Howard Hanna
Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

# AVAILABLE

## 304-594-1519

## www.move2wv.com

No.1 NCWV 20+ Years

**For Sale**
**$2,600,000**

**31.7 +/- acres**

**Multiple Accesses**

**Convenient Location**

**Majority is Out of City Limits With No Zoning or B&O Tax**

## 00 Stonehurst Drive, Morgantown, WV

- Convenient Location
- Next to South Park/South Hills
- About 4.9 +/- Acres Zoned R-1/R-1A
- Multiple Access Points
- Rolling to Sloping Site
- Wooded Site
- All Utilities Available

ATTENTION DEVELOPERS! About 31.7 +/- Acres next to South Park/South Hills for development with multiple points of access. Majority of site is out of city limits with no zoning or B&O Taxes. About 4.9 +/- acres are zoned R–1/R-1A in city. Site is a convenient location with all utilities available and is accessible from Stonehurst Drive, South Hills Drive & Doris Rd. Site has potential for a variety of uses including single family, multifamily, office, church, special purpose or other uses. Don't miss this opportunity! Call listing agent for an appointment!

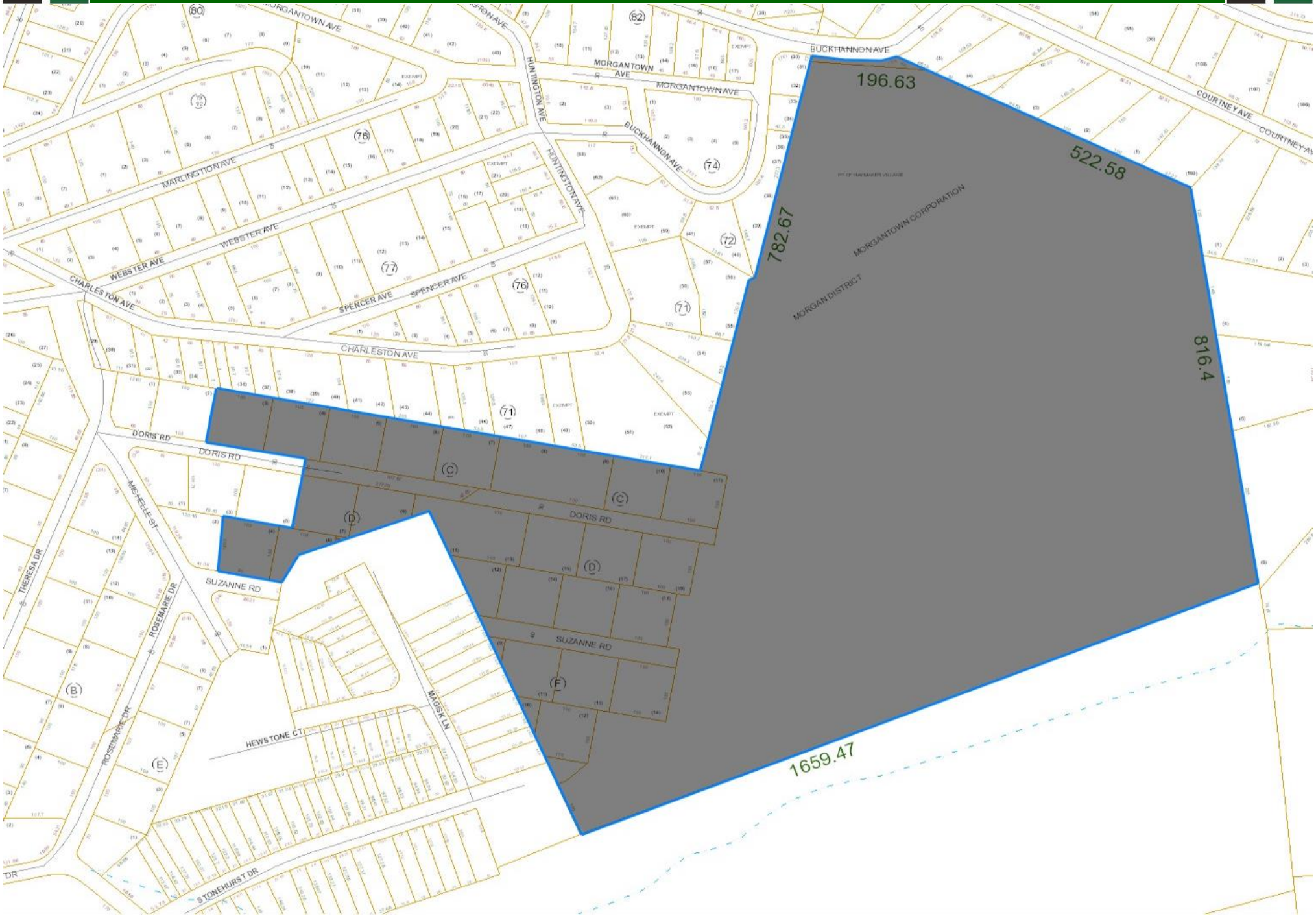
Leading Real Estate Companies of the World — Howard Hanna Real Estate Services

REALTORS® CommercialAlliance — REALTOR®

# Aerial Tax Map

# Aerial Tax Map w/Access Points

# Tax Map


196.63
522.58
782.67
816.4
1659.47
MORGANTOWN CORPORATION
MORGAN DISTRICT
PT OF HAYMAKER VILLAGE
BUCKHANNON AVE
MORGANTOWN AVE
COURTNEY AVE
HUNTINGTON AVE
MARLINGTON AVE
WEBSTER AVE
CHARLESTON AVE
SPENCER AVE
DORIS RD
SUZANNE RD
HEWSTONE CT
STONEHURST DR
ROSEMARIE DR
MICHELLE ST
THERESA DR
MAGISK LN

# Aerial Topo Map

# Topo Tax Map

196.63
522.58
782.67
816.4
1659.47
MORGANTOWN CORPORATION
MORGAN DISTRICT
BUCKHANNON AVE
MORGANTOWN AVE
COURTNEY AVE
AUGUSTA AVE
HUNTINGTON AVE
MARLINGTON AVE
WEBSTER AVE
SPENCER AVE
CHARLESTON AVE
DORIS RD
SUZANNE RD
MICHELLE ST
ROSEMARIE DR
HEWSTONE CT
MAGISA LN
STONEHURST DR

# Property Photos

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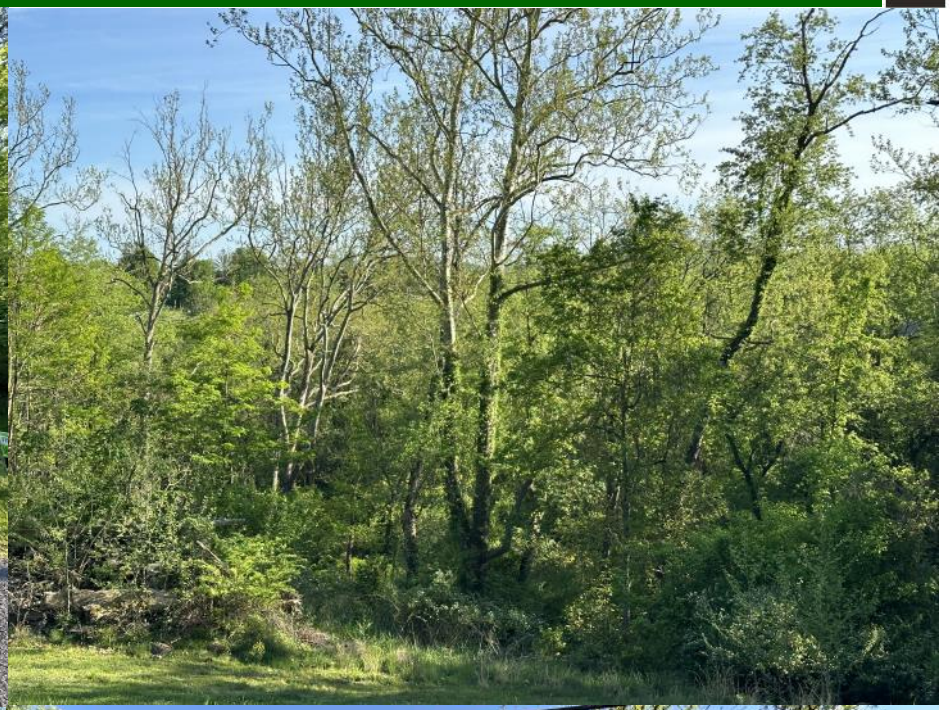
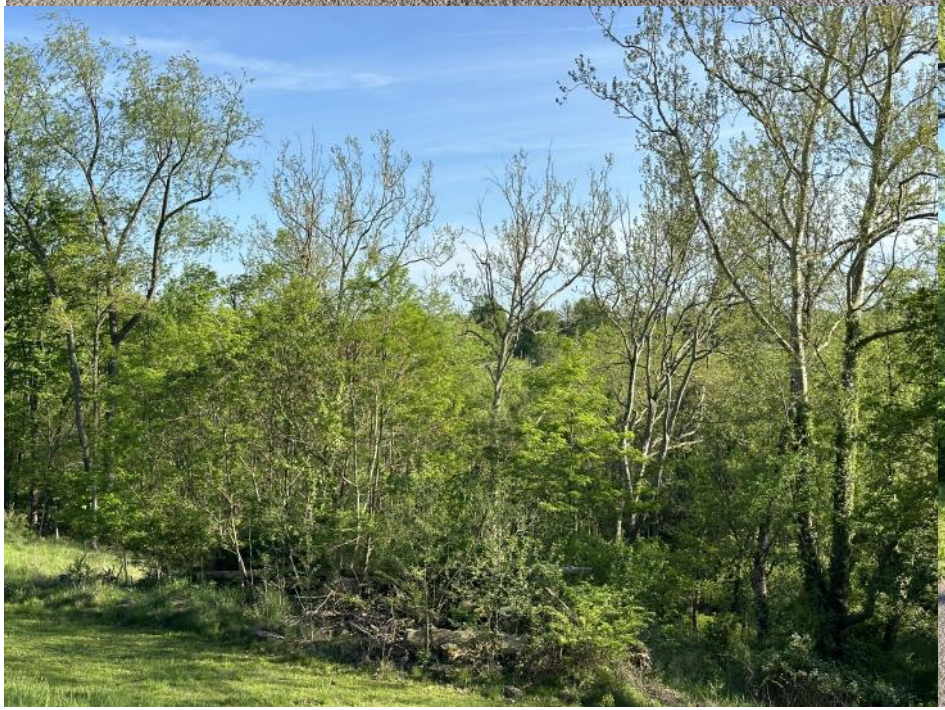
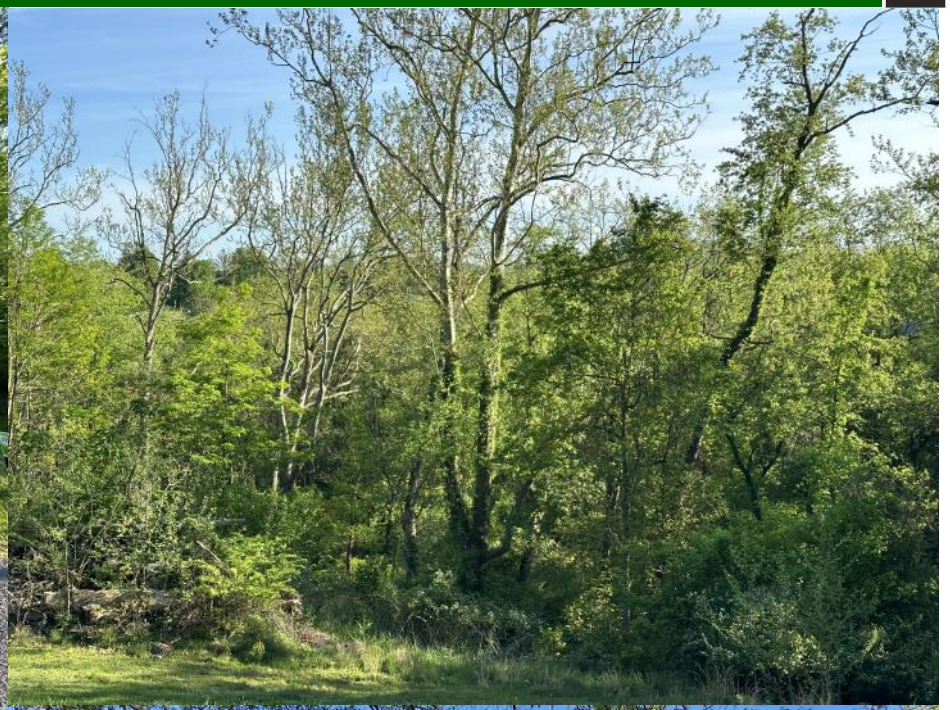
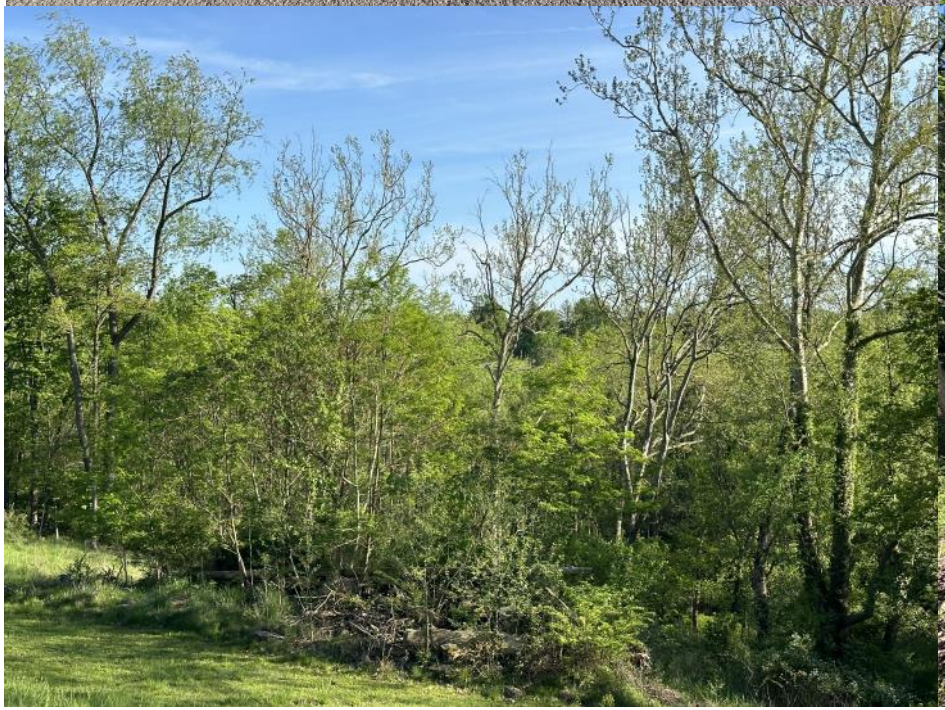




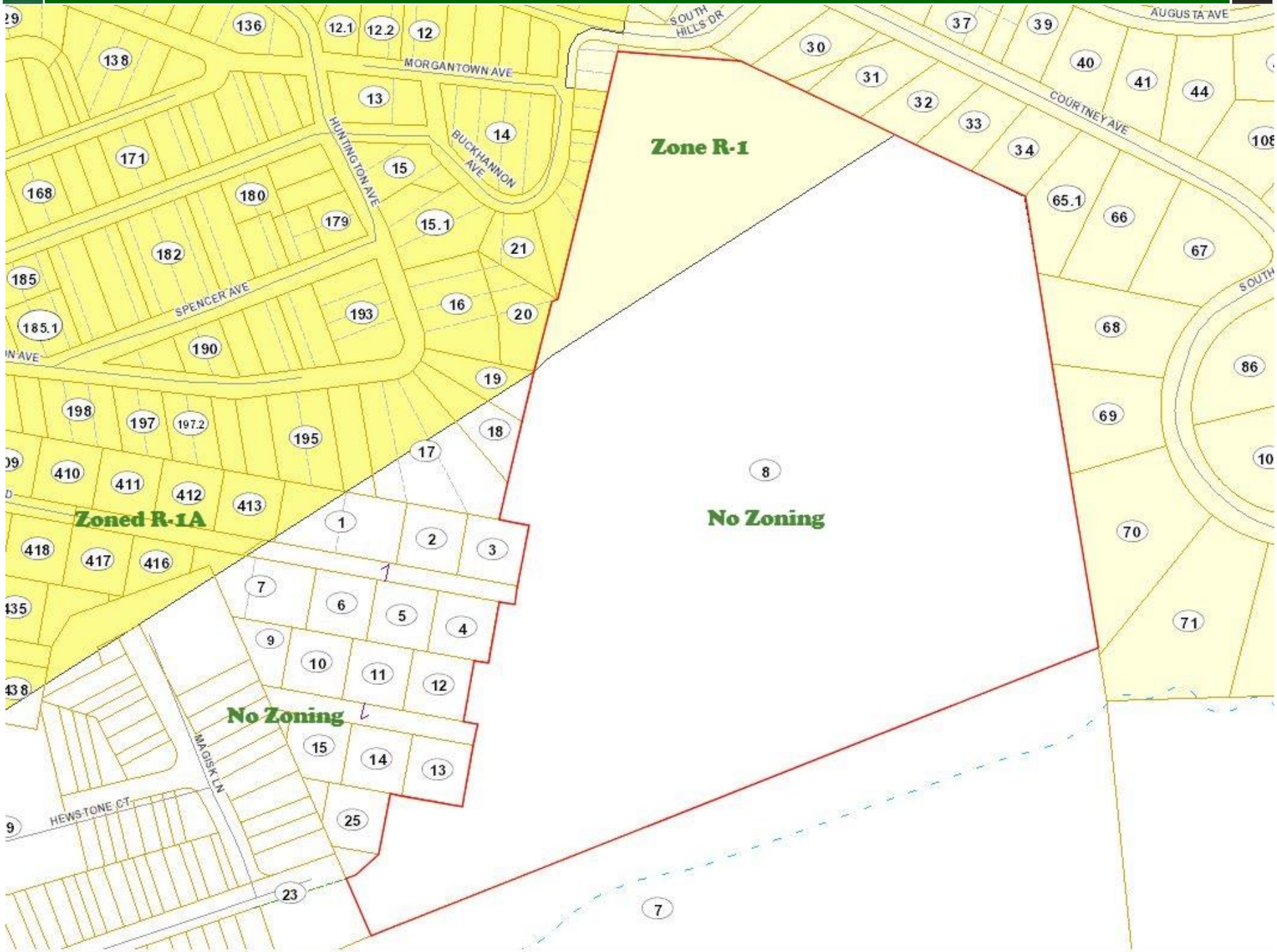
# Property Photos



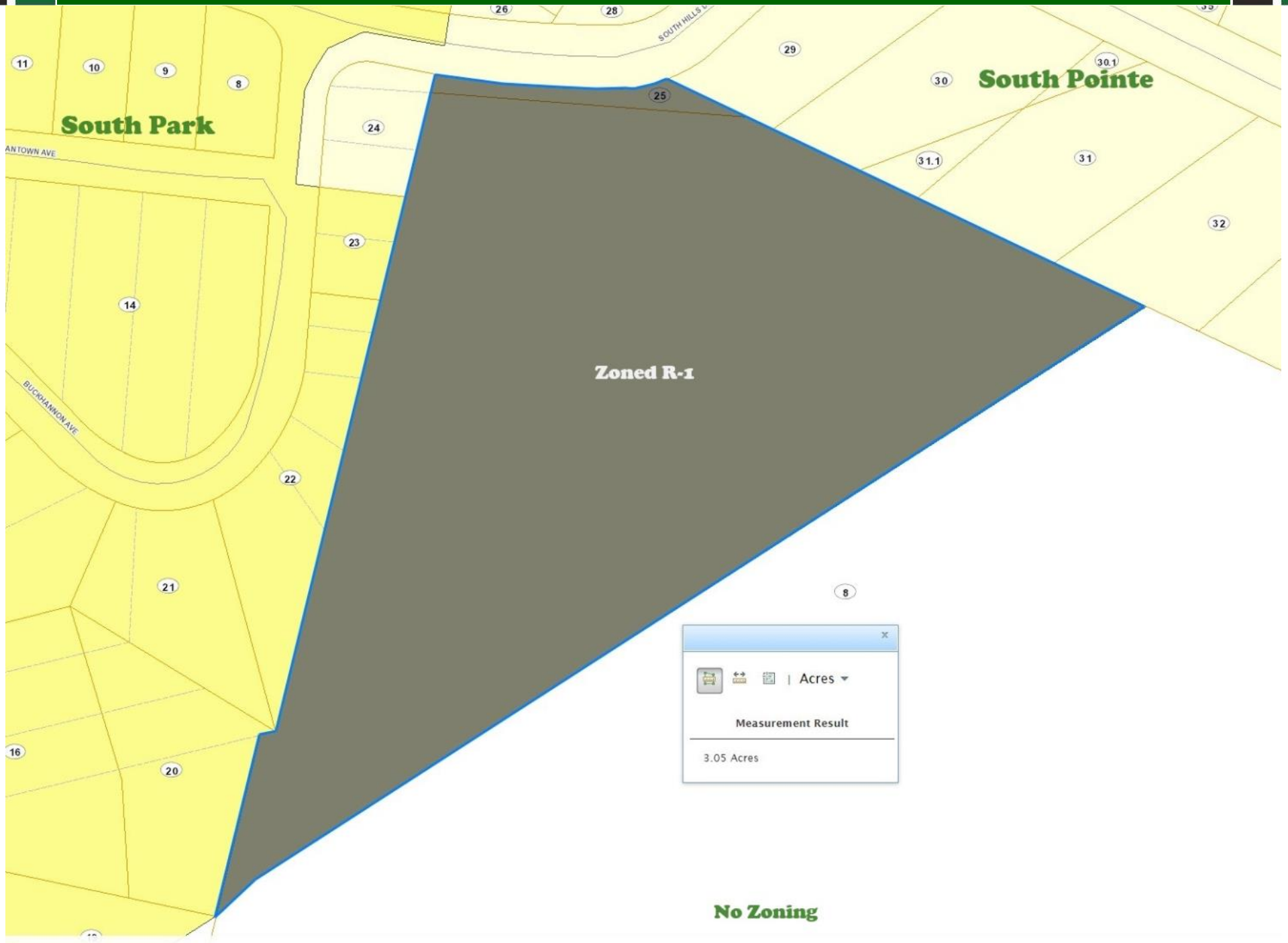


# Aerial Zoning Tax Map

# Zoning Tax Map

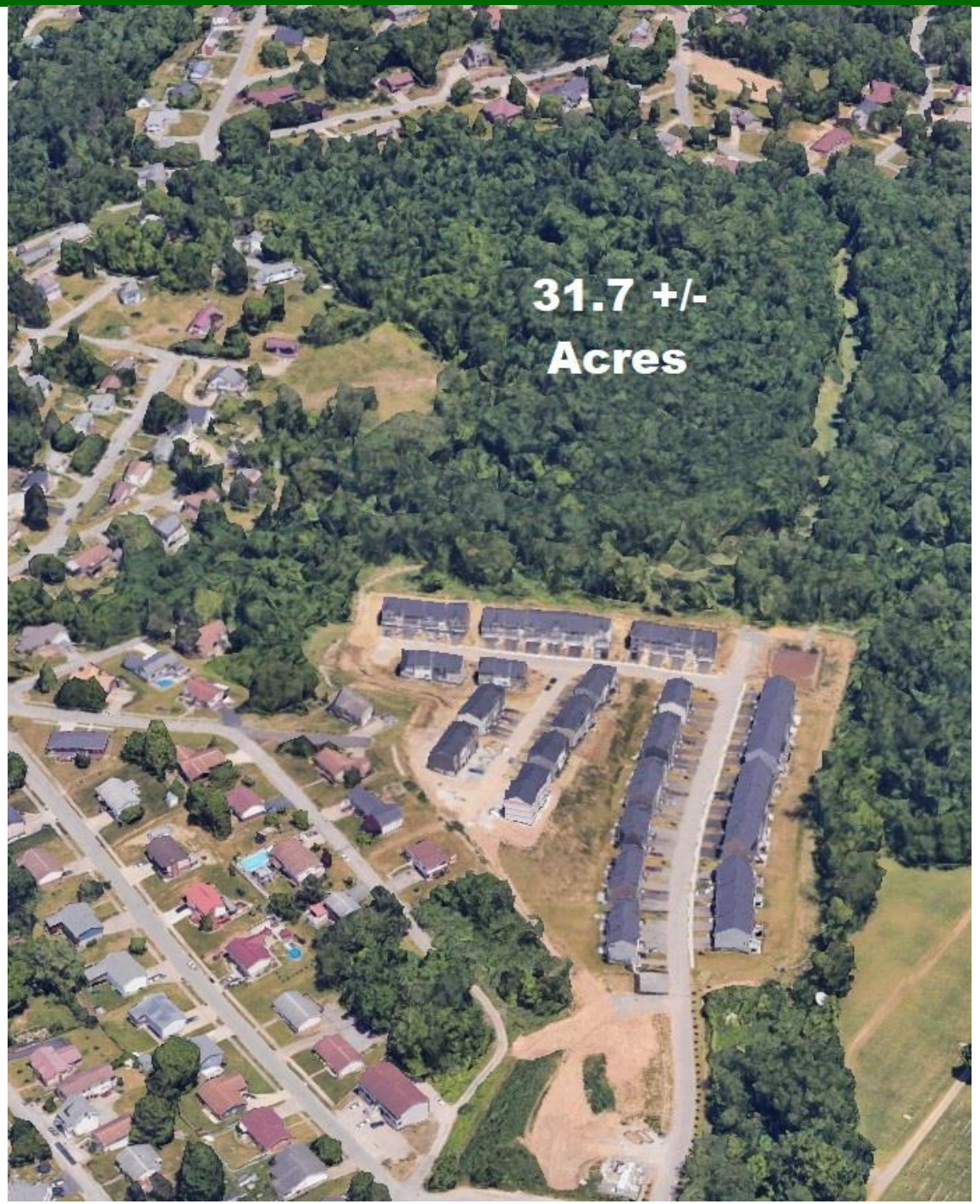


# Estimated Portion Zoned R-1



# Estimate Portion Zoned R-1A

# Aerial Overview



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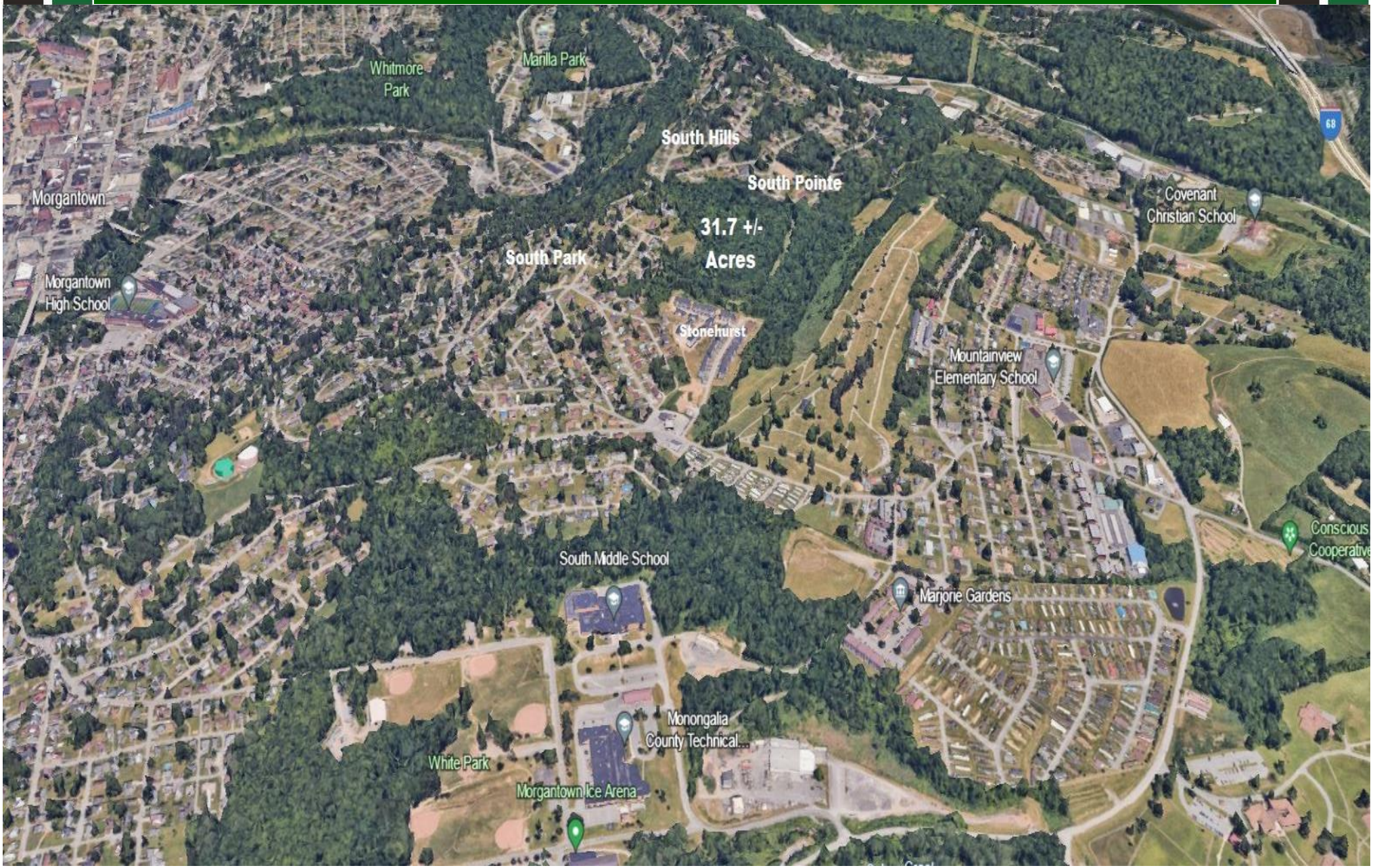

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# COMMERCIAL DIVISION
## 304-594-1519
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*North Central West Virginia's Leaders in Real Estate!*

Howard Hanna Premier Properties
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**Salesperson / Commercial Director**
**ABR / GRI / Green / Luxury**

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**304-282-0077**

COMMERCIAL Real Estate
REALTOR®

At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

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