



**Black Diamond Realty LLC**

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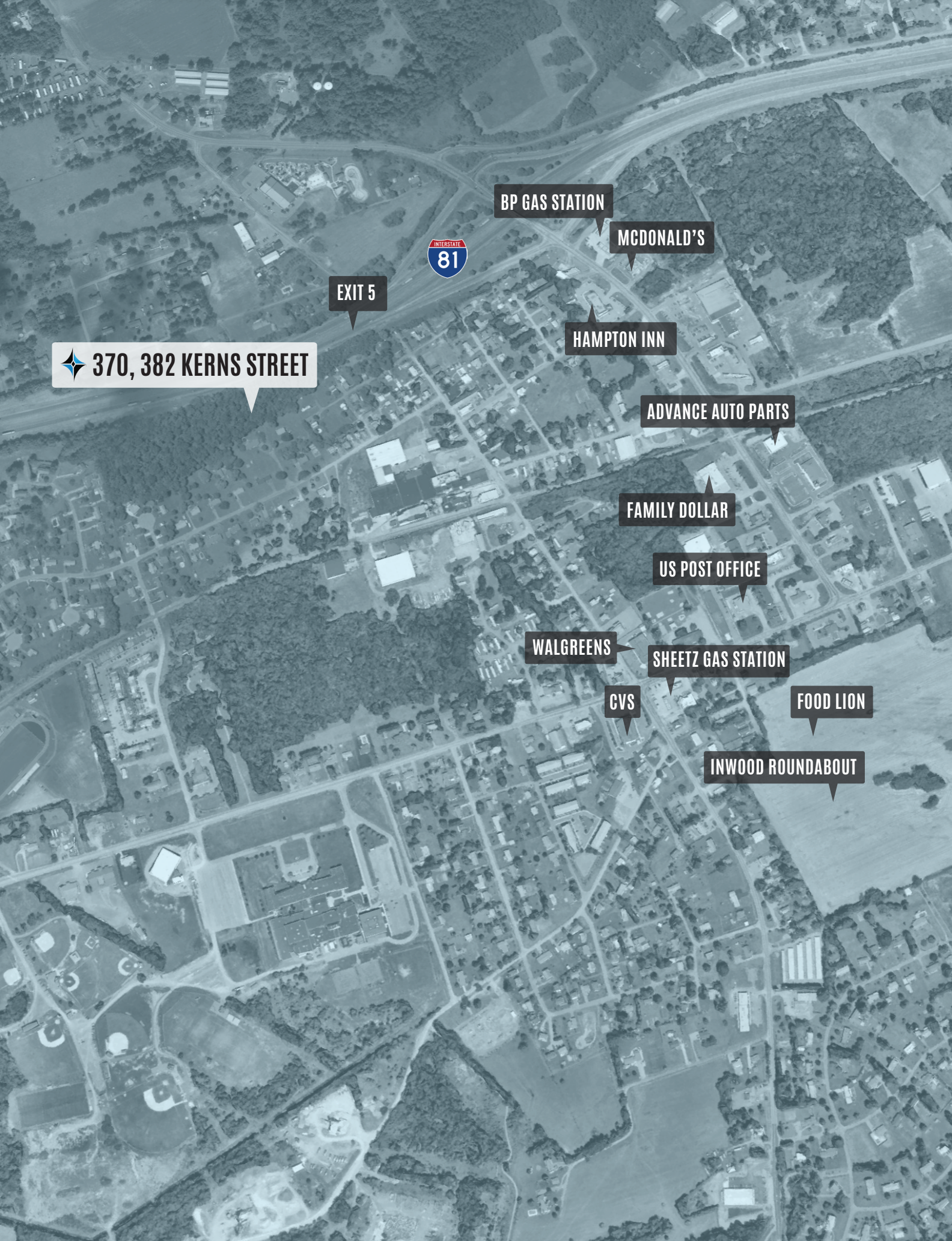
**FOR SALE**  
**LAND**  
**MARKETING FLYER**



*\*Boundaries are approximate*

**370, 382 KERNS STREET**  
**INWOOD, WV 25428**





BP GAS STATION

MCDONALD'S



EXIT 5

★ 370, 382 KERNS STREET

HAMPTON INN

ADVANCE AUTO PARTS

FAMILY DOLLAR

US POST OFFICE

WALGREENS

SHEETZ GAS STATION

CVS

FOOD LION

INWOOD ROUNDABOUT



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\*Boundaries are approximate

## LAND FOR SALE

## 370, 382 KERNS STREET INWOOD, WV 25428

SALE PRICE / \$315,000

GROSS LOT SIZE / 9.65 (+/-) ACRES

PROPERTY TYPE / LAND

ZONING / NO ZONING RESTRICTIONS

PROPERTY FEATURES / EXCEPTIONAL VISIBILITY ALONG I-81, DEVELOPMENT OPPORTUNITY, EASILY ACCESSIBLE, CLOSE TO MAJOR TRAFFIC ROUTES AND MANY AMENITIES

With exceptional visibility along I-81, this property offers 9.65 (+/-) acres of undeveloped, flat land. The position of the land in proximity to a plethora of residential communities and amenities make it ideal for commercial users looking for a development opportunity. The site is located in a growing area of Berkeley County positioned approximately one mile from I-81, Exit 5, and 0.5 mile from U.S. Highway 11.

Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2023 Esri) Inwood is located in Shenandoah Valley, near the Virginia and Maryland borders. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are all within a three hour drive of Inwood.



**FOR SALE**  
**LAND - LOCATED 1 MILE FROM I-81, EXIT 5**  
**370, 382 KERNS STREET INWOOD, WV 25428 · 9.65 (+/-) ACRES**

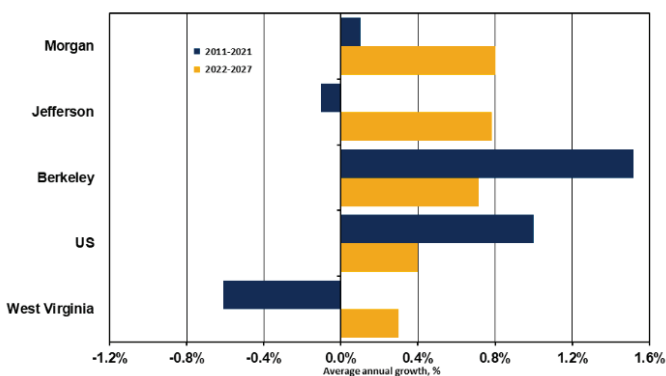
# PROPERTY SPECIFICATIONS

## ECONOMIC OUTLOOK

West Virginia’s Eastern Panhandle (EPH) has been the state’s strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle’s manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle’s proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / [business.wvu.edu/bber](http://business.wvu.edu/bber))

Figure 11: Employment Growth Forecast by Area



(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

## LEGAL DESCRIPTION / ZONING

Located inside the city limits of Inwood, this property is positioned in the Mill Creek District of Berkeley County. The site is comprised of three parcels of land consisting of 9.65 (+/-) acres. The property is identified as Mill Creek District, Tax Map 6J, Parcels 41 and 42 and Tax Map 5 and Parcel 51. This can be referenced in Deed Book 1376, Page 33 and Deed Book 1376. There are no zoning restrictions. The subject land is 5.6 miles from the Eastern West Virginia Regional Airport, 11 miles to Martinsburg, 12.6 miles to Ranson/Charles Town, WV and 15 miles to Winchester, VA.

## INGRESS / EGRESS

There are multiple points of ingress/egress available to this property, there is an ingress/egress possible off of South side Upshur Drive. There is also an ingress/egress capability from Surveyor Drive.

## UTILITIES

This site offers all public utilities. The power is on and the water and sewer service is connected to the mobile home. The other utility information can be found in the chart below:

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Natural Gas	Mountaineer Gas Company
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Public
Cable/Internet	Multiple Providers



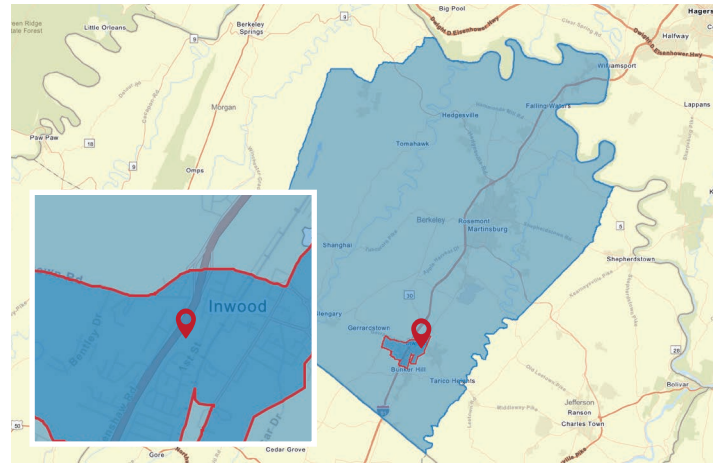
# LOCATION ANALYSIS

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 of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

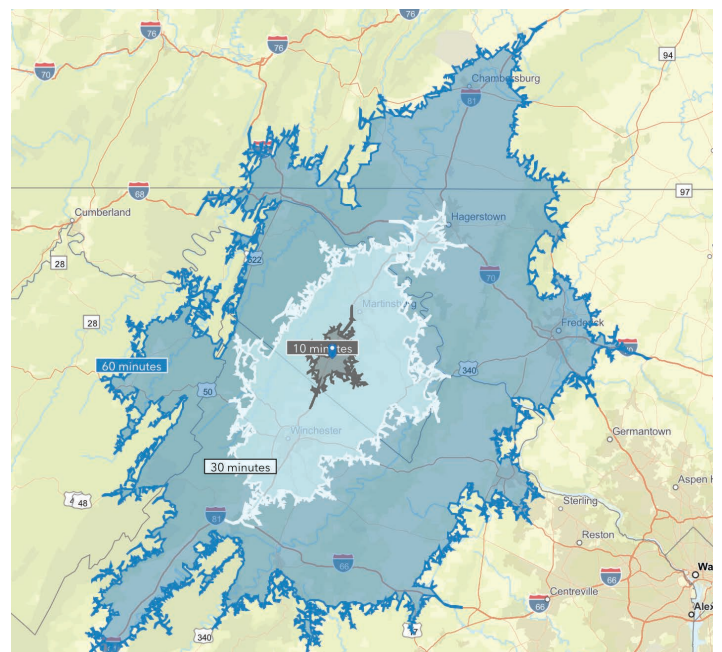
**Berkeley County** has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

The **City of Martinsburg** has a total population of 18,777 and a median household income of \$48,189. Total number of businesses is 926.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.  
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV    ■ Inwood 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 - LOCATED 1 MILE FROM I-81, EXIT 5**

**370, 382 KERNS STREET INWOOD, WV 25428 · 9.65 (+/-) ACRES**

# SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject land, 370, 382 Kerns Street, has been referenced with a yellow star. Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2023 Esri)

- 1 BP
- 2 McDonald's
- 3 Hampton Inn
- 4 Subway
- 5 Waffle House, Burger King, Liberty Petroleum
- 6 Taco Bell
- 7 The Cider Press
- 8 Auto Zone
- 9 Urgent Care, Advance Auto Parts
- 10 Pizza Hut, Arby's, Family Dollar
- 11 Dairy Queen, Summit Community Bank
- 12 First United Bank & Trust, United Bank
- 13 U.S. Post Office
- 14 Walgreens
- 15 Sheetz
- 16 CVS Drug Store
- 17 Domino's Pizza
- 18 Newly Developed Area; Inwood Roundabout, Food Lion, [New Plaza / Other tenants moving in include Starbucks, Jersey Mike's, 5 Guys, and Red Canyon PT. National brands like Procter & Gamble, Amazon, Clorox]
- 19 Musselman High School



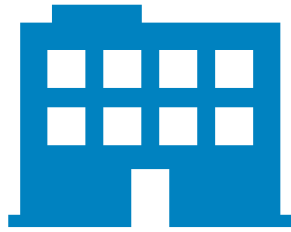
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



18,284

Total Population



310

Businesses



12,519

Daytime Population



\$227,440

Median Home Value



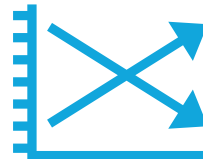
\$33,270

Per Capita Income



\$78,026

Median Household Income



1.72%

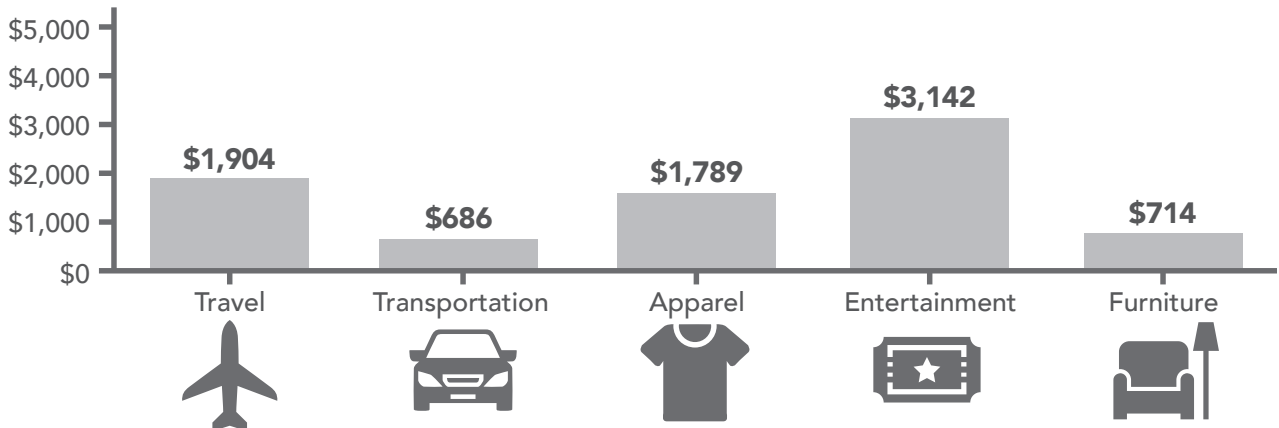
2020-2023 Pop Growth Rate



6,748

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 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**32,978**

Total Population



**443**

Businesses



**21,604**

Daytime Population



**\$233,494**

Median Home Value



**\$35,473**

Per Capita Income



**\$79,935**

Median Household Income



**1.64%**

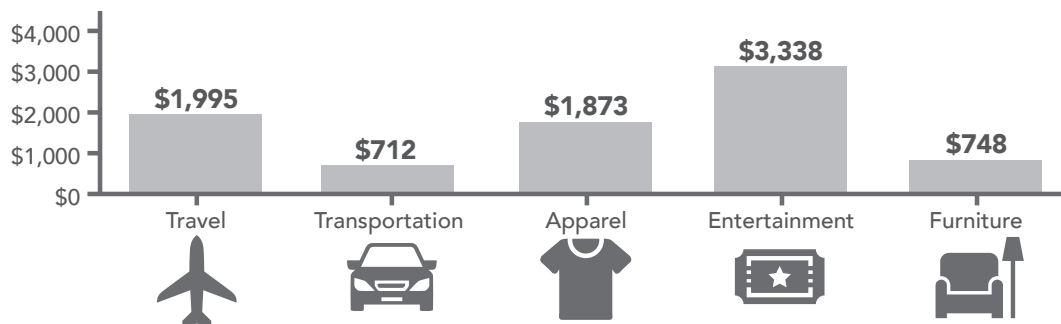
2020-2023 Pop Growth Rate



**12,412**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**102,664**

Total Population



**2,210**

Businesses



**87,597**

Daytime Population



**\$255,634**

Median Home Value



**\$37,243**

Per Capita Income



**\$77,629**

Median Household Income



**1.19%**

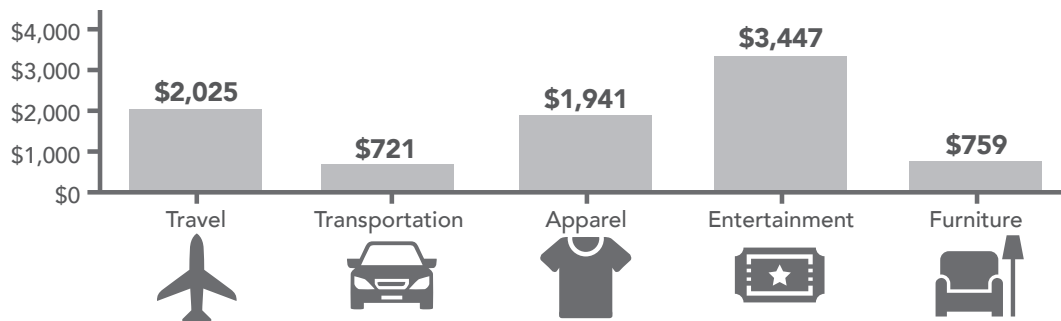
2020-2023 Pop Growth Rate



**40,560**

Housing Units (2020)

### KEY SPENDING FACTS





# AREA RESIDENTIAL GROWTH



- 1 Spring Hill (387 single family homes) ●
- 2 Townes of Topaz (45 Townhomes) ●
- 3 Genesis Drive (14 Townhomes) ●
- 4 Inwood Meadows (173+ Single Family Homes) ●
- 5 Webber Springs (185+ Single Family Homes) ●
- 6 Foley Springs (137 Single Family Homes, 182 Townhomes)
- 7 Morning Dove Estates (130+ Single Family Homes) ●●
- 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes)
- 9 Trout Run (119 Townhomes) ●
- 10 Boyd's Crossing (60 Townhomes) ●●

- 11 Elizabeth Station (235+ Single Family Homes) ●●
- 12 Highpointe (58 Single Family Homes) ●●
- 13 Sylvan Grove (56+ Single Family Homes) ●
- 14 Stoney Ridge (110+ Single Family Homes) ●
- 15 Bentwood Estates (130+ Single Family Homes) ●●
- 16 Springdale Farm (200+ Single Family Homes) ●●●
- 17 Tabler Estates (120+ Single Family Homes) ●●●
- 18 Tabler Station Manor (148 Townhomes) ●●
- 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●●
- 20 Mill Creek Village (90+ Single Family Homes) ●
- 21 South Brook (76 Single Family Homes) ●
- 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●●

● < \$199,000	● \$400,000 - \$499,000
● \$200,000 - \$299,000	● \$500,000+
● \$300,000 - \$399,000	● Rental





3 MILES



# MAJOR LOCAL EMPLOYERS

## FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:




The Clorox Company

The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

**Source:**  
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

**Source:**  
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

**Source:**  
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

**Source:**  
<https://corporate.walmart.com/about>

# FOR SALE / LEASE

## LAND - LOCATED 1 MILE FROM I-81

### MIDDLEWAY PIKE INWOOD, WV 25428 · 2 (+/-) ACRES

## EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has **increased by 3.8%**, giving businesses **26,000 new employees**.

With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

## TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





# AERIAL PHOTOS

*\*Boundaries are approximate*



Aerial Facing North.

*\*Boundaries are approximate*



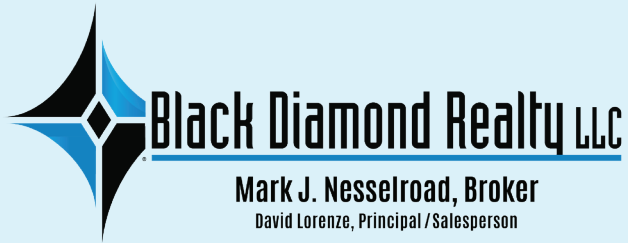
Aerial Facing West.



**FOR SALE**  
**LAND - LOCATED 1 MILE FROM I-81, EXIT 5**  
**370, 382 KERNS STREET INWOOD, WV 25428 · 9.65 (+/-) ACRES**







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