



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



719 NEAR BETHELS WAY
MARTINSBURG, WV 25405



INTERSTATE
81

FOX CROFT AVE

EXIT 12

ARGOS MARTINSBURG

INTERSTATE
81

ROUTE
11

167TH AIRLIFT WING

EXIT 8

719 NEAR BETHELS WAY

INTERSTATE
81

ROUTE
11

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304.901.7788
BlackDiamondRealty.net

Aaron Poling, Associate / Salesperson
apoling@blackdiamondrealty.net
M. 304.283.0214



LAND / DEVELOPMENT FOR SALE

719 NEAR BETHELS WAY MARTINSBURG, WV 25405

SALE PRICE / \$1,800,000

GROSS LOT SIZE / 86.04 (+/-) ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY FEATURES / DEVELOPMENT
OPPORTUNITY, NO ZONING RESTRICTIONS,
ACCESS TO PUBLIC UTILITIES**

Development-Ready 86 (+/-) Acres with No Zoning Restrictions

Prime Location

- Situated in Berkeley County, WV, just off I-81 with excellent regional connectivity
- Close to major employment, commercial, and industrial hubs, including the Eastern Panhandle Regional Airport and Tabler Station Industrial Park
- Convenient access to highways makes the site ideal for distribution centers, logistics operations, or business parks
- Proximity to schools, retail, and employers makes it ideal for residential development

Expansive Acreage

- 86.04 (+/-) acres outlined in yellow, featuring a blend of open fields, rolling meadows, and wooded sections
- Ideal for large-scale or multi-phase development projects

Development Flexibility

- No zoning restrictions, allowing for residential, commercial, industrial, or mixed-use users
- Equipped with access to public water, sewer, and other essential utilities

Residential Potential

- Suitable for a master-planned community with single-family homes, townhomes, or multi-family developments

FOR SALE

LAND / DEVELOPMENT - LOCATED 3.6 MILES FROM I-81, EXIT 8
719 NEAR BETHELS WAY · MARTINSBURG, WV 25405 · 86.04 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Outside city limits of Martinsburg
- Parcels **6** (58.25), **6.1** (20.5 acres) and **6.2** (7.29 acre), Tax Map 19, Arden District, Berkeley County
- Deed Book WB11, Page 316
- No zoning regulations

ACCESS / DIRECTIONS

The property currently offers access points along Near Bethels Road and Airport Road. Directions from I-81, Exit 8 below.

- I-81 (South), Exit 8
- Turn left onto Tabler Station Road and continue straight for 2.7 miles (will turn into Business Park Drive then Novak Drive)
- Turn right onto Airport Road and continue 0.9 mile
- Turn left onto Near Bethels Way and continue 0.2 mile to property access on the right

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	Mountaineer Gas
Water	Berkeley County Water Dept.
Sewer	Berkeley County Sewer Dept.
Trash	Apple Valley Waste
Cable/Internet	Multiple Providers



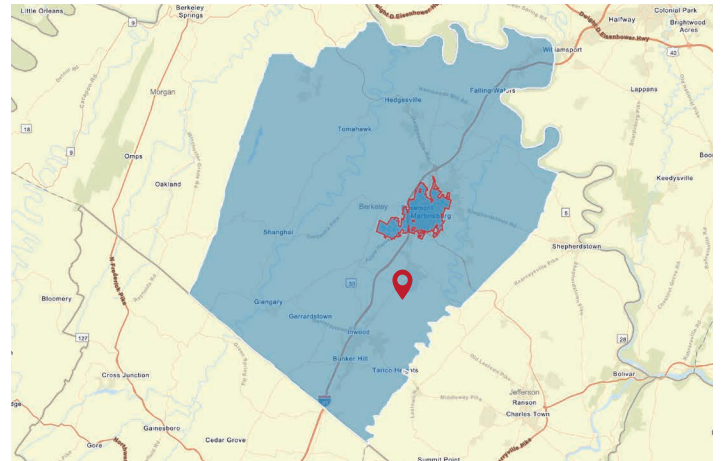
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with the "small town" character and sense of community.

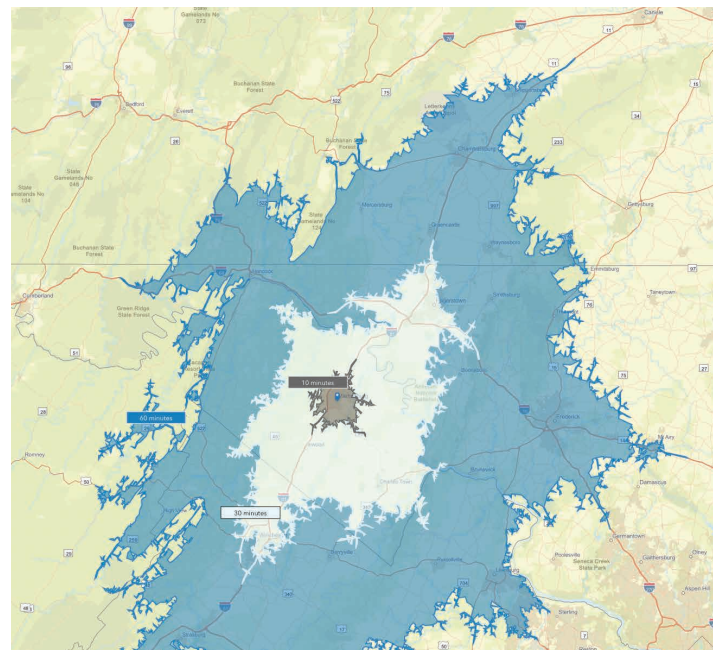
Berkeley County has a total population of 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
Text provided by <https://www.berkeleywv.org>

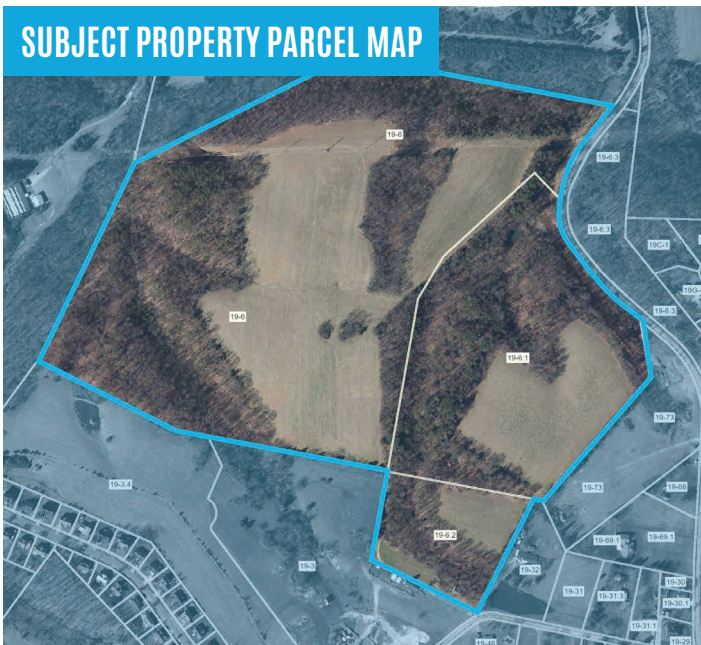


Berkeley County, WV Martinsburg City Limits 📍 Subject Location



Distance to nearby cities: Charles Town, WV - 15 miles,
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,
Washington, DC - 77 miles, Baltimore, MD - 95 miles.

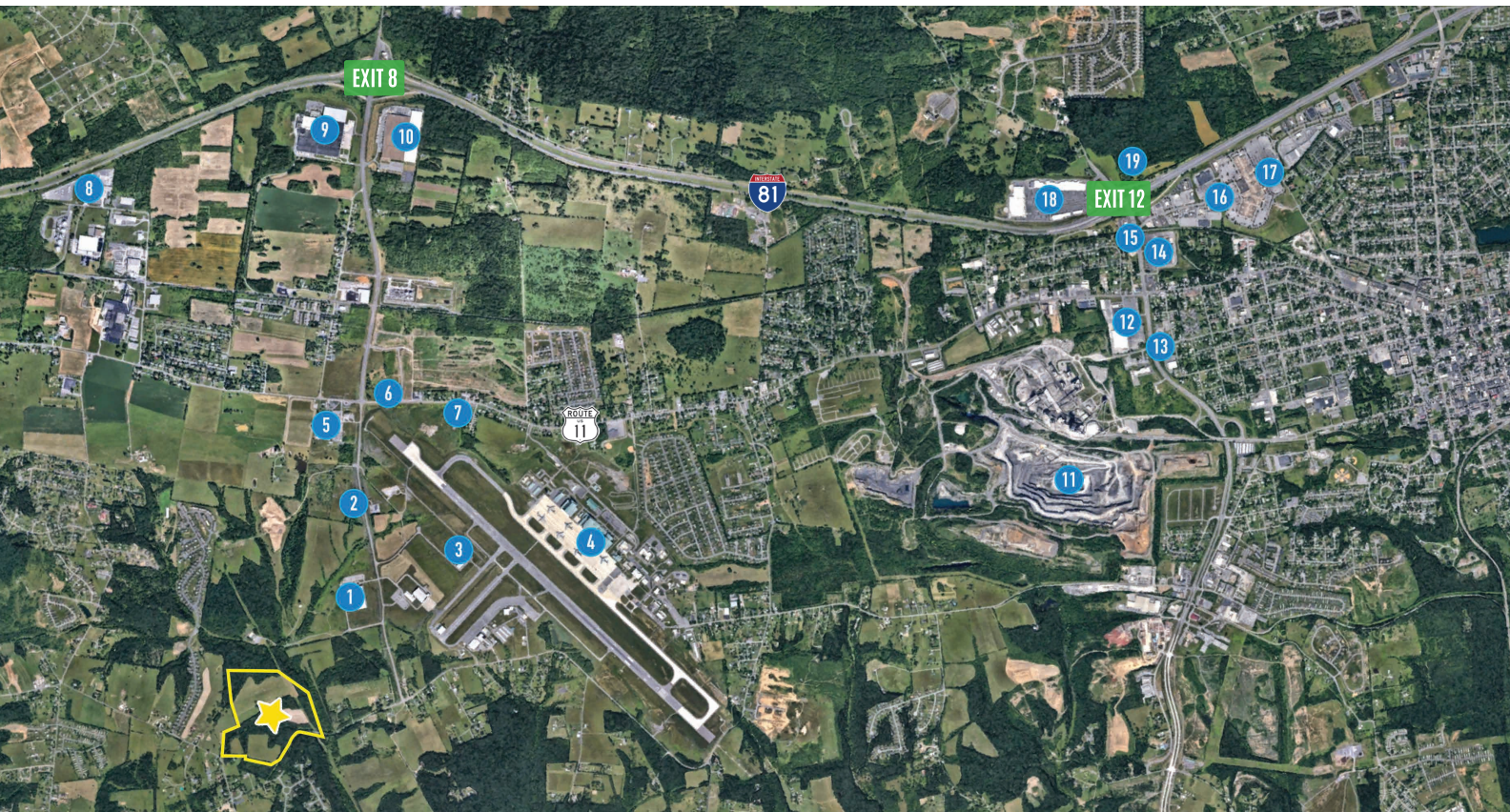
SUBJECT PROPERTY PARCEL MAP



FOR SALE

LAND / DEVELOPMENT - LOCATED 3.6 MILES FROM I-81, EXIT 8
719 NEAR BETHELS WAY · MARTINSBURG, WV 25405 · 86.04 (+/-) ACRES

SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 719 Near Bethels Way.

- 1 Grace Church
- 2 Eastern Panhandle Transit Authority
- 3 Eastern Panhandle Regional Planning & Development Council
- 4 167th Airlift Wing
- 5 Self Storage Plus
- 6 Sheetz
- 7 South Berkeley Volunteer Fire Company
- 8 Brentwood Industries, Inc.
- 9 Knauf Insulation
- 10 Orgill
- 11 Argos Martinsburg
- 12 Gabe's, Harbor Freight, CNB Bank
- 13 AutoZone
- 14 Lowe's
- 15 McDonald's, Sheetz
- 16 Foxcroft Ave: Chic-fil-A, Taco Bell, Bob Evans, Panda Express, Hampton Inn, Martin's, Starbucks, Olive Garden, Panera Bread, Hobby Lobby, OneLife Fitness
- 17 Walmart Supercenter
- 18 Target, Dick's Sporting Goods, Best Buy, ALDI, Michael's, Old Navy, T.J. Maxx, PetSmart, Dollar Tree, Mattress Firm, Books-A-Million, Ulta
- 19 Home Goods, Weis, Royal Farms

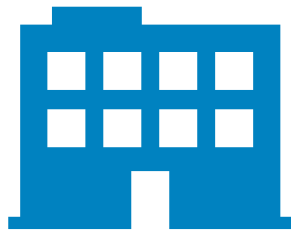
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



15,630

Total
Population



178

Businesses



10,917

Daytime
Population



\$271,326

Median Home
Value



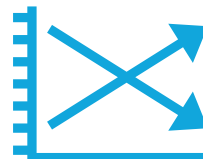
\$38,695

Per Capita
Income



\$86,209

Median Household
Income



1.9%

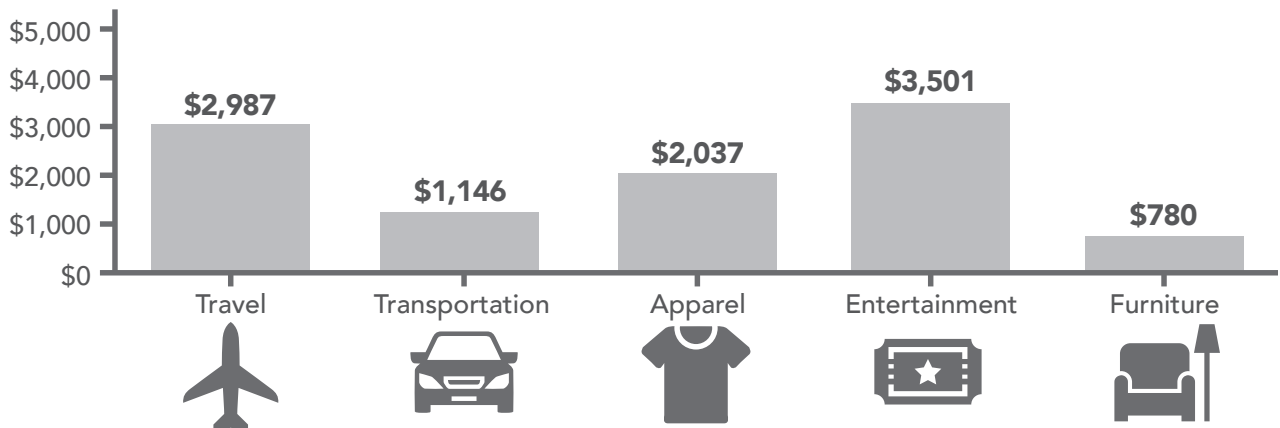
2025-2030
Pop Growth Rate



5,875

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



44,697

Total
Population



928

Businesses



38,344

Daytime
Population



\$288,537

Median Home
Value



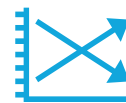
\$38,921

Per Capita
Income



\$83,344

Median
Household
Income



1.6%

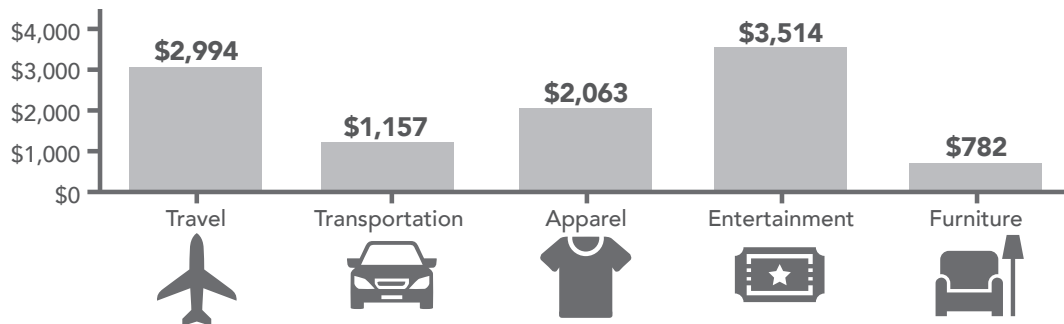
2025-2030
Pop Growth
Rate



16,844

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



134,820

Total
Population



3,265

Businesses



123,764

Daytime
Population



\$309,650

Median Home
Value



\$41,067

Per Capita
Income



\$83,993

Median
Household
Income



1.6%

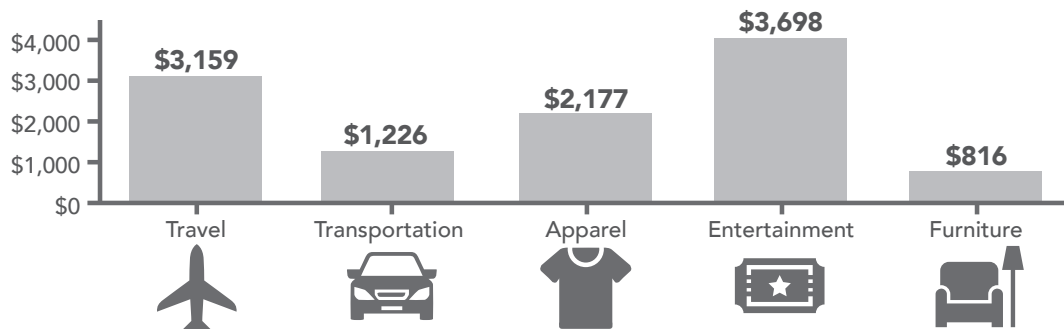
2025-2030
Pop Growth
Rate



52,284

Housing Units
(2020)

KEY SPENDING FACTS



GROUND PHOTOS

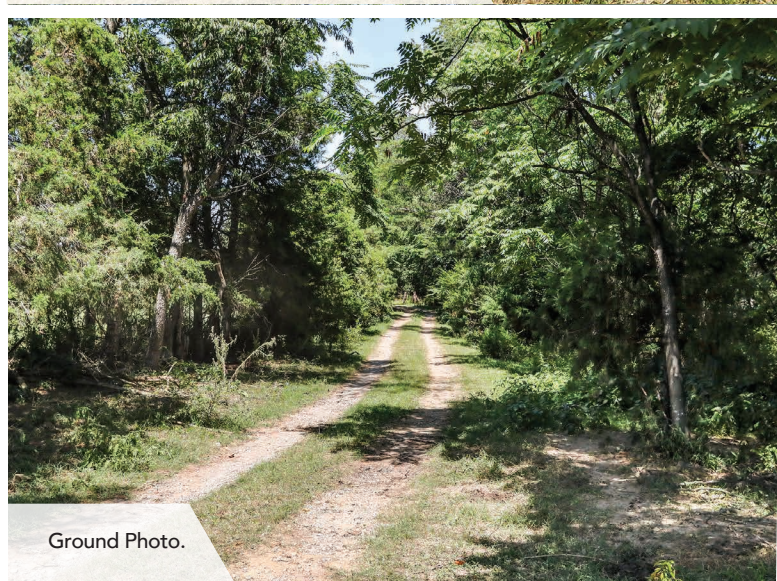


Ground Photo.

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Ground Photo Showing Power Lines.



Ground Photo.



Ground Photo.

AERIALS



Aerial View Facing Southeast.

**Boundaries are approximate*

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Aerial View Facing Southwest.

**Boundaries are approximate*

AERIALS



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Aerial View From Above.



Aerial View From Above.



CONTACT

BLACK DIAMOND REALTY

1209 N Queen Street
Martinsburg, WV 25404
P. 304.901.7788 | F. 304.599.3285
BlackDiamondRealty.net

PRIMARY CONTACT

Aaron Poling, Associate / Salesperson
M. 304.283.0214
apoling@blackdiamondrealty.net

SECONDARY CONTACTS

Joshua Householder, Associate / Salesperson
M. 304.283.7664
jhouseholder@blackdiamondrealty.net