

*\*Boundaries are approximate*

**71.82 [+/-] AC - HINKLE LAKE ROAD**  
**BRIDGEPORT, WV 26330**





**HINKLE LAKE ROAD**  
SUBJECT PROPERTY

**BRIDGEPORT**

**EASTPOINTE**  
SHOPPING, OFFICE, DINING

**INTERSTATE 79**  
EXIT 119

**NEW POINTE PLAZA**  
SHOPPING, DINING, OFFICE

**INTERSTATE 79**  
EXIT 117

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**HINKLE LAKE ROAD**  
**SUBJECT PROPERTY**

## LAND FOR SALE

## 71.82 [+/-] AC - HINKLE LAKE ROAD BRIDGEPORT, WV 26330

**SALE PRICE / \$2,500,000**

**TOTAL ACREAGE / 71.82 (+/-) ACRES**

**CITY LIMITS / INSIDE**

**PROPERTY TYPE / LAND**

**PROPERTY FEATURES / EASY ACCESS,  
QUICK INTERSTATE ACCESS, CLOSE TO  
MANY AMENITIES, NOT RESTRICTED BY  
ZONING**

Located in a desirable area of Bridgeport, WV, this property offers one large parcel totaling 71.82 (+/-) acres directly off of Hinkle Lake Road. The land is currently undeveloped and is heavily wooded. This property offers the ability to expand upon the luxury South Hills Farm Development. There are site concepts previously designed and ready for this property. The ideal use for this property is multifamily-residential development but it is not limited to just that use.

The subject property is located in a growing area of Harrison County. This property is 3 (+/-) miles from exit 117, I-79. Both commercial and residential development have been occurring along the I-79 corridor as well as within the New Pointe Plaza and the Eastpointe Shopping Center. The plazas are home to many major retail, dining and hospitality facilities such as Walmart, Sam's Club, Lowe's, and Kohl's among many other popular retail and dining establishments. Emily Drive sees roughly 23,440 vehicles per day (WVDOH, 2014). Along Route 58, just below the subject property, there is a daily traffic count of 13,996 vehicles (WVDOH, 15).



**FOR SALE**

**LAND - LOCATED 3 MILES FROM BOTH EXIT 117 AND EXIT 119  
HINKLE LAKE ROAD · BRIDGEPORT, WV 26330 · 71.82 (+/-) ACRES**

# PROPERTY SPECIFICATIONS

## LEGAL DESCRIPTION / ZONING

Located inside of city limits of Bridgeport, this property is situated within the Simpson-Bridgeport District (17) of Harrison County. The site is comprised of one irregular shaped parcel consisting of a total area of 59.34 acres. The property is identified as Simpson-Bridgeport District, Tax Map 309, Parcel 95. This can be referenced in Deed Book 1200, Page 530.

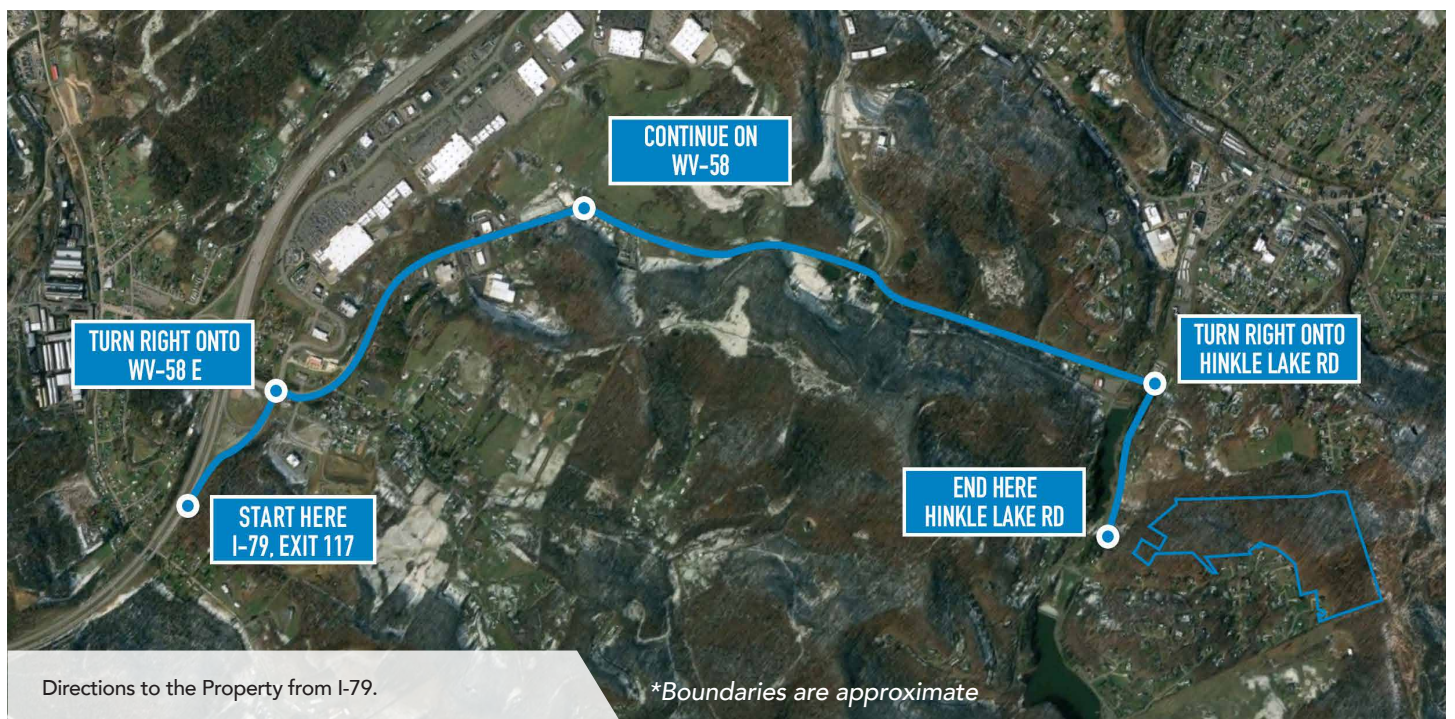
## DIRECTIONS

From I-79 northbound, take Exit 117 and turn right onto US Route 58 / Anmoore Road. Continue along US Route 58 / Anmoore Road for 2.3 miles. Turn right onto Hinkle Lake Road and travel 0.3 mile. The subject property is on the left hand side within the South Hills Farm Development.

## UTILITIES

This site offers all public utilities in close proximity to the property including the following:

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









# FOR SALE

## LAND - LOCATED 3 MILES FROM BOTH EXIT 117 AND EXIT 119 HINKLE LAKE ROAD · BRIDGEPORT, WV 26330 · 71.82 (+/-) ACRES

# 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 3 miles from I-79, Exit 117 and Exit 119.

● Along Route 58, there is a daily traffic count of 13,996 vehicles (WVDOH, 2015).

● Along Route I-79, there is a daily traffic count of 37,418 vehicles (WVDOH, 2016).

- 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



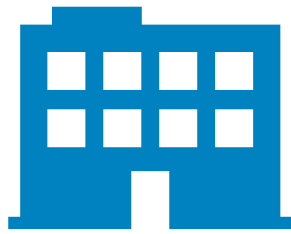
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



12,449

Total Population



741

Businesses



16,063

Daytime Population



\$219,609

Median Home Value



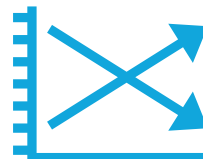
\$47,921

Per Capita Income



\$78,663

Median Household Income



-0.73%

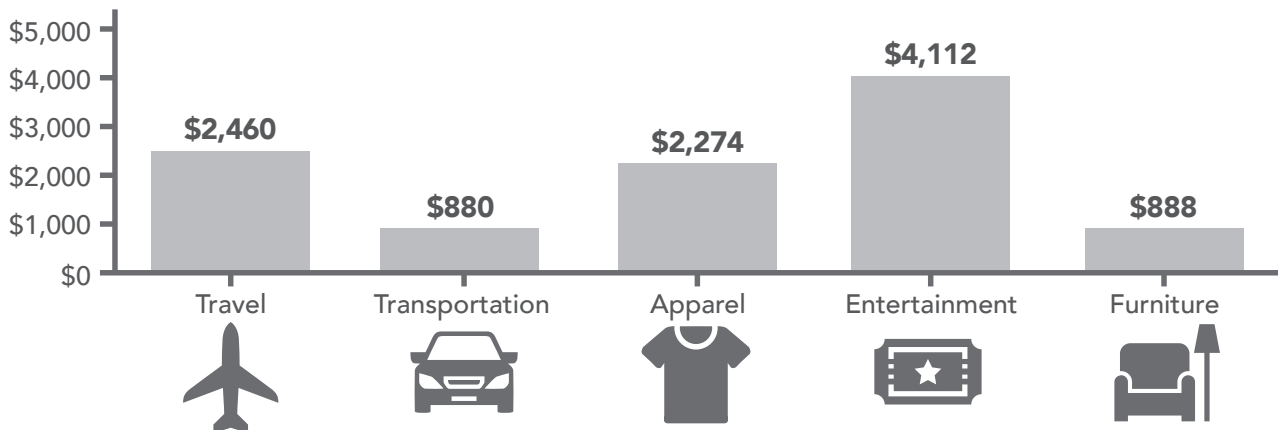
2020-2023 Pop Growth Rate



45.6

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



26,983

Total Population



1,625

Businesses



26,983

Daytime Population



\$175,112

Median Home Value



\$39,010

Per Capita Income



\$58,292

Median Household Income



-0.58%

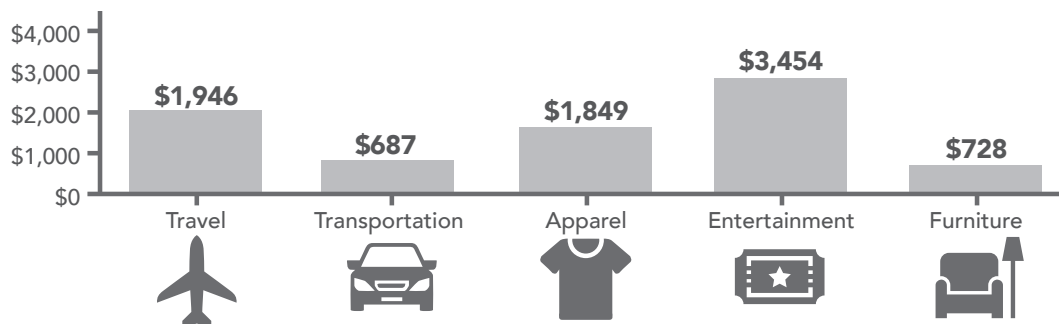
2020-2023 Pop Growth Rate



44.7

Median Age

### KEY SPENDING FACTS



## 10 MILE RADIUS



60,807

Total Population



2,321

Businesses



68,238

Daytime Population



\$148,046

Median Home Value



\$35,013

Per Capita Income



\$53,956

Median Household Income



-0.55%

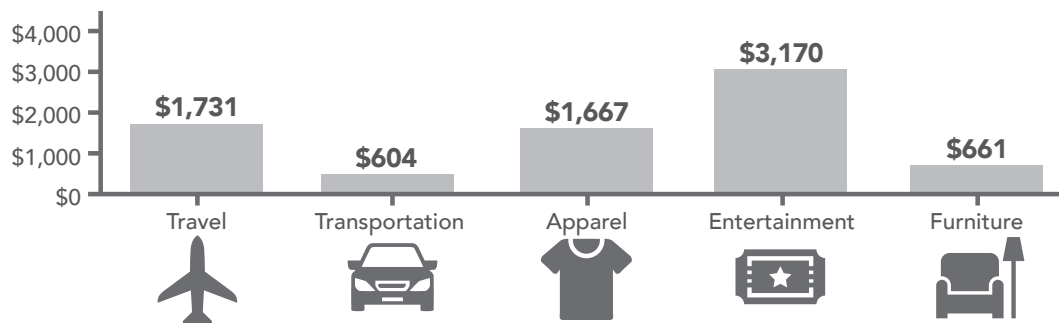
2020-2023 Pop Growth Rate



44.5

Median Age

### KEY SPENDING FACTS

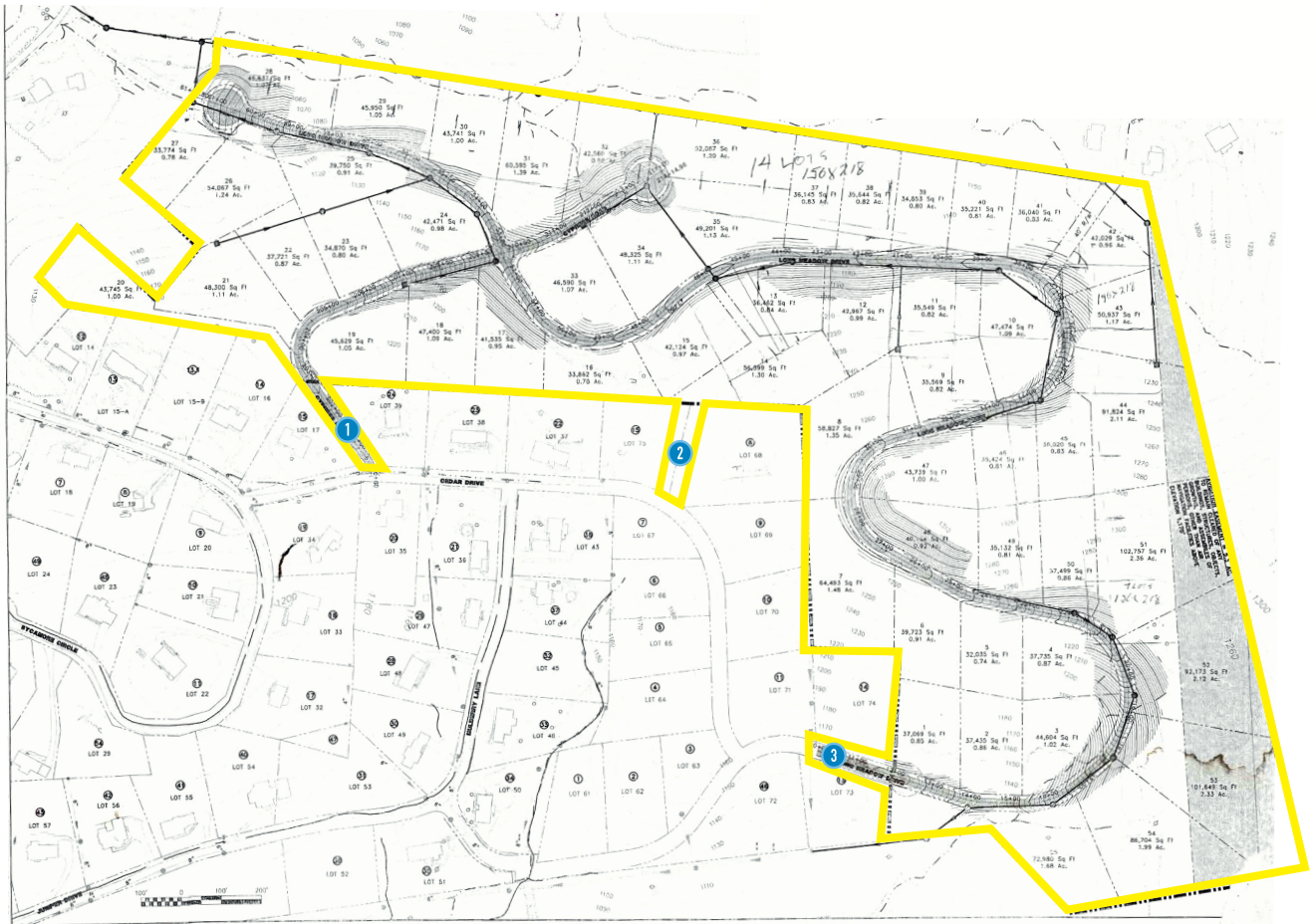




# SITE CONCEPT

## 71.82 (+/-) ACRES

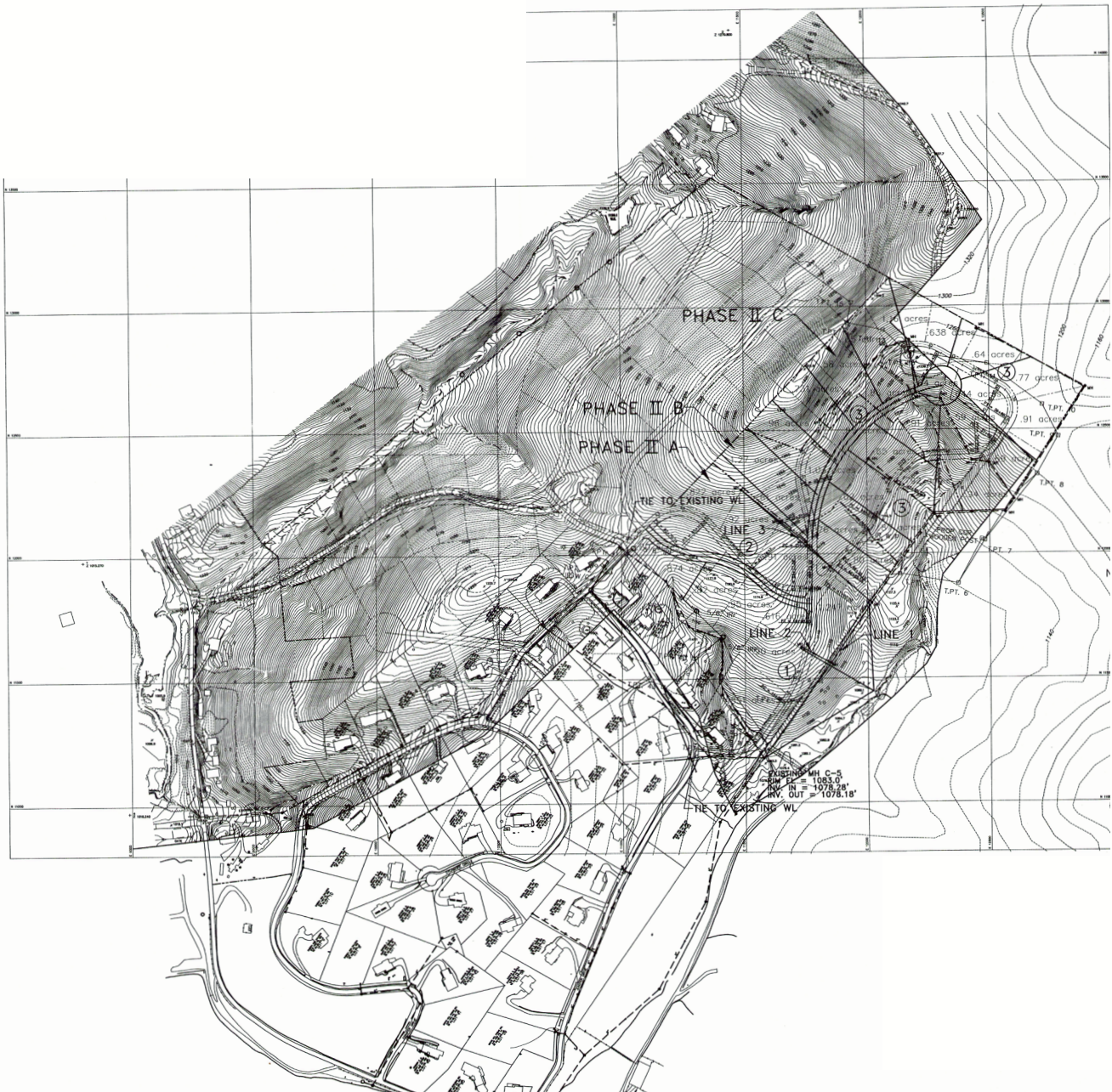
Below is a site concept map previously designed for this property. These plans provide the opportunity to expand upon the luxurious South Hills Farm Development. These plans may be provided by the seller at their discretion. To the right is another plan created showing different phases of development. This property offers 71.82 (+/-) of undeveloped residential acres. There are three existing easements on the property for access, which are indicated on the plan below. The property does have a stream that could provide elevated landscaping.





**FOR SALE**

**LAND - LOCATED 3 MILES FROM BOTH EXIT 117 AND EXIT 119  
HINKLE LAKE ROAD · BRIDGEPORT, WV 26330 · 71.82 (+/-) ACRES**

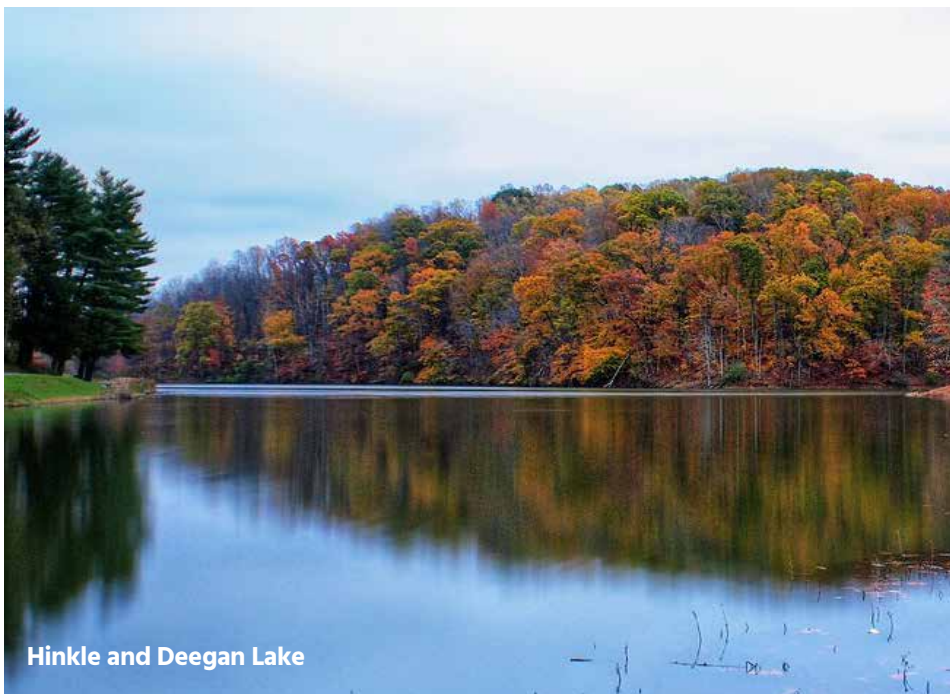




# COMMUNITY HIGHLIGHTS

## DEEGAN AND HINKLE LAKES PARK

Deegan and Hinkle Lakes Park provides an exceptional family friendly environment with various outdoor recreational opportunities. The two lakes are stocked by the West Virginia Department of Natural Resources allowing for anglers to cast out a line to go fishing. Anyone can launch a boat on either lake. No motorized boats are allowed in the park, making this a perfect spot for residents of the Bridgeport area looking for somewhere to paddle a canoe or kayak. The park features a large parking area, multiple picnic tables and a large shelter/pavilion with grills, four outdoor tennis courts with lights, a playground and swing set, walking trails, restrooms that are handicap accessible and a handicap accessible fishing pier/dock. This area is also dog friendly with a fenced dog park and parking lot located between the two lakes. With the recent extension of the city walking trail, walkers, joggers and bicyclists can travel from Main Street, Bridgeport to Hinkle and Deegan Lakes, utilizing - in part - the sidewalks along South Virginia Avenue. It is an exceptionally relaxing landscape.



Hinkle and Deegan Lake





## 0-1 Hour Drive Time

### BRIDGEPORT

- Bridgeport City Pool – **3 Minutes**
- The Bridge – Bridgeport Sport Complex – **9 Minutes**
- Bridgeport Farmer's Market – **11 Minutes**
- Charles Pointe Crossing – **12 Minutes**
- Pete Dye Golf Course – **14 Minutes**
- Meadowbrook Mall – **14 Minutes**

### CLARKSBURG

- Clarksburg Amphitheater – **16 Minutes**
- Clarksburg Splash Zone – **16 Minutes**
- Seasonal Festivals – **Varies**

### FAIRMONT

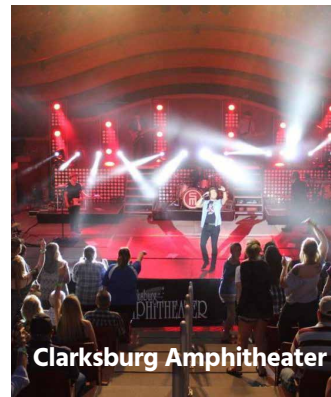
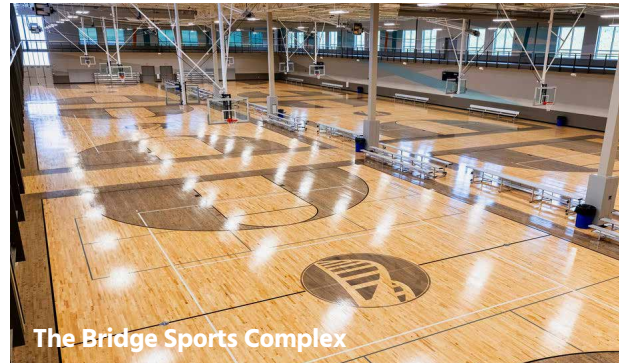
- Fairmont Farmer's Market – **20 Minutes**
- West Fork River Rail-Trail – **23 Minutes**
- Three Rivers Festival (Palatine Park) – **22 Minutes**
- Prickett's Fort State Park – **31 Minutes**
- Valley Falls State Park – **41 Minutes**

### MORGANTOWN

- Launch Pad Trampoline Park – **39 Minutes**
- Monongalia County Ballpark (Black Bears) – **39 Minutes**
- Dorsey's Knob Park – **39 Minutes**
- Mylan Park – **43 Minutes**
- Spark Imagination & Science Center – **40 Minutes**
- Morgantown Farmer's Market – **47 Minutes**
- Coopers Rock State Forrest – **50 Minutes**
- Cheat Lake – **51 Minutes**
- WVU Sporting Events (Football, Basketball, Baseball, Volleyball, Gymnastics, Soccer, etc.) – **48 Minutes**

### OTHER

- Tygart Valley River – **Varies**
- Hovatters Zoo – **66 Minutes**



# SCHOOLS / AMENITIES

## 71.82 (+/-) ACRES

The subject property is very close to many amenities as seen on page 5. It is important to note, both the Bridgeport Fire Department and the Bridgeport Police Department are **4 mins away** from the subject property. The United Hospital Center, is **13 mins away** from the subject property.

**Shopping:** Bridgeport has a wide variety of big box retailers plus locally owned merchants. Find men, women and children's clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the Meadowbrook Mall, Eastpointe Shopping Center, New Pointe Plaza, and Charles Pointe Crossing, which will soon feature Menards.

**Restaurants:** Throughout Bridgeport, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world. Some top restaurants in Bridgeport include: Oliverio's Ristorante, Twin Oaks Restaurant, Mountain State Brewing Co., Miskycha, Ali's Mediterranean, Cody's, Mia Margherita Coal Fired Pizzeria, El Rincon Mexican Restaurant, Brickside Bar & Grille, The Social Tap.



**New Pointe Plaza**



**Oliverio's Ristorante**



**ELEMENTARY** Johnson Elementary School / Simpson Elementary School

**MIDDLE** Bridgeport Middle School

**HIGH** Bridgeport High School

**PRIVATE** Heritage Christian School Inc

**HIGHER EDUCATION** West Virginia University / Fairmont State University



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# AERIALS



**HINKLE LAKE ROAD**  
SUBJECT PROPERTY

**DEEGAN LAKE**

**DOG PARK**

**WALKING TRAILS**

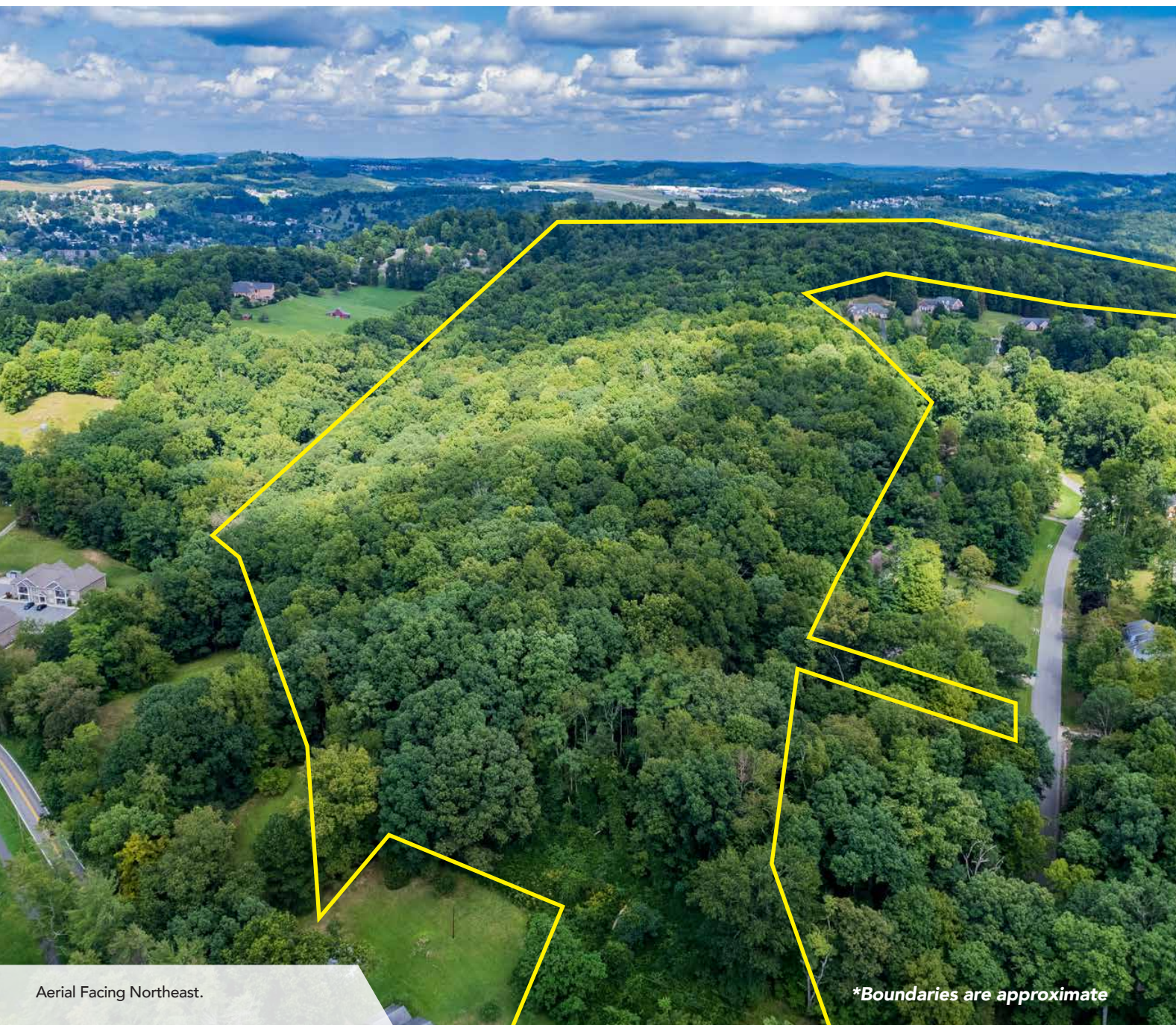
**HINKLE LAKE**

Aerial Facing East.

*\*Boundaries are approximate*



# AERIALS



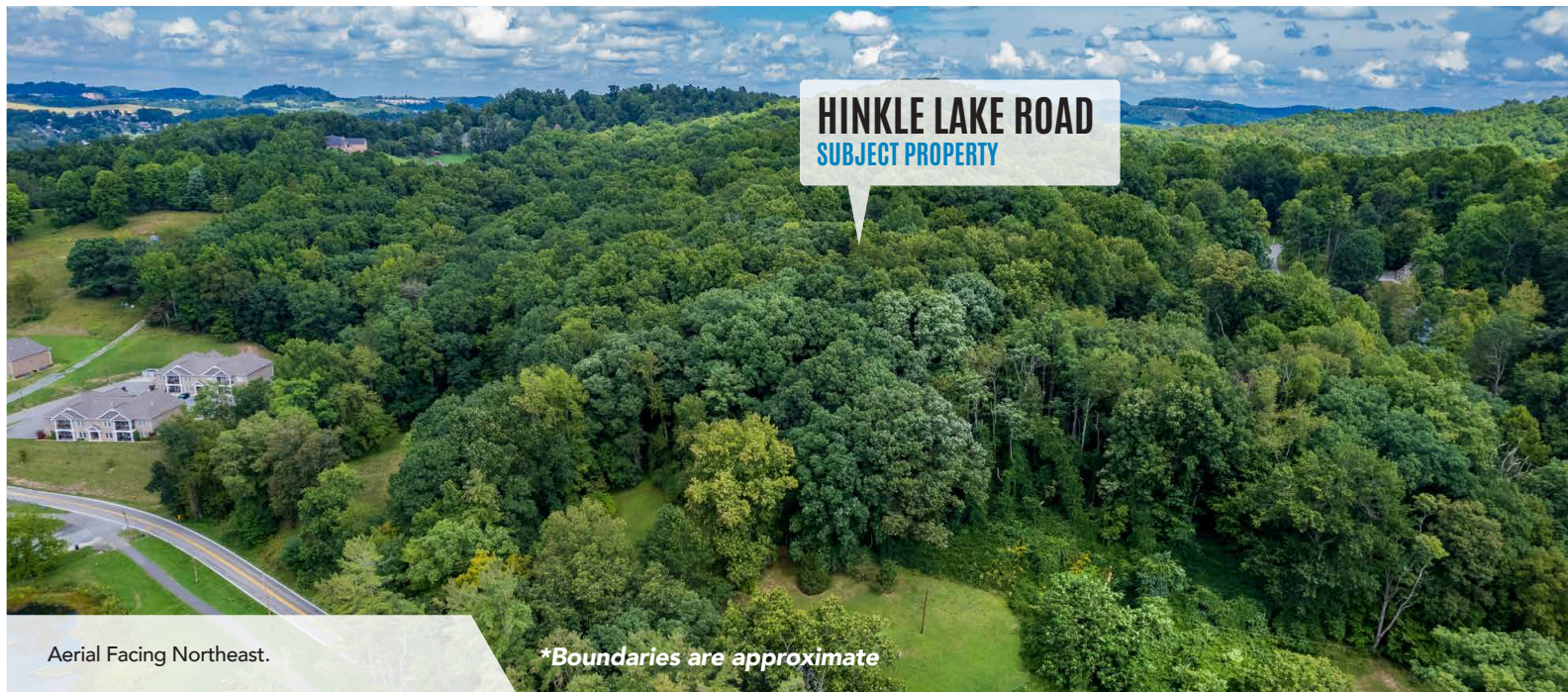
Aerial Facing Northeast.

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Aerial Facing Northeast.

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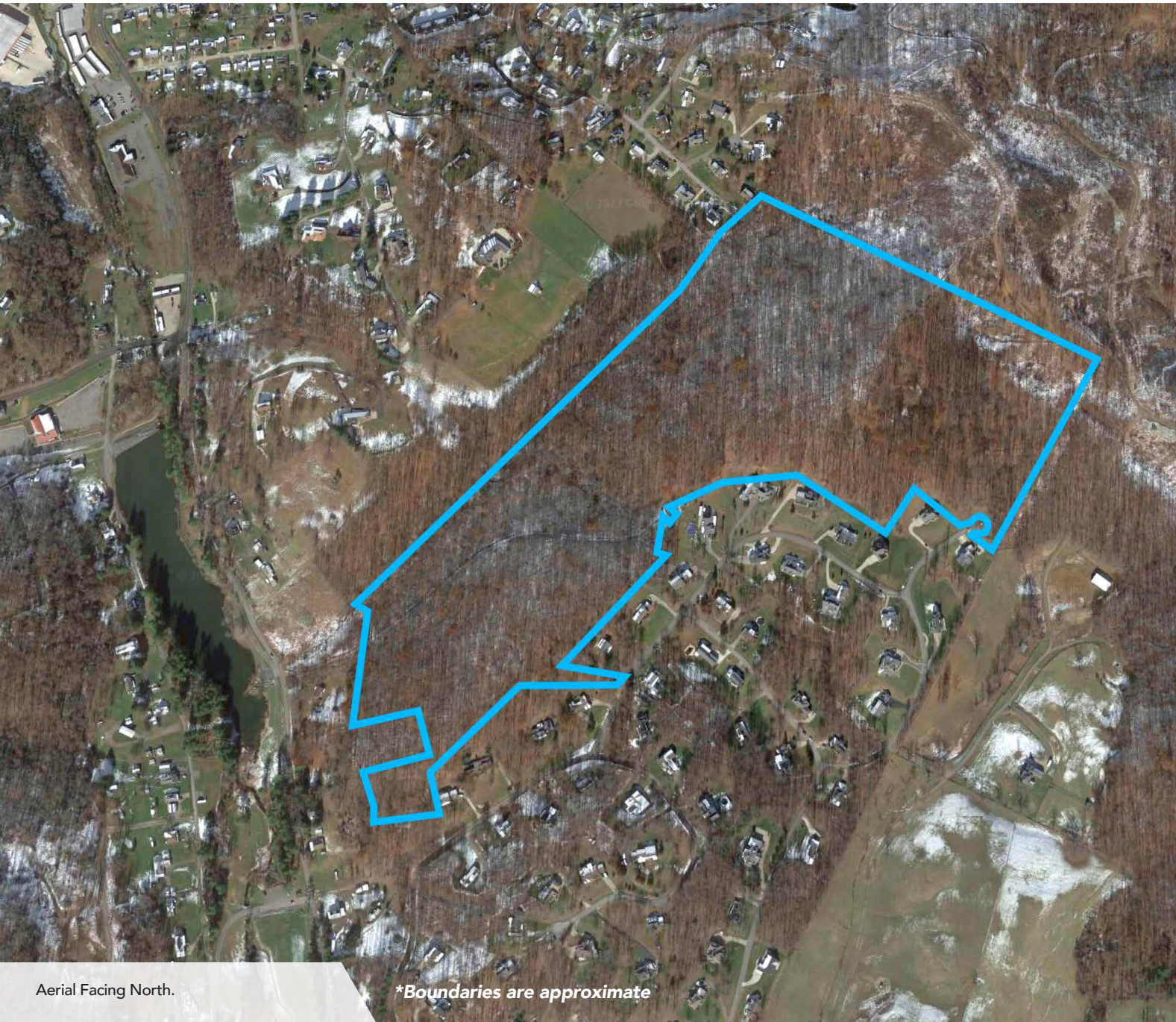
Aerial Facing South.



Aerial Facing North.



# GOOGLE EARTH AERIALS



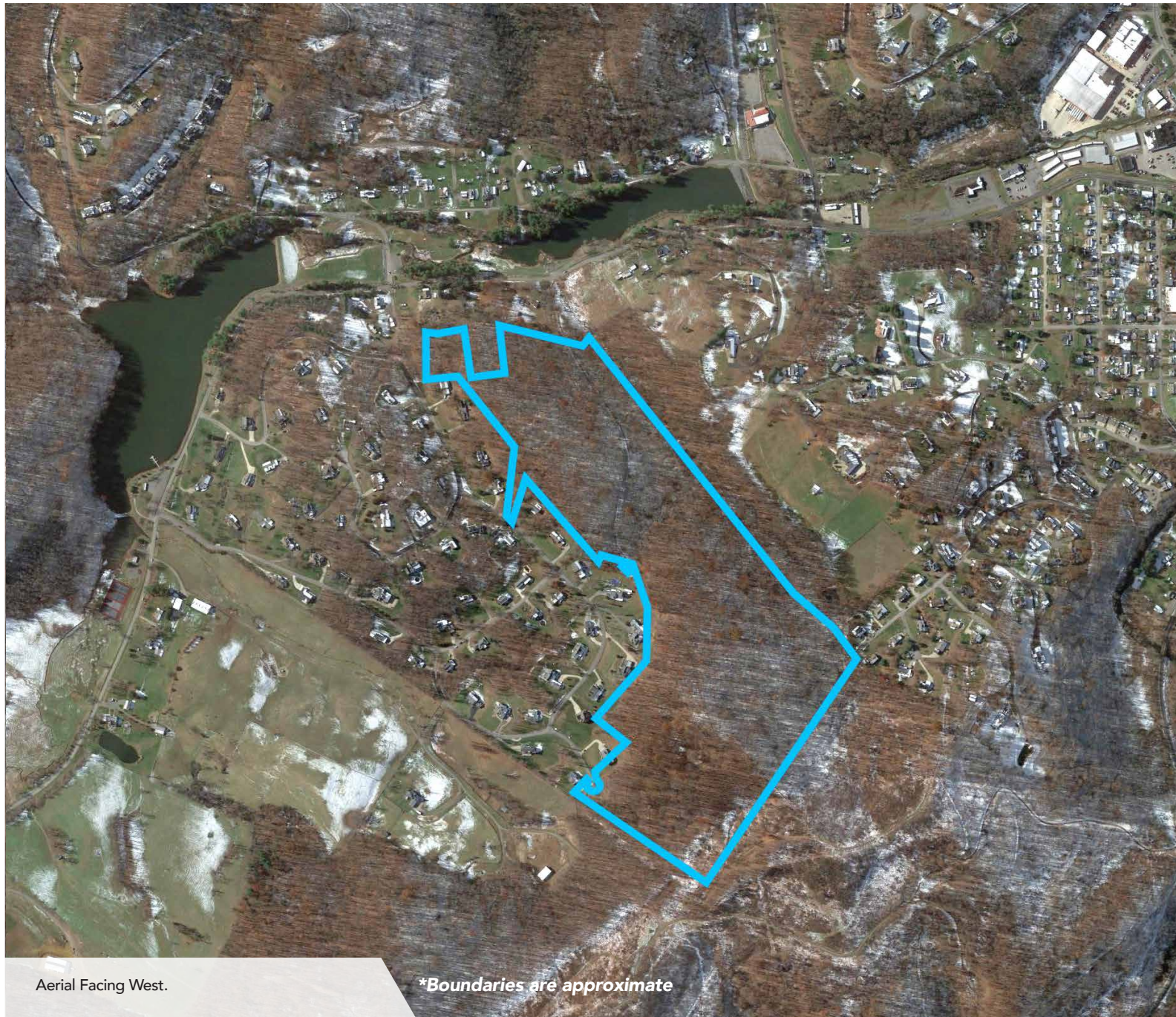
Aerial Facing North.

*\*Boundaries are approximate*



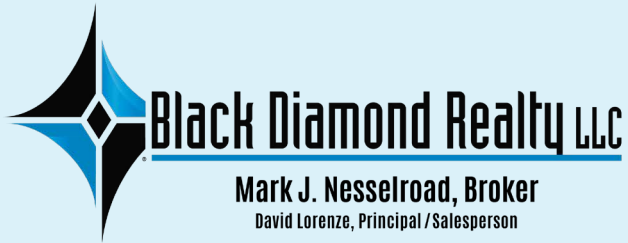
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Aerial Facing West.

*\*Boundaries are approximate*



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