



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



3118 GRAFTON ROAD 27 (+/-) ACRES
MORGANTOWN, WV 26508



NORTH AMERICAN DRILLERS

DOLLAR GENERAL

EXXON GAS STATION

3118 GRAFTON ROAD

119

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LAND / DEVELOPMENT FOR SALE

3118 GRAFTON ROAD MORGANTOWN, WV 26508

SALE PRICE / \$1,100,000

GROSS ACRE SIZE / 27 (+/-) ACRES

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY TYPE / LAND / DEVELOPMENT

**PROPERTY FEATURES / RAW LAND,
DEVELOPMENT OPPORTUNITY, DIRECT
ACCESS TO ROUTE 119**

3118 Grafton Road presents a prime opportunity for land or development users seeking high-visibility frontage and strategic access. Spanning approximately 27 (+/-) acres across five parcels, the property offers a blend of cleared and wooded terrain with sloping hills, well-suited for residential, commercial, or mixed-use development. Positioned directly on Route 119, it provides strong visibility and accessibility. There is an existing office building at the front of this property which allows for immediate use or as a staging point for future development. With surrounding residential growth and ample acreage, this site is well-positioned for long-term investment and transformation.

This property is located approximately 6 miles from I-68, Exit 1. Along Route 119, Grafton Road, there is a traffic count of 7,588 vehicles per day (2024). Source: ©2024 Kalibrate Technologies (Q4 2024).

FOR SALE

LAND / DEVELOPMENT - LOCATED 6 MILES TO I-68, EXIT 1

3118 GRAFTON ROAD · MORGANTOWN, WV 26508 · 27 (+/-) ACRES

PROPERTY SPECIFICATIONS

INGRESS / EGRESS

The property offers two points of ingress and egress via Grafton Road to gravel driveway. The U-shaped gravel driveway leads up to the office building and a small pull-off parking area, with space for 3-4 vehicles to park.

LEGAL DESCRIPTION / ZONING

Located outside the City Limits of Morgantown, this property is situated within the Clinton District of Monongalia County. The property includes five parcels identified as Clinton District, Map 25, Parcels 1, 1.16, 1.2, 1.3 and 1.4. This can be referenced in Deed Book 1655, Page 150. See the parcel map on page 4 for details.

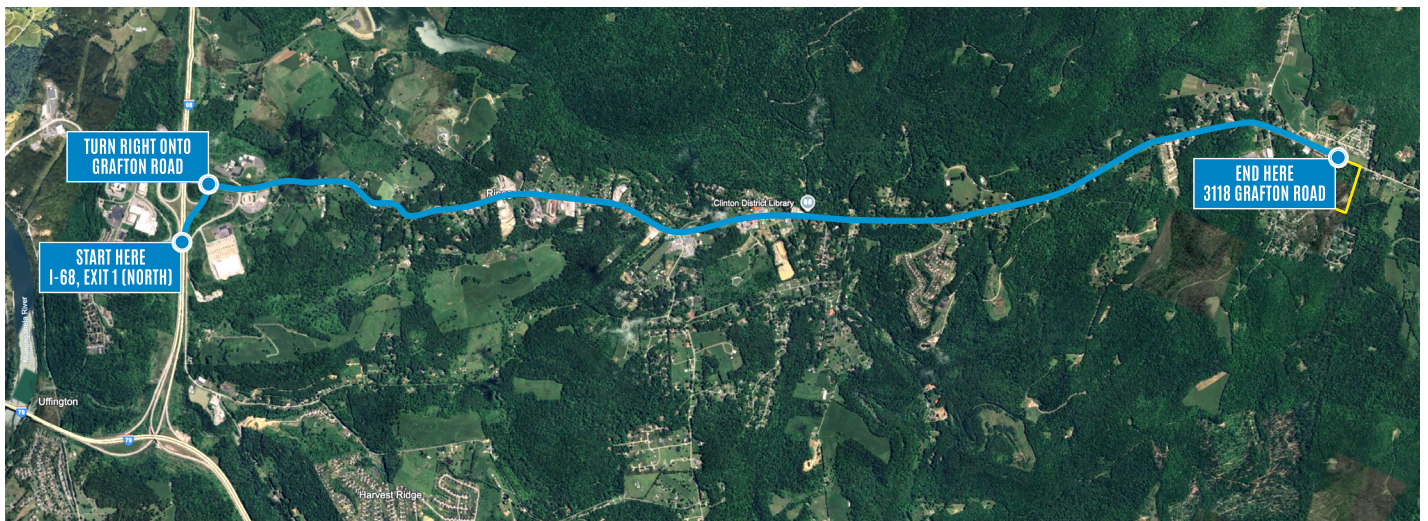
DIRECTIONS

From I-68 north, take Exit 1 and turn right onto Grafton Road. Continue 5.6 miles on Grafton Road until you reach the subject property on the right. The property is located just past the Exxon gas station.

UTILITIES

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

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	N/a
Water	Clinton Water Association
Sewer	Septic
Trash	Republic
Cable/Internet	Multiple Providers



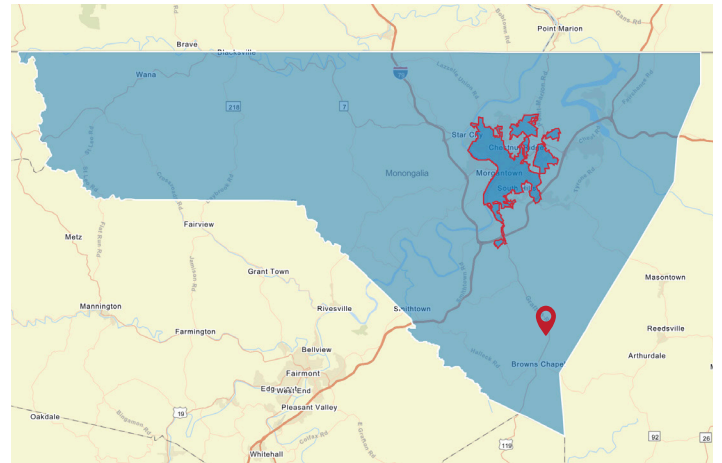
LOCATION ANALYSIS

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.

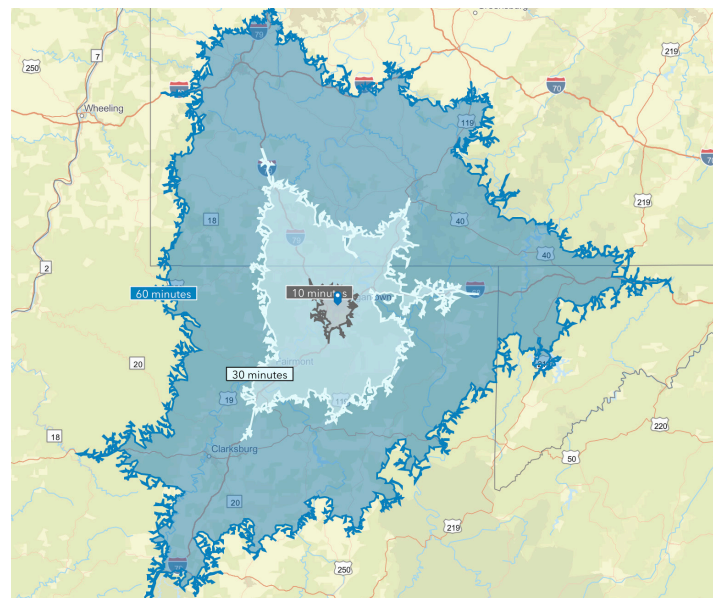
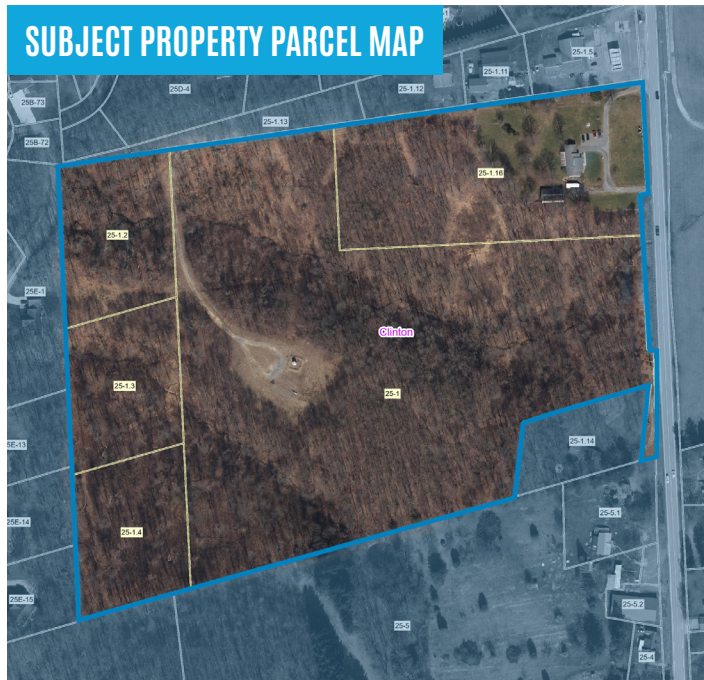
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

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



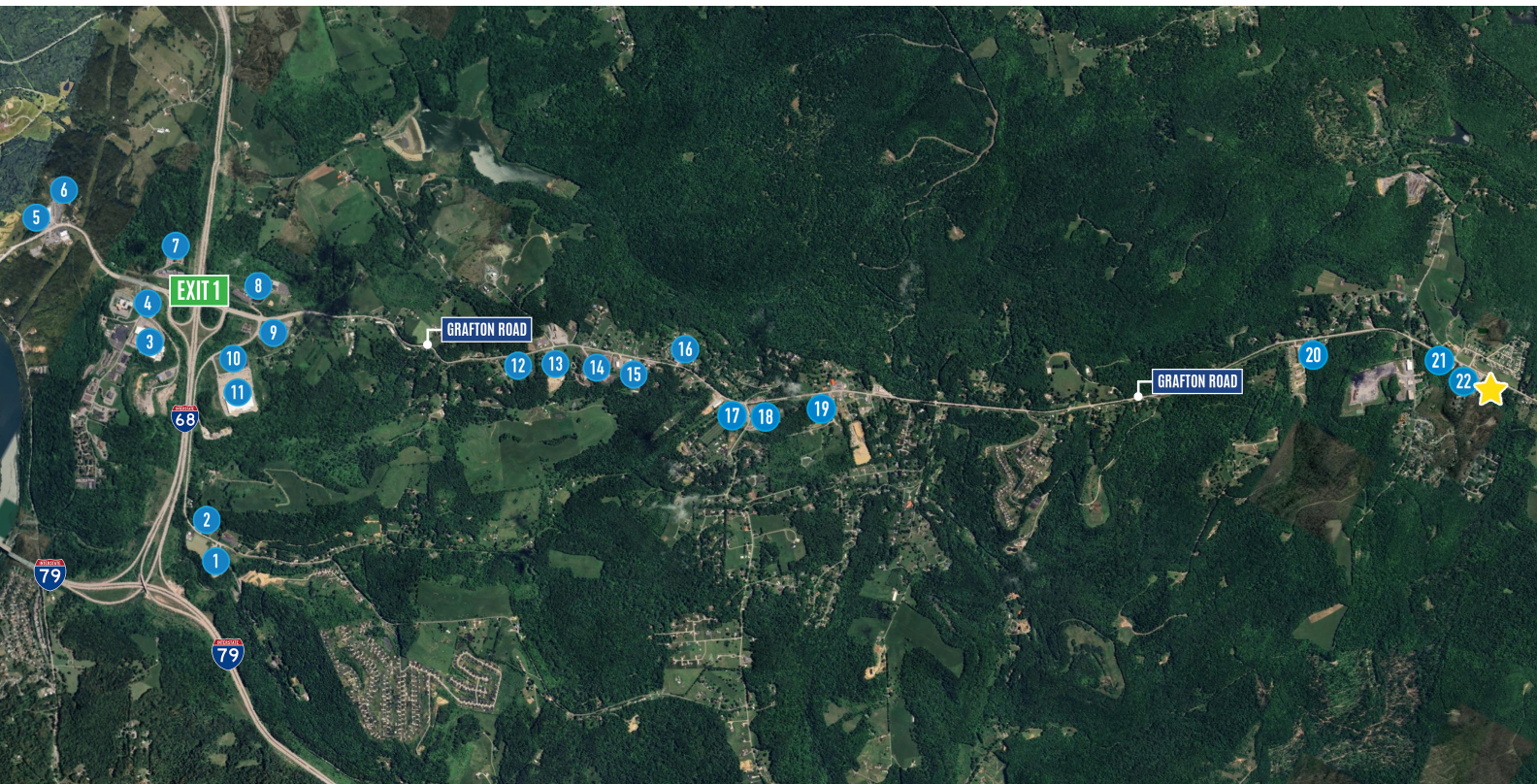
■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location



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.

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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 3118 Grafton Road, has been referenced with a yellow star.

Along Route 119, Grafton Road, there is a traffic count of 7,588 vehicles per day (2024).

- ① Pilot Thomas Logistics
- ② Exit 1 Storage
- ③ Koval Building Supply, Gabe's Corp.
- ④ Tractor Supply Co.
- ⑤ Burger King, Middletown Homes, Glotfelty Tire Center
- ⑥ United States Postal Service
- ⑦ Rooters Roost Morgantown, Quality Inn
- ⑧ St Francis de Sales Catholic Church, St. Francis Central Catholic School
- ⑨ Sheetz
- ⑩ WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- ⑪ Walmart Supercenter
- ⑫ Little General
- ⑬ Caliber Collision
- ⑭ West Virginia Department of Transportation Division of Highways
- ⑮ L & L Self-Storage
- ⑯ Nickles Bakery INC, Air Ground Xpress Inc
- ⑰ Mulkeen Landscaping & Tree Service
- ⑱ Ridgedale Elementary School
- ⑲ Paradise Homes Inc
- ⑳ Circle K
- ㉑ Dollar General
- ㉒ Exxon

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



3,714

Total
Population



47

Businesses



2,272

Daytime
Population



\$276,325

Median Home
Value



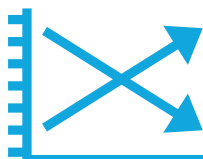
\$38,891

Per Capita
Income



\$84,141

Median Household
Income



1.05%

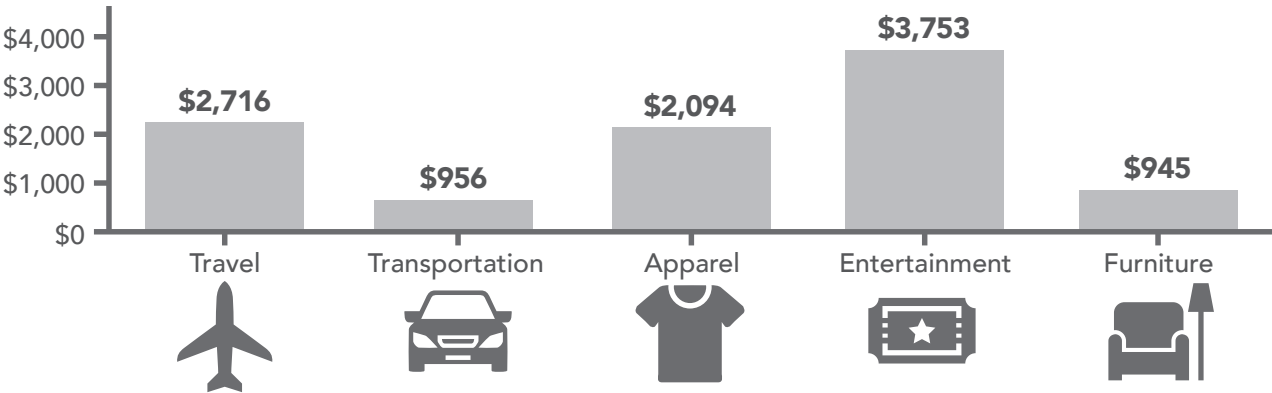
2024-2029
Pop Growth Rate



1,513

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



11,013

Total
Population



140

Businesses



7,129

Daytime
Population



\$282,342

Median Home
Value



\$40,585

Per Capita
Income



\$84,320

Median
Household
Income



0.76%

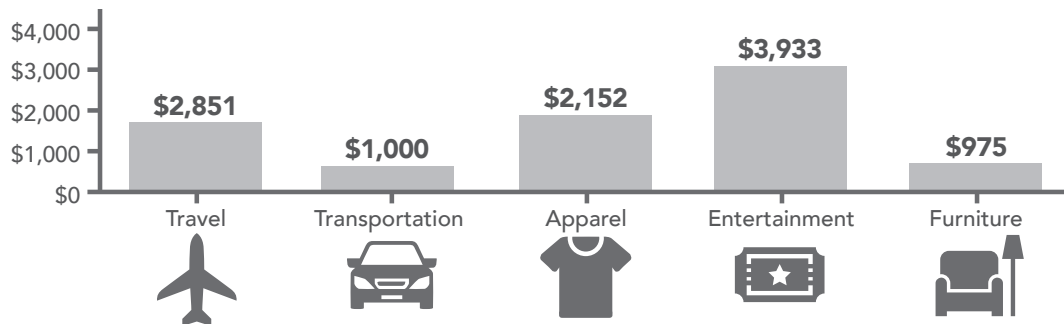
2024-2029
Pop Growth
Rate



4,389

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



79,446

Total
Population



2,678

Businesses



74,077

Daytime
Population



\$236,065

Median Home
Value



34,602

Per Capita
Income



\$57,150

Median
Household
Income



0.16%

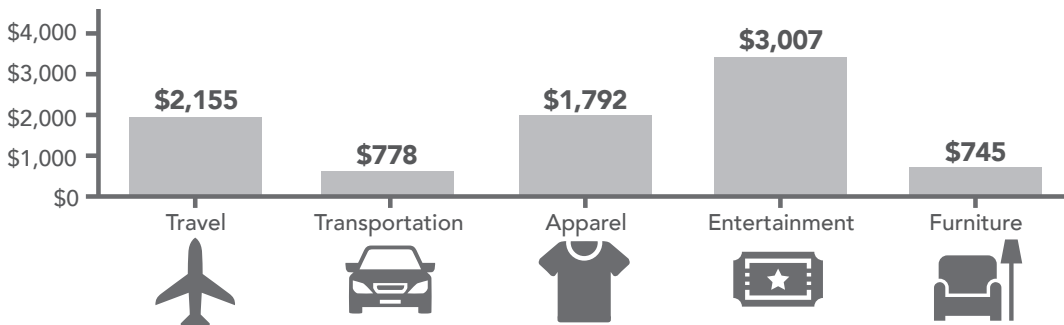
2024-2029
Pop Growth
Rate



36,030

Housing Units
(2020)

KEY SPENDING FACTS



GROUND PHOTOS



Gravel Entrance onto the Property.



Gravel Entrance onto the Property Along Grafton Road.

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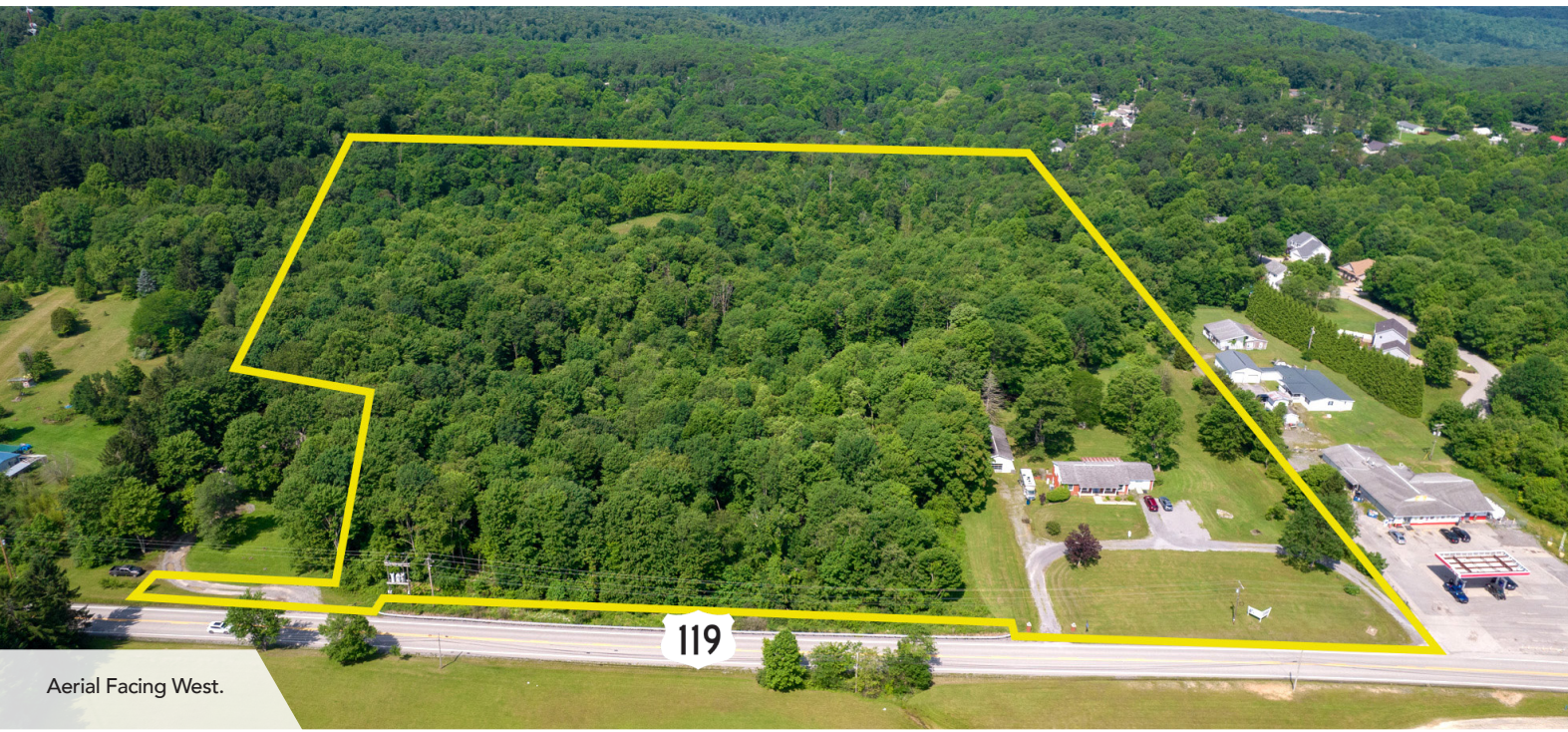


Office/Building on Property.



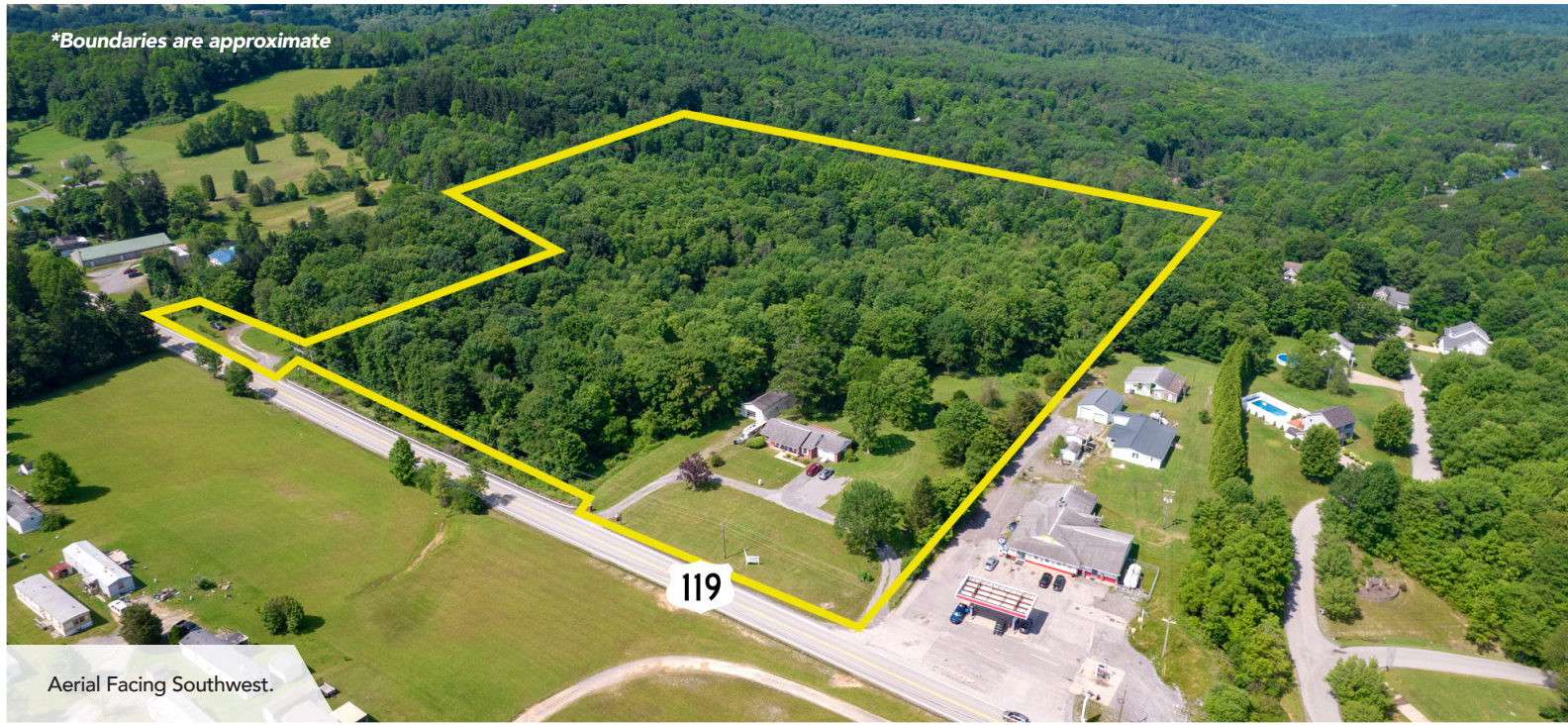
Yard Behind Office/Building on Property.

AERIALS



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**Boundaries are approximate*



Aerial Facing Southwest.



Aerial Facing South.

AERIALS



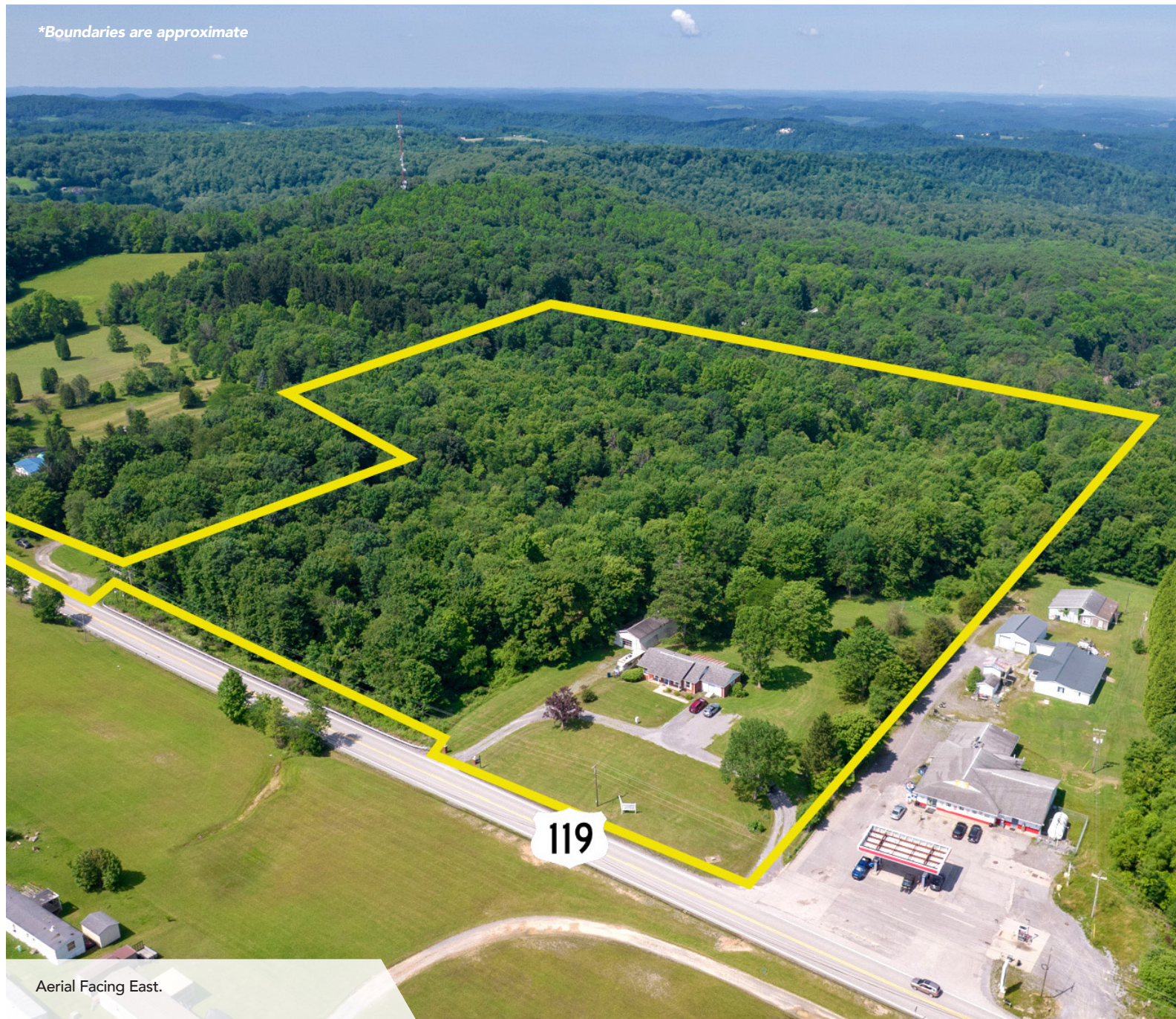
Aerial Facing North.



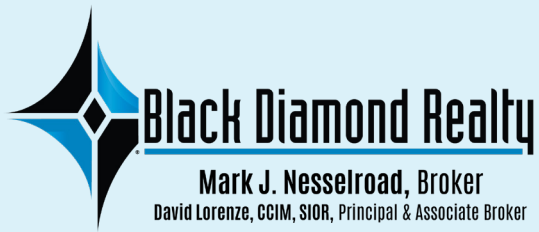
Aerial Facing South.

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**Boundaries are approximate*



Aerial Facing East.



CONTACT

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