



Black Diamond Realty

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FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



CORBIN BRANCH ROAD
BRIDGEPORT, WV 26330



UNITED HOSPITAL CENTER

MENARD'S

EXIT 124

WHITE OAKS BUSINESS PARK



EXIT 125

THE BRIDGE SPORTS COMPLEX

CLARKSBURG ASPHALT

NORTH CENTRAL WEST VIRGINIA AIRPORT

 **CORBIN BRANCH ROAD**

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257 Corbin Branch Road Photos

Drone and interior photos of 257 Corbin Branch Road.

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332 Corbin Branch Road Photos

Drone and interior photos of 332w Corbin Branch Road.

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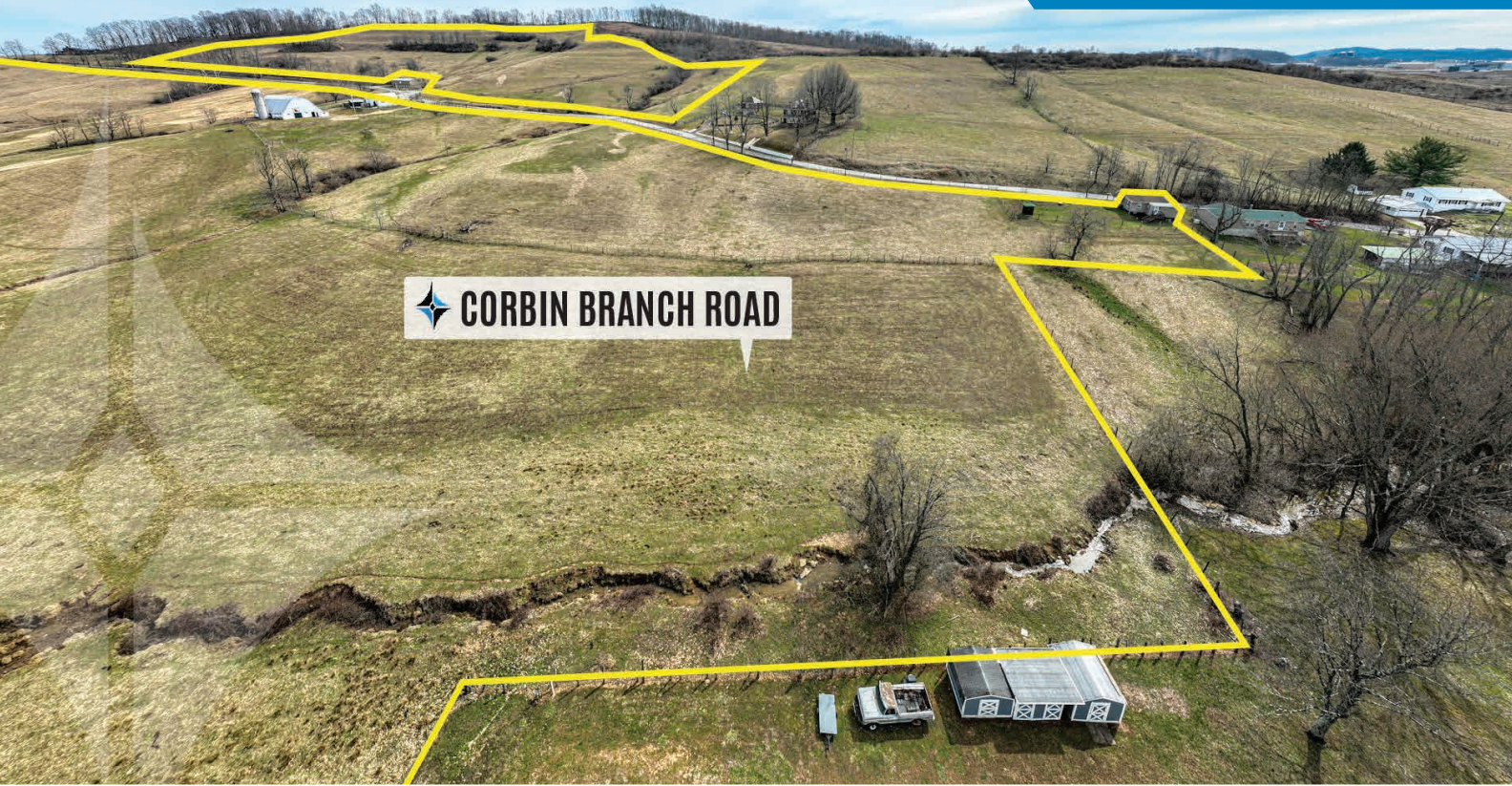
Aerial Photos


Aerial photos of the property from various angles.

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 CORBIN BRANCH ROAD

LAND / DEVELOPMENT FOR SALE

CORBIN BRANCH ROAD BRIDGEPORT, WV 26330

SALE PRICE / \$2,995,000

GROSS LOT SIZE / 122.89 (+/-) ACRES

NUMBER OF STRUCTURES / 2

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY HIGHLIGHTS / EASY ACCESS
TO MAJOR THOROUGHFARES, SHOPPING
AND MORE, ACCESS TO MAJOR UTILITIES,
BEAUTIFUL, ELEVATED VIEWS

Located 1.4 miles from I-79, Exit 124 and White Oaks Business Park, this property offers 122.89 (+/-) acres of undeveloped land consisting of rolling hills and beautiful views. The property includes four parcels containing mostly raw land with two houses which cannot be subdivided. This site is located conveniently to many amenities White Oaks Business Park, North Central West Virginia Airport, Meadowbrook Mall and more.

The property is located outside the city limits of Bridgeport and is close to many amenities. Along 1-79 there is an average daily traffic count of 52,955 vehicles per day. (Provided by Esri and Data Axle, 2024).

FOR SALE

**LAND - LOCATED 1.4 MILE FROM I-79, EXIT 124
CORBIN BRANCH ROAD · BRIDGEPORT, WV 26330 · 122.89 ACRES**

PROPERTY SPECIFICATIONS

INGRESS / EGRESS / DIRECTIONS

The subject land offers multiple points of ingress and egress along Corbin Brand Road. From I-79, Exit 124 south, turn left onto Route 279 and continue 1.2 miles to Benedum Drive. Exit right and turn left onto Benedum Drive. Continue on Benedum Drive for 0.1 mile to the first right on Corbin Branch Road. Continue on Corbin Branch Road for 0.2 mile until your reach the start of the parcel at 257 Corbin Branch Road. See directions below.



UTILITIES

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

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

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Simpson District of Harrison County. The site consists of multiple irregular shaped parcel totaling 122.89 acres. The land has recently been resurveyed by the property owners.

DEMAND GENERATORS

The United Hospital Center, located adjacent to White Oaks, serves as an excellent demand generator for the immediate surrounding areas. The 681,000 square foot building offers 292 patient rooms, employs 1,657 full time employees, has had 608,000 total patient visits to date and cost roughly \$220 million to construct. White Oaks alone employs roughly 2,000+/- professionals and the FBI's Biometrics Center provides approximately 3,000 jobs. Within a five mile radius is the Meadowbrook Mall, Bridgeport, New Pointe Plaza and Eastpointe Shopping Center offering a plethora of retail shopping, restaurants, and more.

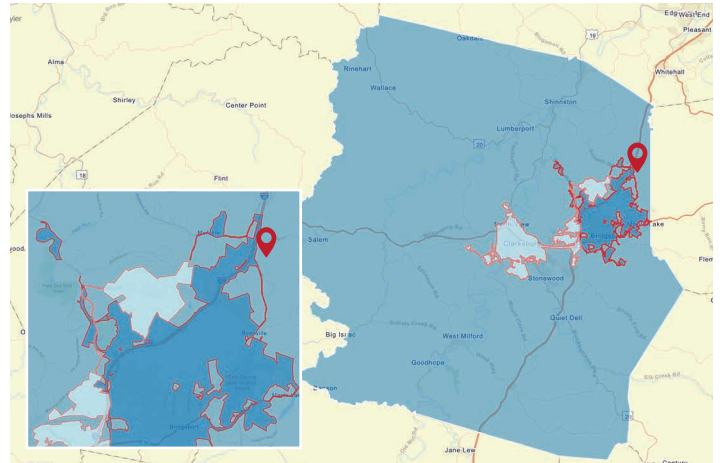
LOCATION ANALYSIS

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, amongst others. 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.

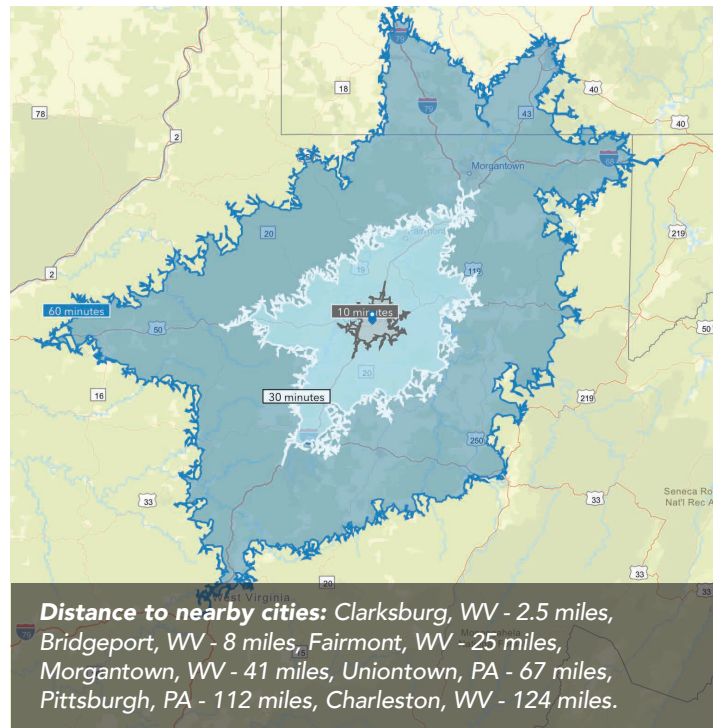
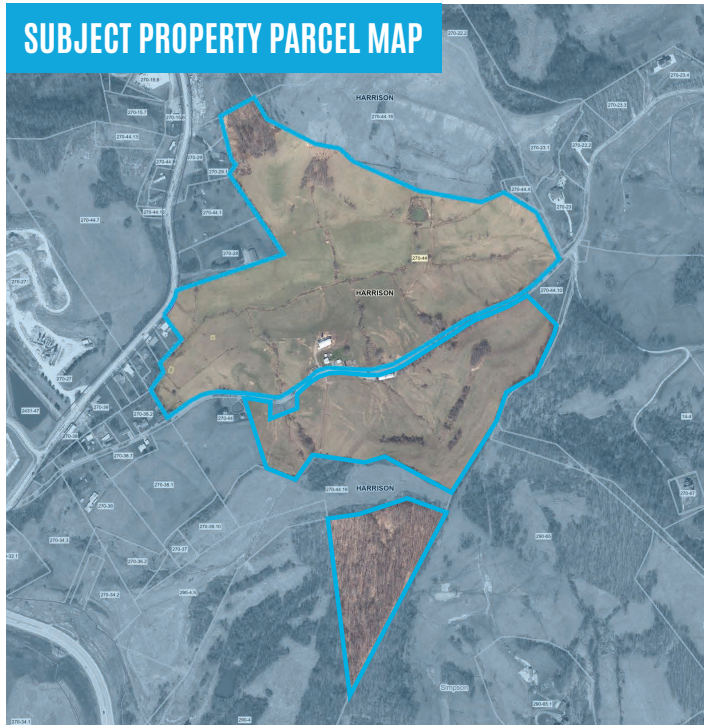
Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

The **City of Bridgeport** has a total population of 9,189 and a median household income of \$94,819. Total number of businesses is 710.

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



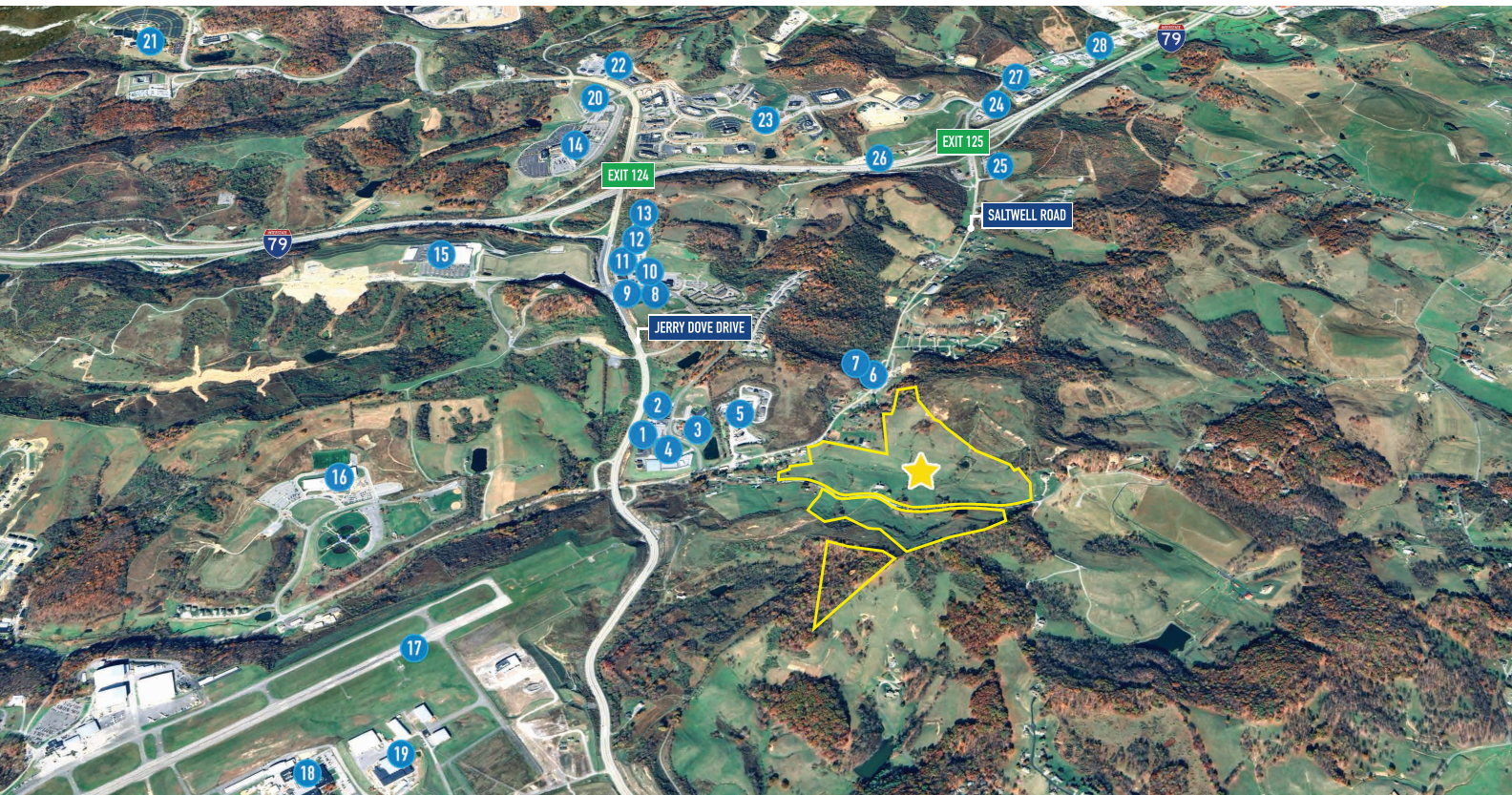
■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location ■ Clarksburg City Limits



FOR SALE

LAND - LOCATED 1.4 MILE FROM I-79, EXIT 124 CORBIN BRANCH ROAD · BRIDGEPORT, WV 26330 · 122.89 ACRES

SURROUNDING AMENITIES



The aerial above highlight several of the most popular surrounding locations. Referenced with a yellow outline and star is the subject property along Corbin Branch Road.

- 1 Mountain State Brewing Co
- 2 Fairmont Federal Credit Union
- 3 Cubby's Child Care Center
- 4 Bridgeport Family Dentistry
- 5 Clarksburg Limestone & Asphalt
- 6 Fastenal Fulfillment Center
- 7 Apria Healthcare
- 8 Civil & Environmental Consultants
- 9 Dunkin Donuts
- 10 Bridgeport Visitors Center
- 11 Buffalo Wild Wings
- 12 Bridgeport Conference Center
- 13 Wingate by Wyndham Bridgeport
- 14 United Hospital Center
- 15 Menards
- 16 The Bridge Sports Complex
- 17 North Central West Virginia Airport
- 18 Pratt & Whitney
- 19 Aurora Flight Sciences WV
- 20 Mountain State Medical Specialties
- 21 FBI CJIS Division
- 22 Don Patron Mexican Restaurant, First Guaranty Bank
- 23 White Oaks Business Park: PNC Bank, Justice Federal Credit Union, Subway, Wendy's, Huntington Bank, Holiday Inn & Express, Hawthorn Suites, TGI Friday's, Starbucks, MarkWest, Steptoe & Johnson, Jackson Kelly PLLC, Trilogy Innovations, IHOP, Tennile Land Company, Blue Ridge Risk Partners, Antero Resources, Manchin Assisted Living, Eastern Gas Transmission and Storage, Harmony at White Oaks
- 24 Dunkin Donuts, Burger King
- 25 Ken Ganley Kia Clarksburg
- 26 Newlons International Sales, LLC
- 27 Interim HealthCare of Bridgeport
- 28 NAPA Auto Parts

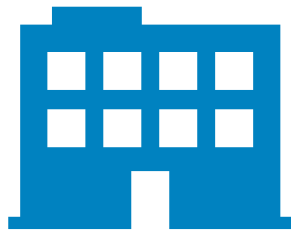
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



7,575

Total Population



377

Businesses



12,529

Daytime Population



\$239,100

Median Home Value



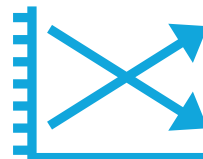
\$47,356

Per Capita Income



\$85,456

Median Household Income



-0.33%

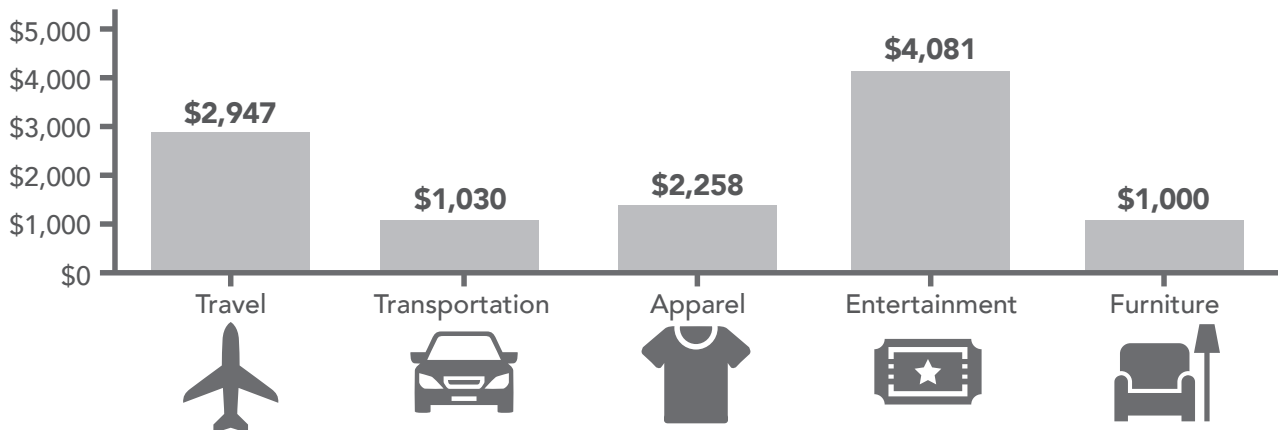
2024-2029 Pop Growth Rate



3,490

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



17,205

Total Population



967

Businesses



25,622

Daytime Population



\$240,114

Median Home Value



\$47,074

Per Capita Income



\$83,661

Median Household Income



-0.40%

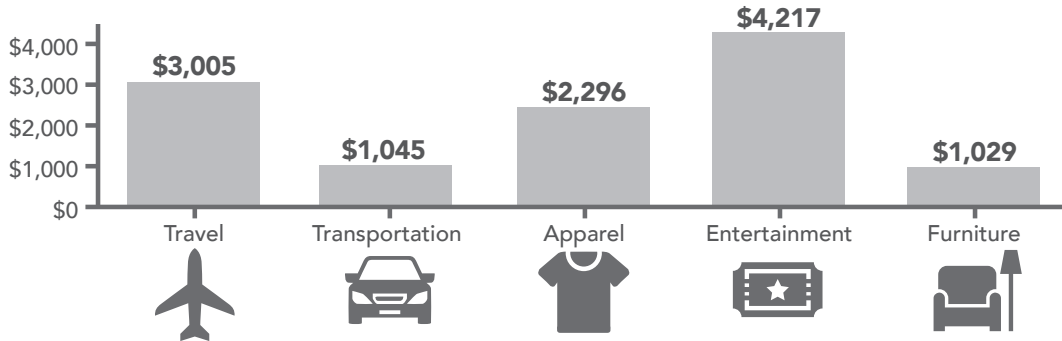
2024-2029 Pop Growth Rate



7,802

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



71,175

Total Population



2,901

Businesses



78,966

Daytime Population



\$182,361

Median Home Value



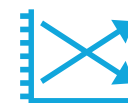
\$36,917

Per Capita Income



\$60,449

Median Household Income



-0.41%

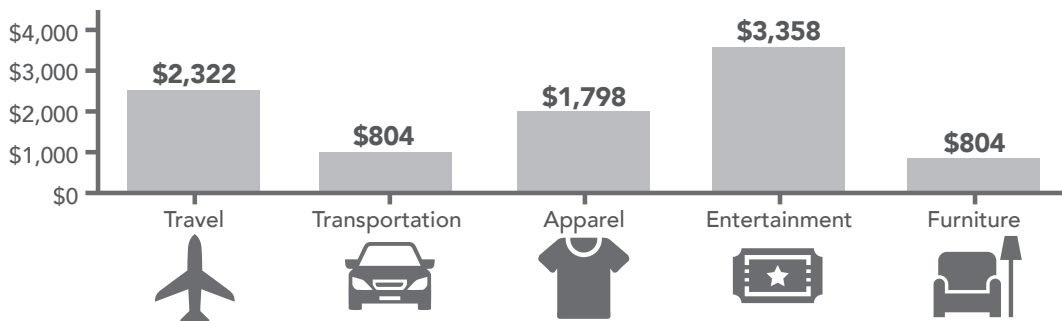
2024-2029 Pop Growth Rate



33,524

Housing Units (2020)

KEY SPENDING FACTS



257 CORBIN BRANCH ROAD



257 Corbin Branch Road.



257 Corbin Branch Road.



257 Corbin Branch Road.

FOR SALE

**LAND - LOCATED 1.4 MILE FROM I-79, EXIT 124
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INTERIOR PHOTOS



257 Corbin Branch Road Kitchen.



257 Corbin Branch Road Bedroom.



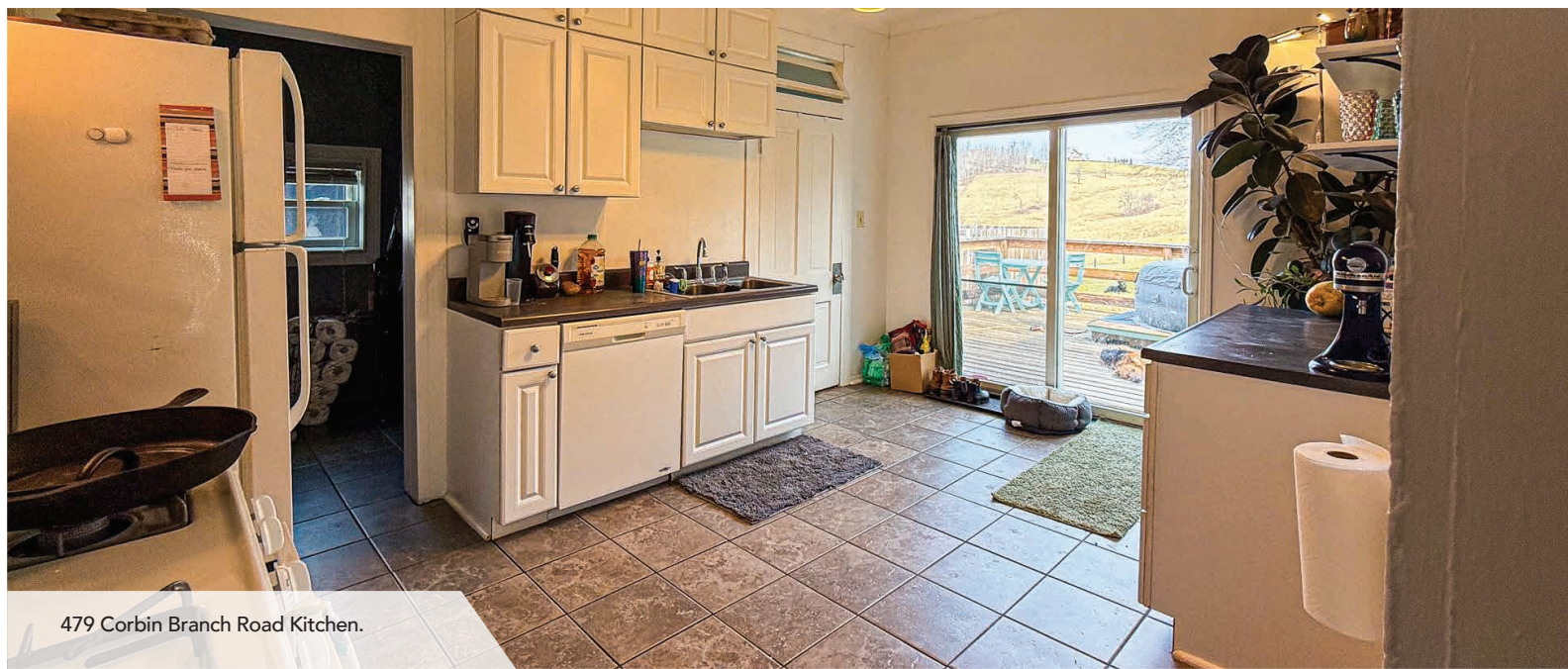
257 Corbin Branch Road Living Room.

479 CORBIN BRANCH ROAD



FOR SALE
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INTERIOR PHOTOS



479 Corbin Branch Road Kitchen.



479 Corbin Branch Road Living Room.



479 Corbin Branch Road Bedroom.

AERIAL PHOTOS



FOR SALE

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CORBIN BRANCH ROAD



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