



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



1125 CANYON ROAD
MORGANTOWN, WV 26508

CHEAT LAKE

PIERPONT CENTRE

INTERSTATE
68

EXIT 7

2,700 VEHICLES PER DAY



1125 CANYON ROAD

THE PINES COUNTRY CLUB

MORGANTOWN MUNICIPAL AIRPORT

RIDGEVIEW BUSINESS PARK

SUNCREST TOWNE CENTRE

MON HEALTH HOSPITAL

RUBY MEMORIAL HOSPITAL

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Location Analysis / Google Aerial

Detailed description, and Google aerial photo of the location and its proximity to surrounding businesses.

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Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

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Aerial Photos

Aerial photos of the property from various heights and angles.

08

304.413.4350
BlackDiamondRealty.net

Jeff Stenger, Senior Associate / Salesperson
jstenger@blackdiamondrealty.net
M. 301.237.0175

THE PINES COUNTRY CLUB

*Boundaries are approximate

LAND / DEVELOPMENT FOR SALE

1125 CANYON ROAD
MORGANTOWN, WV 26508

SALE PRICE / \$550,000

LOT SIZE / 15.5 ACRES

PROPERTY TYPE / LAND

CITY LIMITS / OUTSIDE

PROPERTY HIGHLIGHTS / CLOSE TO MAJOR
TRAFFIC ROUTES (I-68), ADJACENT TO
COUNTY CLUB, HIGHLY VISIBLE, GENTLE
ROLLING TOPOGRAPHY

- **Prime Development Opportunity**
 - 15.5 acres of land ideal for residential development or a custom estate project.
 - Adjacent to The Pines Country Club, offering scenic views.
- **Excellent Location & Accessibility**
 - Conveniently located just 3.9 miles from I-68, Exit 7, providing easy regional access.
 - Situated along Canyon Road, which sees an average daily traffic count of 2,700 vehicles.
- **Desirable Surroundings**
 - Neighboring residential communities include Suncrest, Canyon Ridge, and Greentree Estates, demonstrating strong area demand.
 - Minutes from shopping, dining, and amenities in the Suncrest and Pierpont areas.
- **Existing Improvements**
 - Property includes an older home that could be renovated, repurposed, or removed to accommodate future development.
 - Gently rolling terrain offers flexibility for site planning and layout options.
- **Future Development Potential**
 - Positioned within a growing residential corridor with strong housing demand.
 - Ample acreage allows for phased development, estate lots, or a thoughtfully designed subdivision.

FOR SALE

LAND / DEVELOPMENT - LOCATED 3.9 MILES TO I-68, EXIT 7

1125 CANYON ROAD · MORGANTOWN, WV 26508 · 15.5 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Outside city limits of Morgantown
- Parcel 83, Tax Map 13, Union District, Monongalia County
- Deed Book EB44, Page 549
- Zoning: Residential

INGRESS / EGRESS / DIRECTIONS

- Ingress/egress from Canyon Road
- Head Northeast on I-79
- Take Exit 7
- Turn left onto Cheat Road.
- Travel 0.6 mile and then turn left onto N Pierpont Road
- Turn right onto Canyon Road and travel 1.8 miles
- 1125 Canyon Road is located on the left

UTILITIES

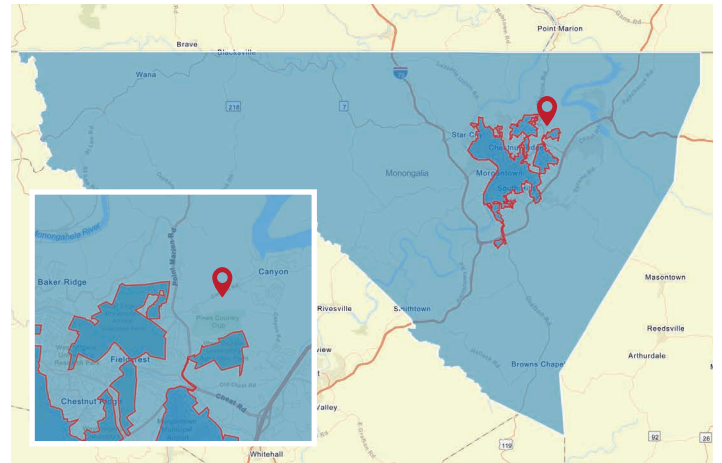
This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable / Internet	Multiple Providers

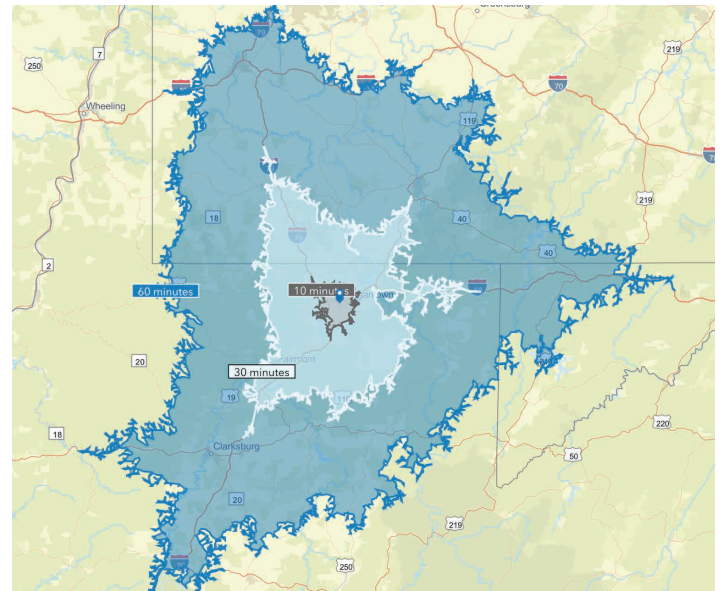
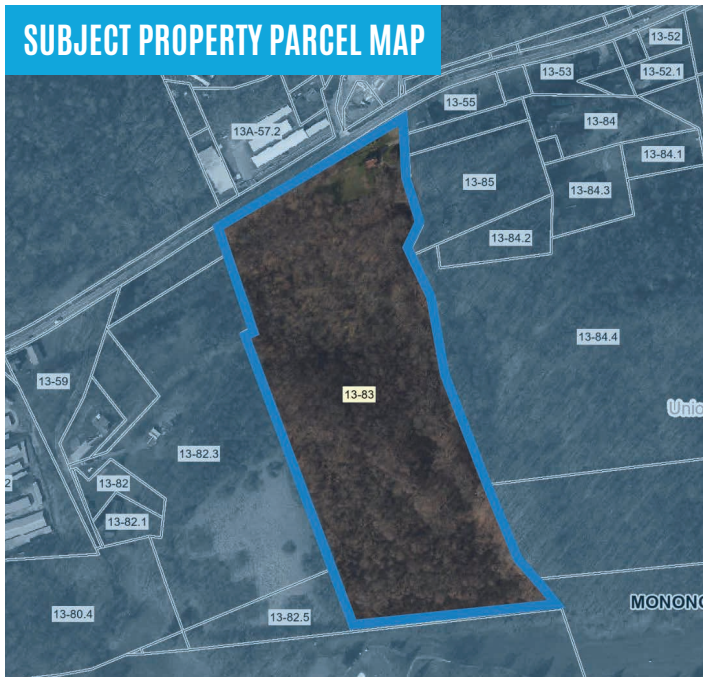




Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits



Distance to nearby cities: Fairmont, WV - 24 miles,
Bridgeport, WV - 38 miles, Washington, PA - 46 miles,
Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles,
Charleston, WV - 160 miles.

FOR SALE

LAND / DEVELOPMENT - LOCATED 3.3 MILES TO I-68, EXIT 7

1125 CANYON ROAD · MORGANTOWN, WV 26508 · 15.5 (+/-) ACRES

SURROUNDING AMENITIES



The Google aerial above was taken facing south towards Morgantown. Several surrounding businesses have been highlighted with blue numbers. Referenced a yellow star is the subject property, 1125 Canyon Road.

- 1 University High School
- 2 Ridgeview Business Park
- 3 The Stick Company, TT&S Supply, Envirotac, Nature's Granite & Stone
- 4 Elite Storage
- 5 Canyon Village
- 6 Coombs Farm
- 7 Circle K Gas Station
- 8 Summit Motors
- 9 Pinecrest Townhomes
- 10 Pinnacle Height Apartments
- 11 Clear Spring Townhomes
- 12 The Pines Country Club
- 13 WVU Medicine Information Technology Center
- 14 The Crossings at Morgantown
- 15 Cheat Crossing
- 16 Pierpont Centre, Lowe's, Family Dollar, Michaels, Ruby Tuesday, McDonald's, Wendy's, IHOP, Holiday Inn Express, Starbucks, Chipolte
- 17 Pierpont Landings
- 18 Morgantown Municipal Airport
- 19 West Run Apartments
- 20 Copper Beach Townhomes
- 21 Mileground
- 22 Sabraton Area
- 23 Bon Vista Villas
- 24 Suncrest Towne Centre
- 25 Mon Health Medical Center
- 26 Milan Pharmaceuticals
- 27 WVU Medicine Children's Hospital, Health Sciences Center
- 28 Suncrest Area
- 29 Evansdale Campus
- 30 Mountaineer Field
- 31 West Virginia University Main Campus
- 32 Morgantown Industrial Park
- 33 Mountaineer Mall
- 34 University Town Center, Walmart, Sams Club, TJ Maxx, Longhorn Steakhouse, Olive Garden, Cheddar's, Target, Dick's Sporting Goods, Best Buy, Chilli's, Regal Cinemas



DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,729

Total
Population



964

Businesses



25,688

Daytime
Population



\$304,764

Median Home
Value



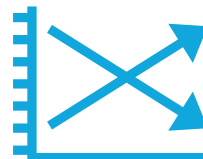
\$48,607

Per Capita
Income



\$63,514

Median Household
Income



0.5%

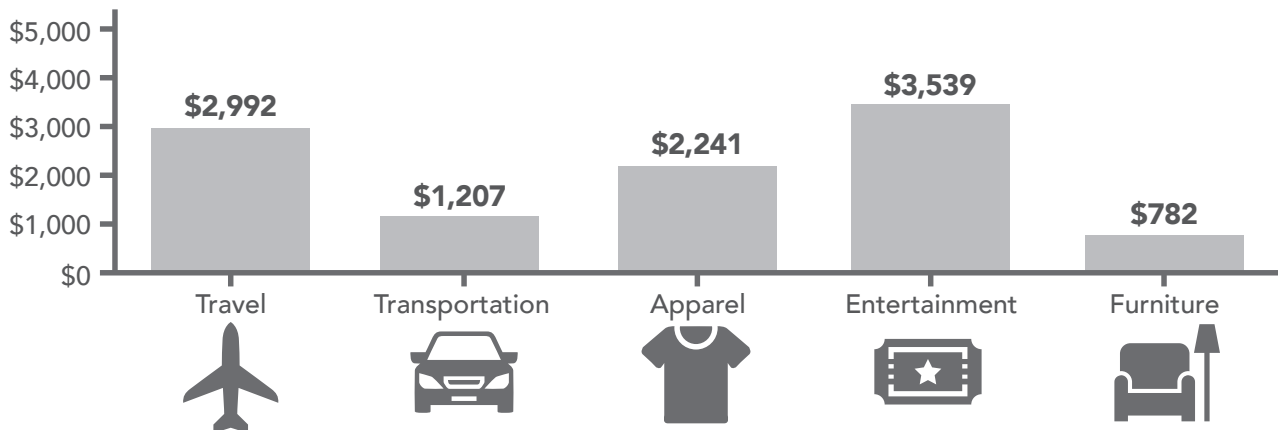
2025-2030
Pop Growth Rate



10,627

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



78,709

Total
Population



2,983

Businesses



88,848

Daytime
Population



\$289,485

Median Home
Value



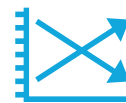
\$40,565

Per Capita
Income



\$59,530

Median
Household
Income



0.4%

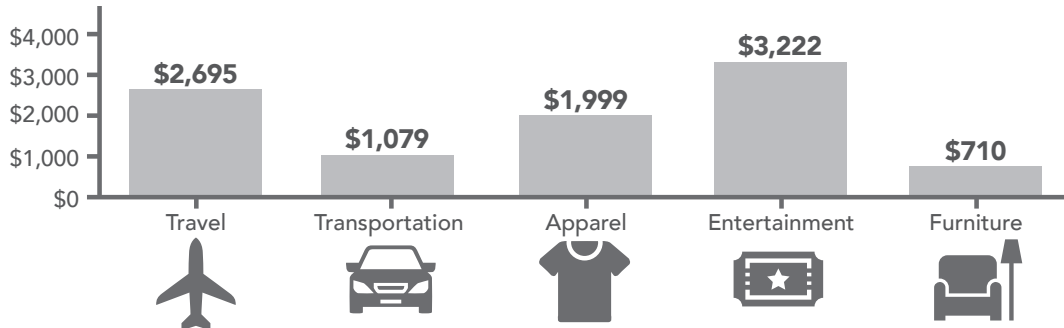
2025-2030
Pop Growth
Rate



35,893

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,942

Total
Population



3,938

Businesses



117,556

Daytime
Population



\$274,383

Median Home
Value



\$40,809

Per Capita
Income



\$62,658

Median
Household
Income



0.3%

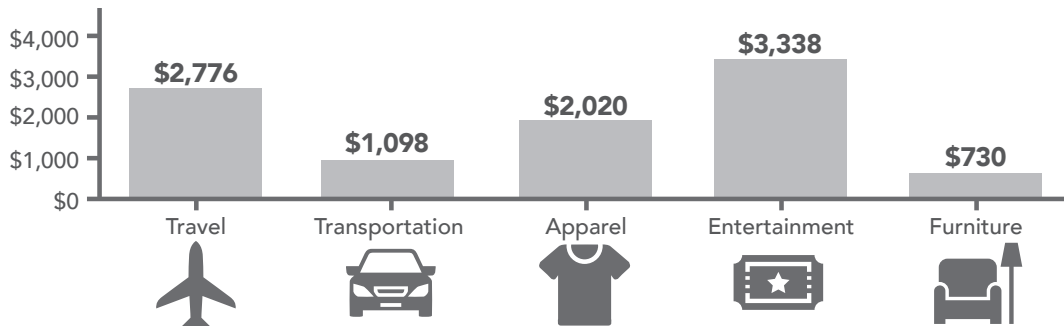
2025-2030
Pop Growth
Rate



51,010

Housing Units
(2020)

KEY SPENDING FACTS



AERIALS

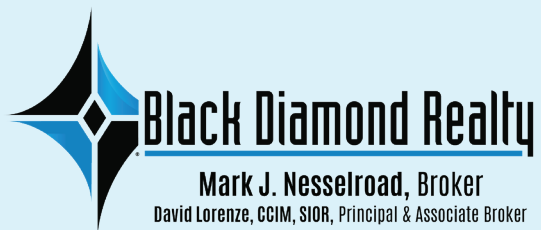


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LAND / DEVELOPMENT - LOCATED 3.3 MILES TO I-68, EXIT 7
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Aerial Facing South.

**Boundaries are approximate*



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Senior Associate / Salesperson

M. 301.237.0175

jstenger@blackdiamondrealty.net