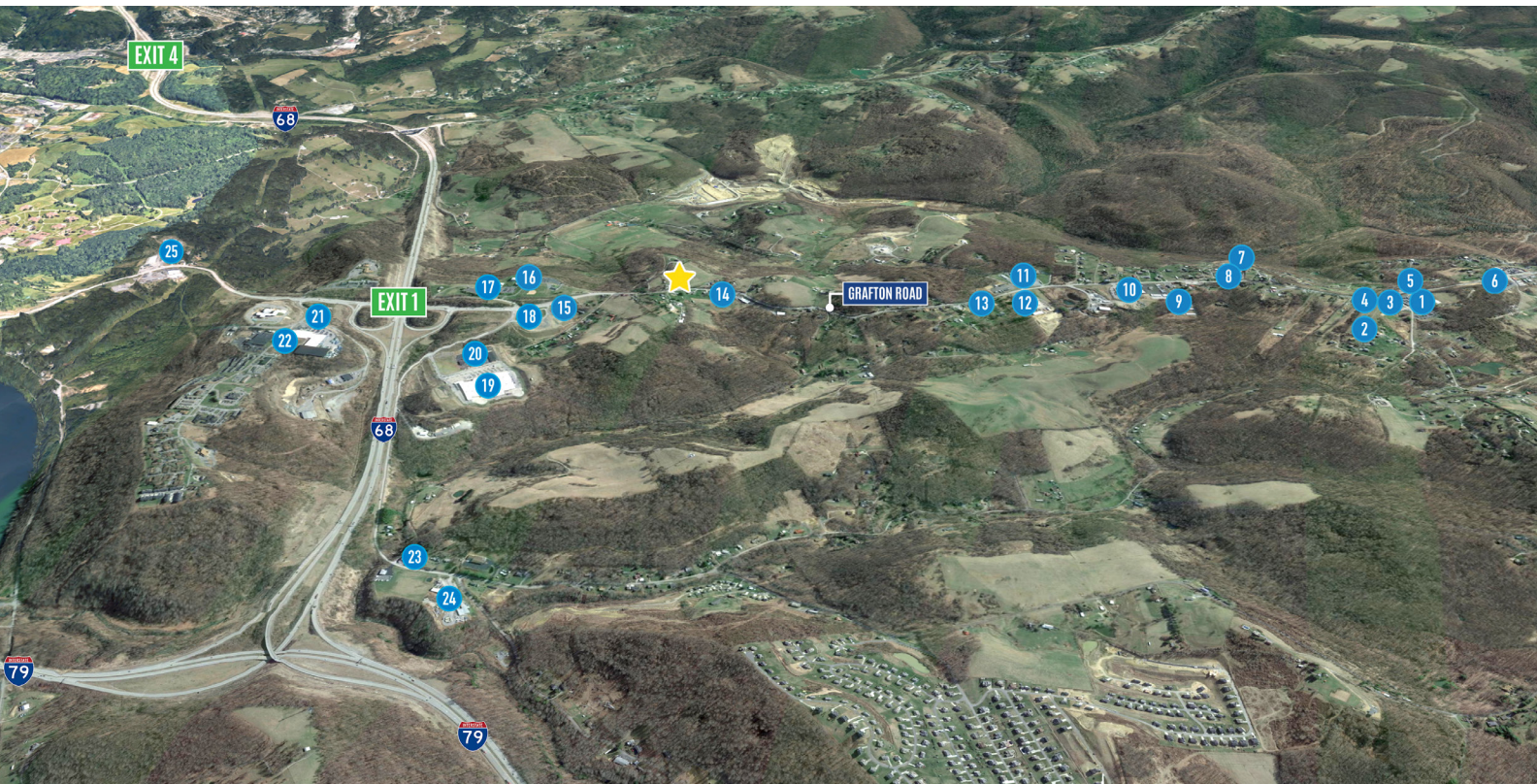


Distance to nearby cities: Fairmont, WV - 16.5 miles, Uniontown, PA - 29 miles, Bridgeport, WV - 31 miles, Clarksburg, WV - 35 miles, Washington, PA - 49 miles, Pittsburgh, PA - 79 miles, Charleston, WV - 152 miles.

FOR SALE

LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1 967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 967 Grafton Road, has been referenced with a yellow star.

- 1 Ridgedale Elementary School
- 2 Mount Calvary Cemetery
- 3 Ophelia's Fleuriste
- 4 Mulkeen Landscaping & Tree Service
- 5 Creek Siding & Roofing Inc.
- 6 Paradise Homes Inc
- 7 Nickles Bakery INC
- 8 Air Ground Xpress Inc
- 9 L & L Self-Storage
- 10 West Virginia Department of Transportation Division of Highways
- 11 Central Van Lines
- 12 Morgantown Collision
- 13 Little General
- 14 Morgantown Moving & Storage
- 15 Enterprise Commercial Truck Rentals
- 16 St. Francis Central Catholic School
- 17 St Francis de Sales Catholic Church
- 18 Sheetz
- 19 Walmart Supercenter
- 20 WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- 21 Tractor Supply
- 22 Koval Building Supply
- 23 Exit 1 Storage
- 24 Pilot Thomas Logistics
- 25 United States Postal Service

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,172

Total Population



384

Businesses



11,014

Daytime Population



\$242,167

Median Home Value



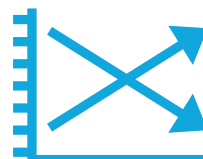
\$43,024

Per Capita Income



\$73,329

Median Household Income



-0.21%

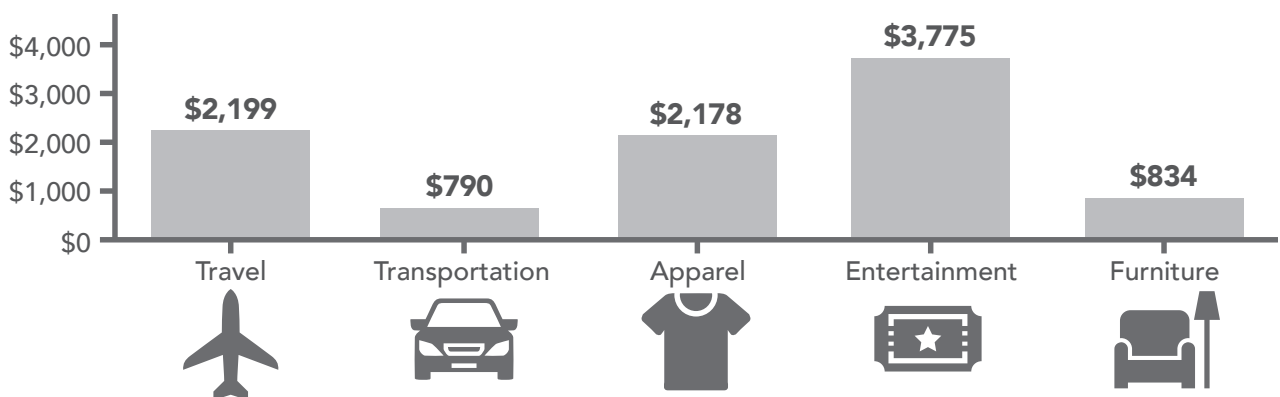
2020-2023 Pop Growth Rate



4,345

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

5 MILE RADIUS



46,580

Total Population



1,905

Businesses



46,316

Daytime Population



\$228,423

Median Home Value



\$35,151

Per Capita Income



\$54,524

Median Household Income



0.10%

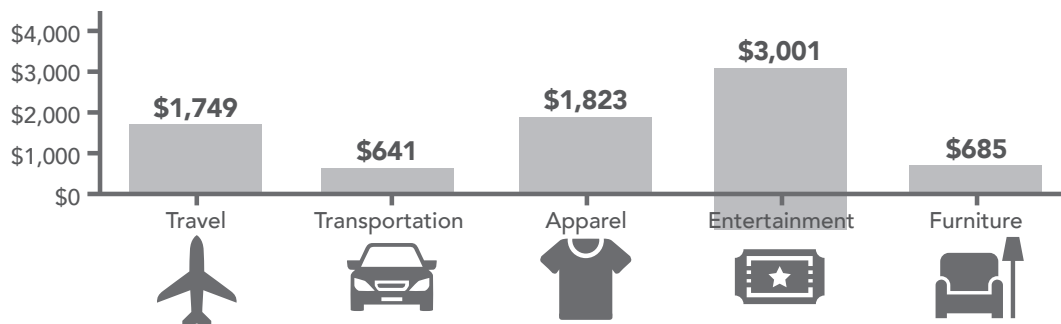
2020-2023 Pop Growth Rate



21,374

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,974

Total Population



4,004

Businesses



121,584

Daytime Population



\$241,636

Median Home Value



\$40,582

Per Capita Income



\$59,253

Median Household Income



0.33%

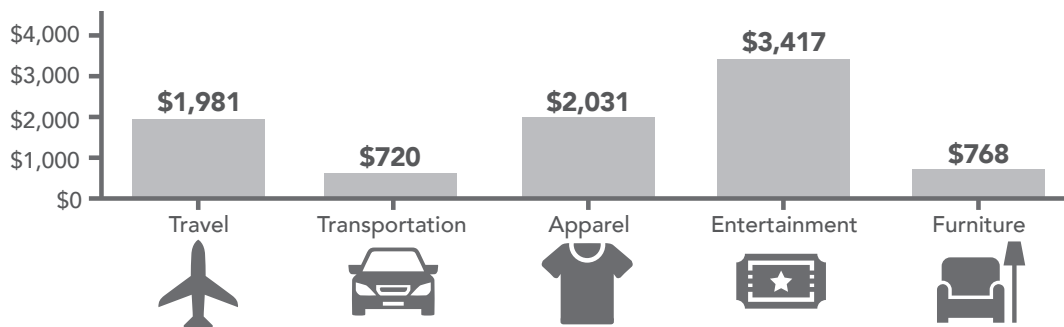
2020-2023 Pop Growth Rate



51,481

Housing Units (2020)

KEY SPENDING FACTS



GROUND PHOTOS



House on Property.



Driveway Entrance onto the Property.

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House on Property.



House on Property.

AERIALS



Aerial Facing East.



Aerial Facing West.

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Aerial Facing Southwest.



Aerial Facing Northwest.

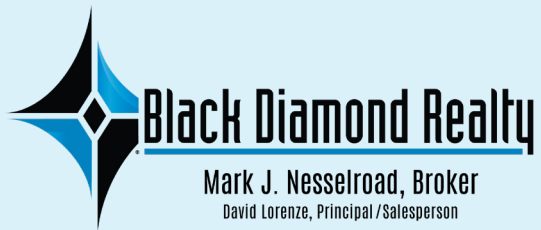
AERIALS



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Aerial Facing East.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, Principal

M. 304.685.3092

dlorenze@blackdiamondrealty.net