



MARKETING FLYER



3313 4H CAMP ROAD
MORGANTOWN, WV 26508

FULLY LEASED INVESTMENT

I-68 / I-79 INTERCHANGE

GRAFTON ROAD

I-79, EXIT 146

★ 3313 4H CAMP ROAD

3313 4H CAMP ROAD

MORGANTOWN, WV 26508



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

3313 4H CAMP ROAD

MORGANTOWN, WV 26508

SALE PRICE / \$9,050,000

GROSS BUILDING SIZE / 24,841 SQ FT **FULLY LEASED**

GROSS LOT SIZE / 10.06 (+/-) ACRE

**EXISTING TENANT LEASE TERMS / 20 YEAR LEASE, NNN + 4, FIVE YEAR OPTIONS
(Year 3 - 2% Rent Increase)**

CAP RATE / 6.76 %

Black Diamond Realty is pleased to present to qualified buyers, a fully leased investment opportunity consisting of a 24,841 (+/-) gross square feet across four buildings on 10.06 (+/-) acres in Morgantown, West Virginia. This property is fully leased by the long term tenant, Wise Path Recovery Centers (Ascension Recovery Services).

The property is located outside the city limits of Morgantown, 2 miles from I-79, Exit 146 (Goshen Road). This newly renovated property sits along the tranquil Booth' Creek. The quiet setting offers a peaceful environment for recovery and wellness while the natural surroundings of the creek provide a restorative backdrop for various types of rehabilitation.





Aerial of the Property from Above



Aerial of the Main House and Garage.



Aerial of the Residence Hall

BUILDING SPECIFICATIONS

The subject property is comprised of 24,841 (+/-) gross square feet across four buildings on 10.06 (+/-) acres in a secluded area of northern West Virginia. The property was originally built as a single-family residence with a detached garage and guest house in 1995, but has been redeveloped as a residential treatment facility which will include re-purposing the dwelling for office/treatment use, the conversion of the garage to office use and construction of a new residence hall for patient housing in early 2024.

The newly built residence hall contains 26-bedrooms across two floors with a capacity for 53-beds. It also includes a commercial kitchen and dining room. In addition, there is a small cottage at the northern end of the site. The site has rolling topography with a generally level area along its frontage with a sloped and wooded area toward the rear of the site on the eastern side of Booth's Creek.

The buildings are wood frame construction on concrete slab. Exterior walls are a combination of wood siding and stone façade. The main buildings have pitched roofs with shingle over wood decking. The cottage has a pitched metal roof. The HVAC system is a combination of heat pumps and wall mounted PTAC units. The facility is equipped with two generators for the emergency lighting and continuity of service to the septic systems. The new residential building is equipped with a sprinkler system and it is the only sprinkled area on the property.

INGRESS / EGRESS / PARKING

The property offers multiple points of ingress and egress via 4H Camp Road. There are multiple gravel parking areas along the west side of the property. The property can accommodate roughly 24 vehicles.

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Clinton District of Monongalia County. The site is comprised of one parcel totaling 10.06 acres. The property is identified as Clinton District, Tax Map 19, Parcel 58. This can be referenced in Deed Book 1763, Page 498. The property is not restricted by zoning regulations.

UTILITIES

All public utilities are available to the site.

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

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicated that preference via email.

PARCEL MAP



PARCEL MAP AERIAL PHOTO TAKEN IN 2023. NEW RESIDENCE HALL NOT PICTURED.

TENANT OVERVIEW



ASCENSION
Recovery Services

About Ascension Recovery Services

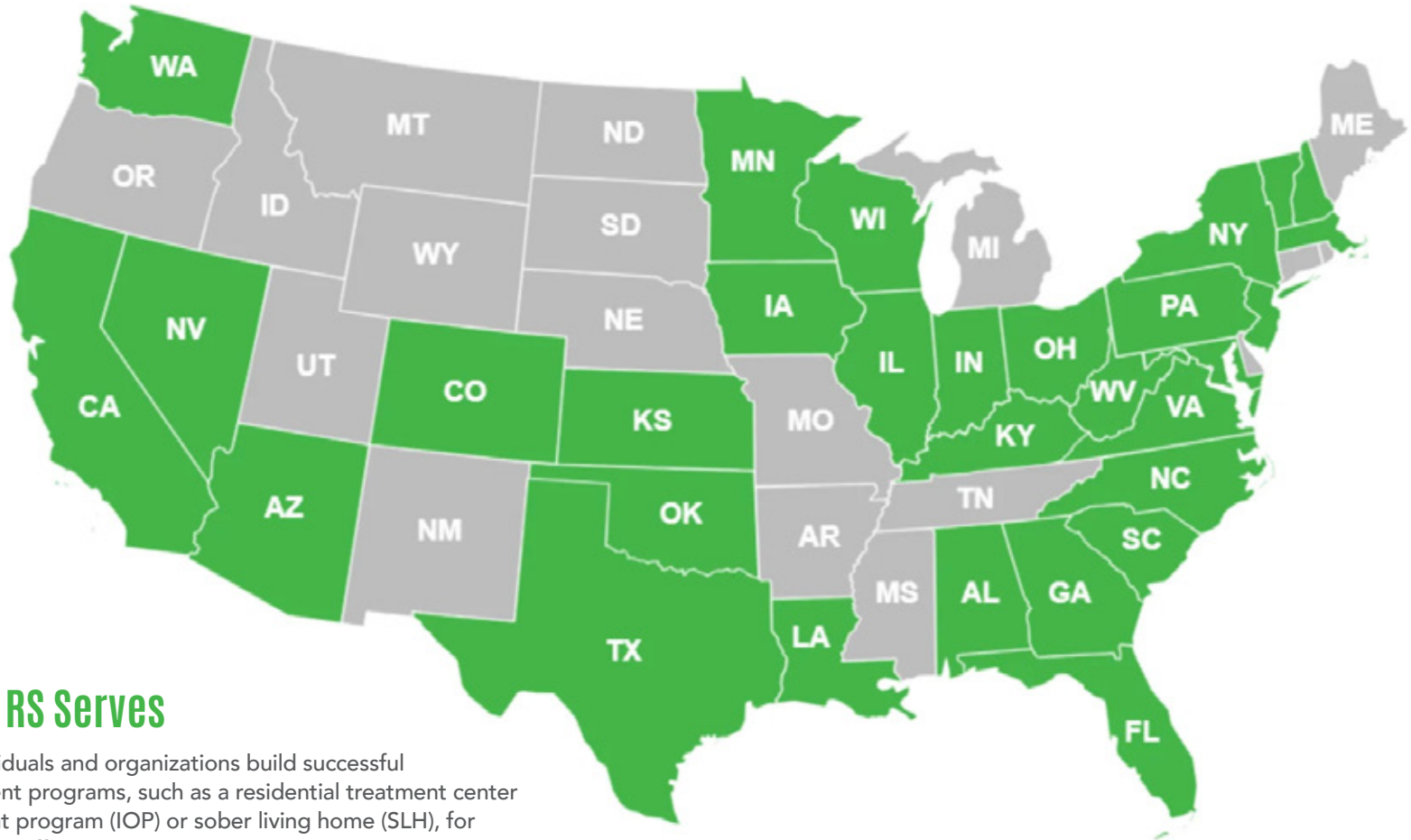
Ascension Recovery Services (Ascension RS) is an industry leader in developing and managing comprehensive, fully integrated behavioral health systems, treating SUD and co-occurring mental illness across the full continuum of care.

Ascension RS aims to expand access to care to people across West Virginia, the region, and the United States by helping individuals or organizations build financially viable behavioral health treatment programs that provide the highest quality services across the continuum of care.

www.ascensionrs.com

Areas Ascension Recovery Services Covers

Ascension Recovery Services provides program development services across the entire continuum of care and has established successful facilities in more than 25 states.



Who Ascension RS Serves

Ascension RS, helps individuals and organizations build successful behavioral health treatment programs, such as a residential treatment center (RTC), intensive outpatient program (IOP) or sober living home (SLH), for those who want to make a difference.

Hospitals

Individuals

Provider Groups

Healthcare Systems

Government

Healthcare Payers



Why Wise Path Recovery Centers?

Wise Path Recovery Centers™, managed by Ascension Recovery Services, provides innovative substance use disorder services through the development of accessible treatment centers to those in need. We use an individualized, person-centered approach while engaging with collaborative community partners to ensure the full continuum of care. Our goal is to eliminate gaps in treatment and assist people to engage in a healthy, purposeful, and fulfilling life.

www.wisepathrecoverycenters.com



Wise Path Recovery Centers™
WHAT WE TREAT

Substance Use Disorders

We're here to help you find the right path to recovery. Substance use disorders affect many Americans, and it's our goal to make condition treatments accessible no matter how much you can afford. With our network of treatment centers across the country and around the world, we have self help programs and services that fit your needs and schedules. Our compassionate and qualified team is here for you.

We treat SUDs such as, but not limited to:

Medication Management

Health and Substance Monitoring

Individual, Group and Family Therapy

Relapse Prevention Skills

Mental Health Disorders

More than 7 million adults in the United States struggle with both addiction and co-occurring mental health disorders. Wise Path Recovery Centers™ offer a holistic approach to mental health treatment, providing both residential and outpatient services for adults struggling with co-occurring mental and substance use disorders. Our drug and alcohol counselors are here to help you to take back control of your life.

We treat co-occurring disorders such as, but not limited to:

Anxiety Disorders

Bipolar Disorder

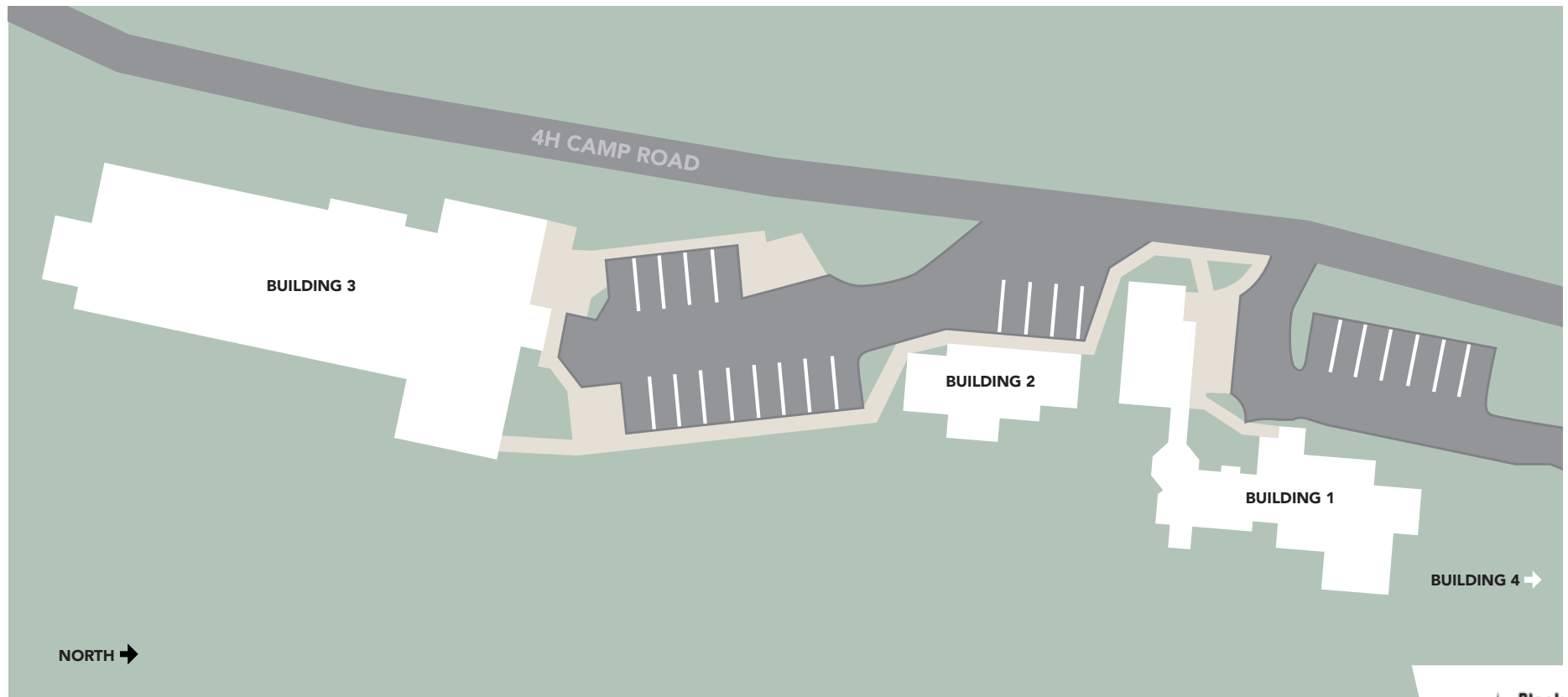
Depressive Disorders

Post-Traumatic Stress Disorder (PTSD)

FLOOR PLAN

The subject property is comprised of 24,841 (+/-) gross square feet across four buildings on 10.06 (+/-) acres in a secluded area of northern West Virginia. Access to I-79 can be achieved by traveling 2 miles northwest. The main building (Building 1) is two-story and has been remodelled for office/rehabilitation use. The garage building (Building 2) is two-story and has been remodelled for office use. The newly built residence hall (Building 3) is two-story and was constructed in early 2024. The small cottage building (Building 4) is two-story and includes a small kitchen, living room with fireplace and deck overlooking the creek.

Interior finishes include commercial grade short loop carpet, laminate wood and tile flooring. Textured and painted drywall ceilings and walls in the main house/garages and drop ceilings in the residence hall. There is a combination of pendant, recessed, sconce and fluorescent lighting fixtures throughout.





Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage





Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage



Main House/Garage





Main House/Garage



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Main House/Garage



Main House/Garage



Residence Hall



Residence Hall



Residence Hall



Residence Hall





Residence Hall



Residence Hall



Residence Hall



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Residence Hall



Residence Hall



Residence Hall





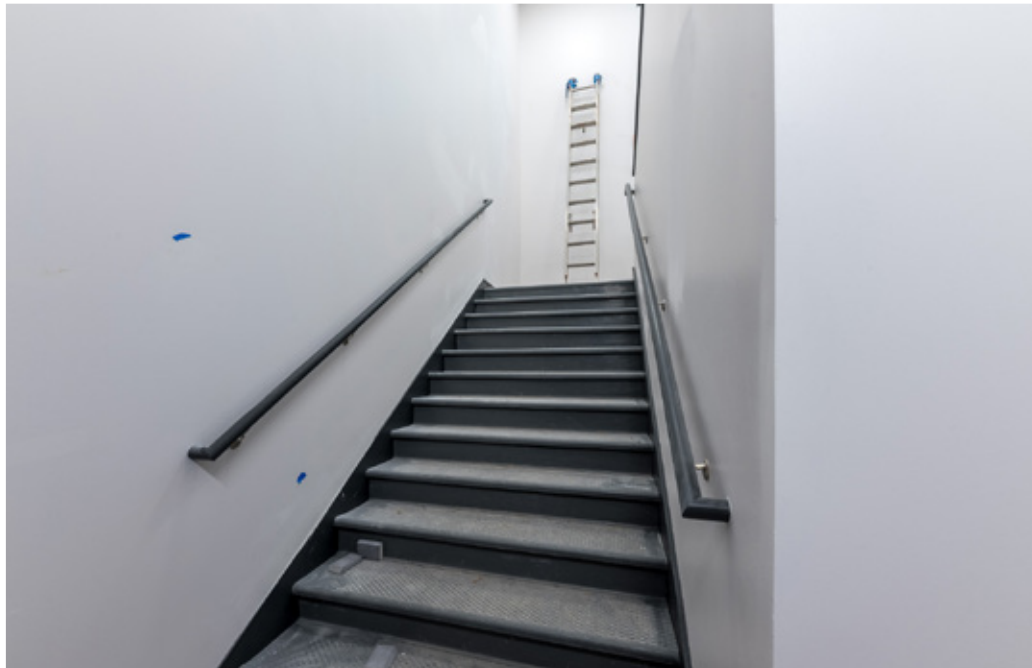
Residence Hall



Residence Hall



Residence Hall



Residence Hall



Residence Hall



Residence Hall



Residence Hall



Residence Hall





Small Cottage



Small Cottage



Small Cottage



Small Cottage



Main House (Building 1)



Main House (Building 1)



Main House (Building 1)



Facing Main House From Cottage (Building 1)





Garage (Building 2)



Residence Hall (Building 3)



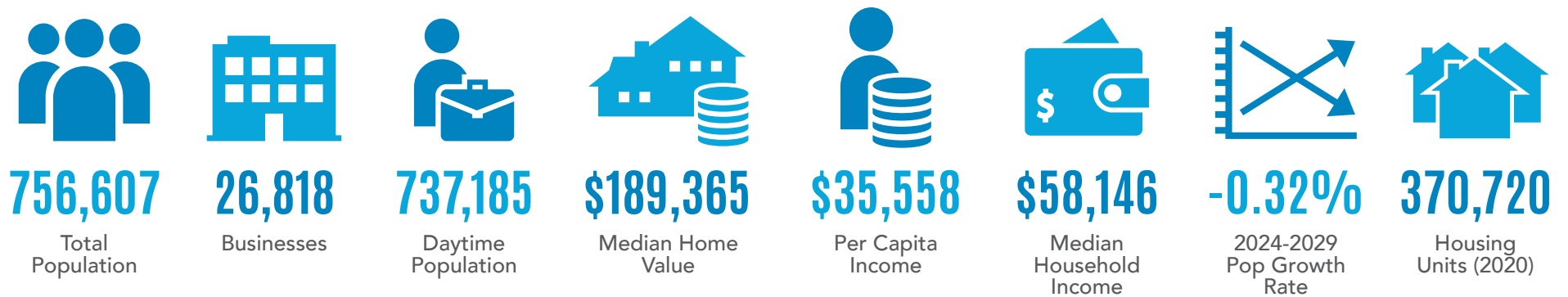
Residence Hall (Building 3)



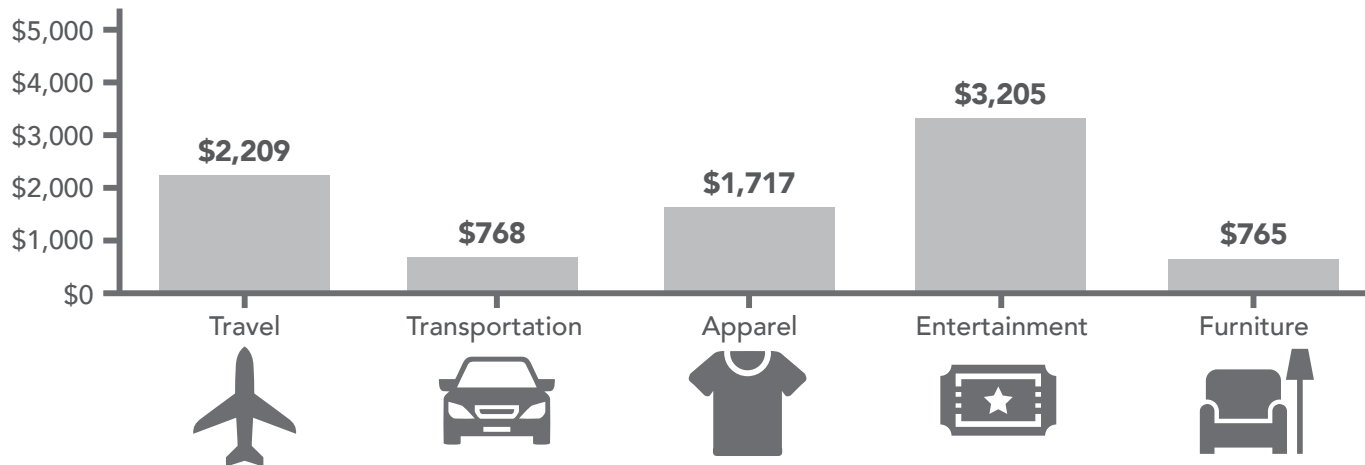
Cottage (Building 4)

DEMOGRAPHICS / KEY FACTS

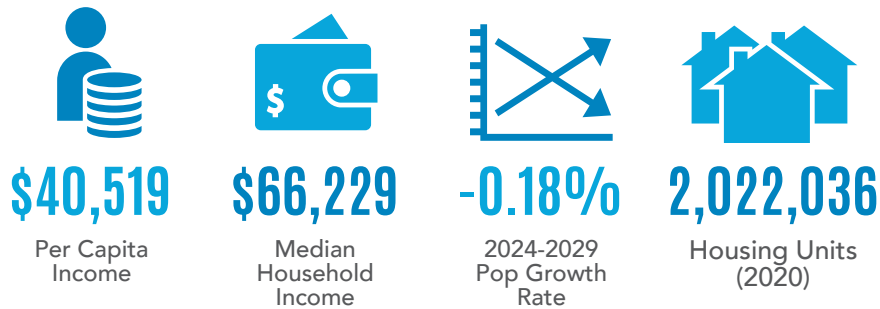
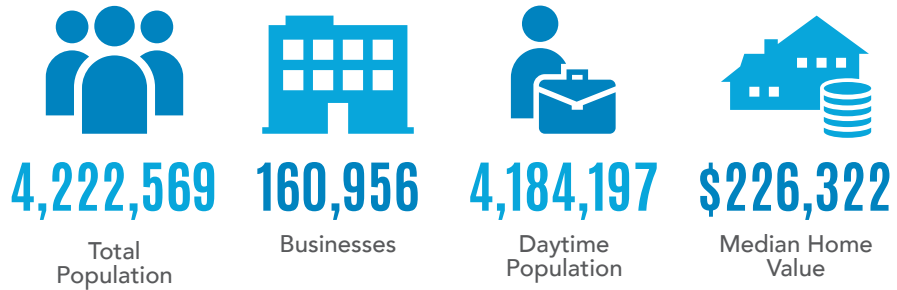
50 MILE RADIUS



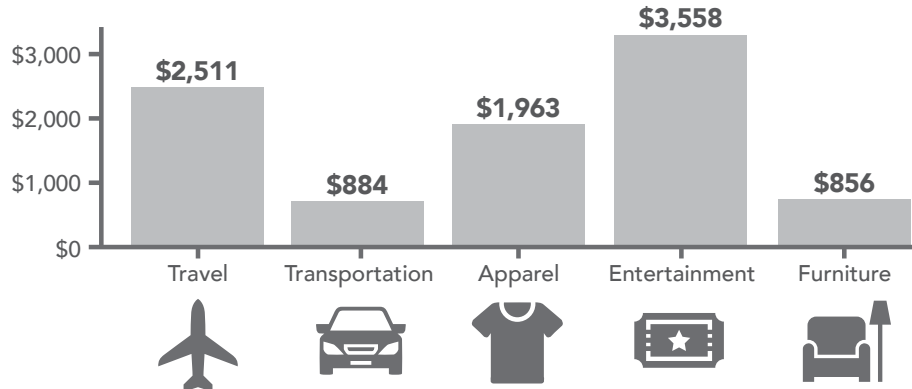
KEY SPENDING FACTS



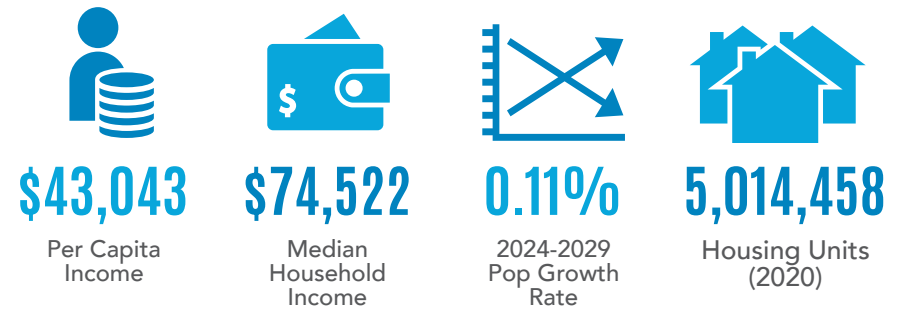
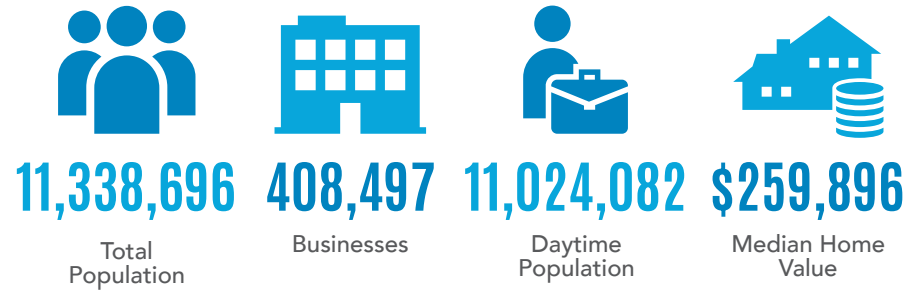
100 MILE RADIUS



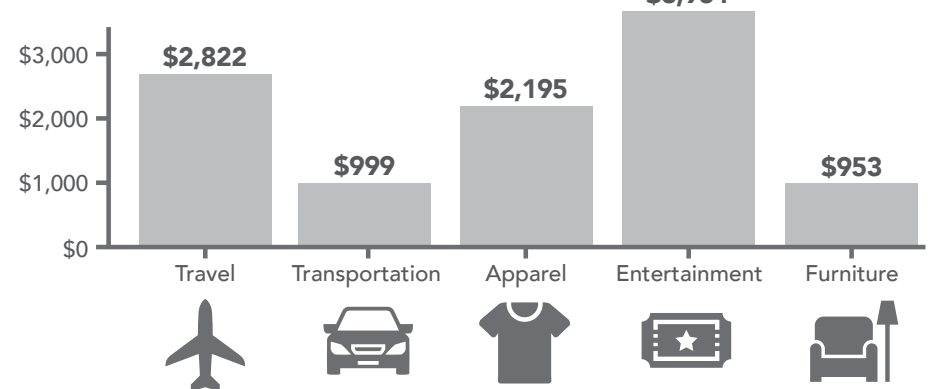
KEY SPENDING FACTS



150 MILE RADIUS



KEY SPENDING FACTS



LOCATION OVERVIEW

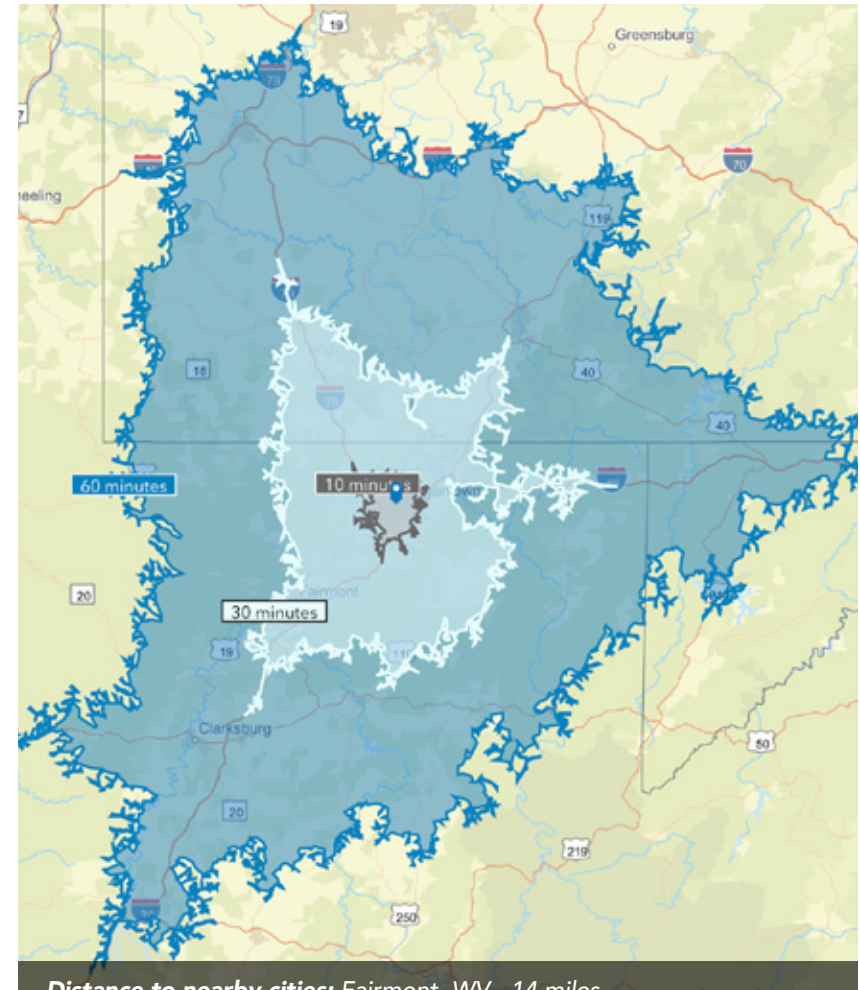
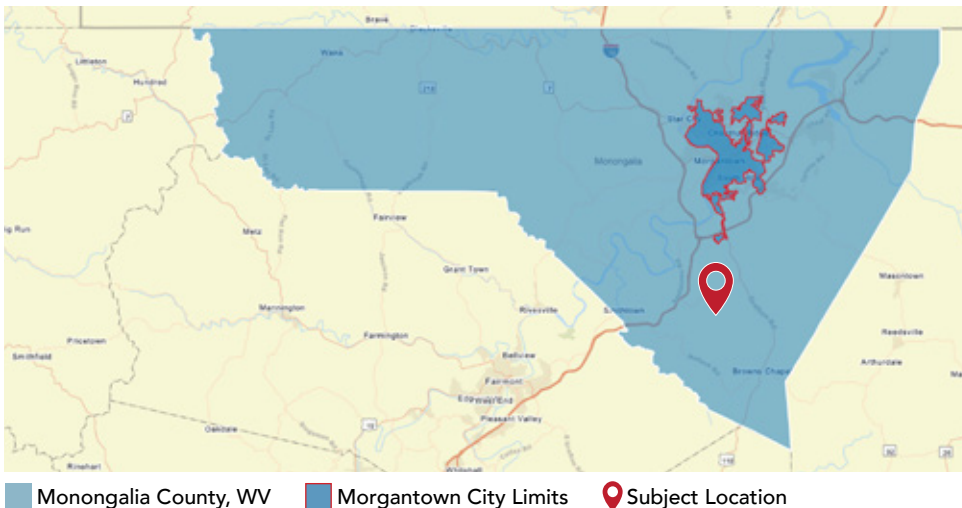
LOCATION GROWTH / STATS

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.



Distance to nearby cities: Fairmont, WV - 14 miles, Bridgeport, WV - 28 miles, Uniontown, PA - 34 miles, Washington, PA - 52 miles, Pittsburgh, PA - 79 miles, Charleston, WV - 150 miles.





The aerial above was taken facing north towards Downtown Morgantown. Several of the most popular surrounding locations have been highlighted. The subject property at 3313 4H Camp Road has been referenced with a yellow star.

- | | | |
|---|--|--|
| 1 Swanson Industries - Goshen Facility | 11 St. Francis Central Catholic School | 18 Caliber Collision |
| 2 Swanson Industries Corporate Headquarters | 12 Morgantown Industrial Park | 19 Central Van Lines |
| 3 Pilot Travel Center | 13 Morgantown Mall | 20 West Virginia Department of Transportation Division of Highways |
| 4 North Central Auto Repair, Interstate Storage | 14 Westover | 21 Air Ground Xpress Inc |
| 5 Mountain Harvest Farm | 15 Downtown Morgantown, West Virginia University's Downtown Campus | 22 Ridgedale Elementary School |
| 6 Harvest Ridge Community | 16 Morgantown Municipal Airport | 23 Paradise Homes Inc |
| 7 Pilot Thompson Logistics | 17 Sabraton | |
| 8 Exit 1 Storage | | |
| 9 Walmart Supercenter | | |
| 10 Sheetz, Enterprise Rent-A-Car | | |

DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named **“No. 1 Small City in America”** by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of **“Best Sports Cities”** by Sporting News; 5th **“Best Small Metro”** by Forbes; 12th overall **“Hottest Small City”** by Inc.; one of **“50 Smartest Places to Live”** by Kiplinger’s; and the second-ranking **“Best College Town for Jobs”** by Forbes.²

Among its 13 colleges, WVU’s Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

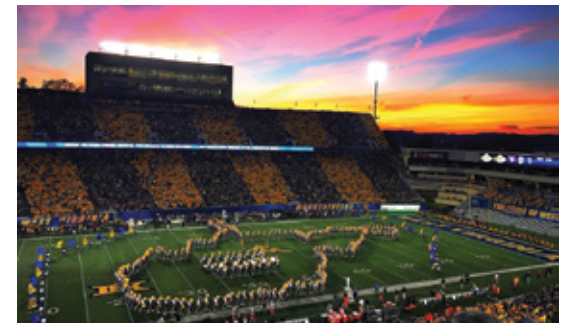
SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within ten mile radius of the subject location.

- **MYLAN PARK:** Mylan Park (Located less than 13.9 miles from the subject location) just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** and hosted over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab and Assisted Living Center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.
- **GATEWAY:** The Gateway (Located 11.9 miles from the subject location) is fast approaching a total of **\$60 Million of commercial development**.

Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

Locations listed above can be referenced on the map on the following page.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located 10 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page.

Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an “interstate front door” to WestRidge.

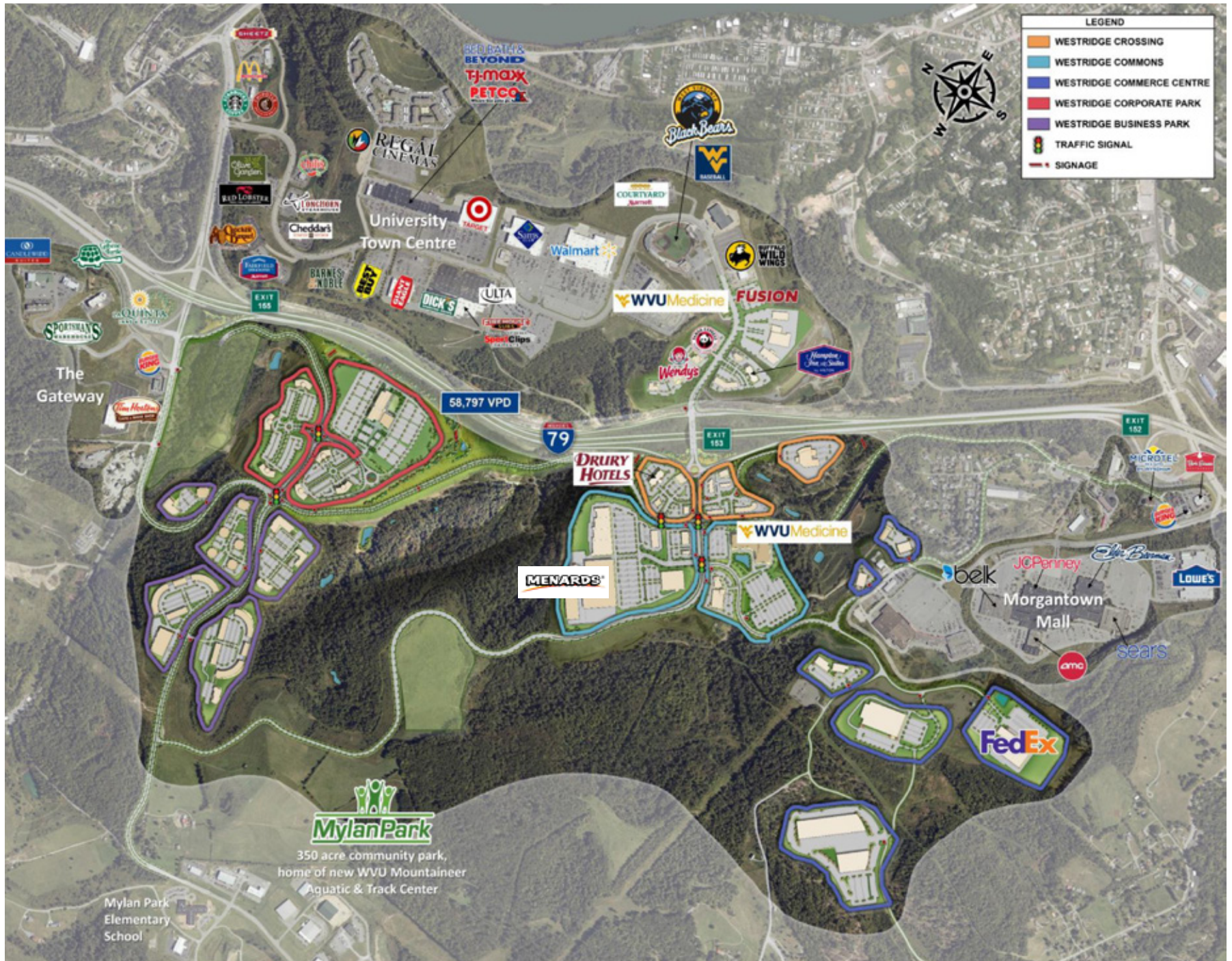
WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a “Super Regional Center.” This will draw from a retail trade area of 25 miles or more.

Menards, is one of the areas newest retail business in the Greater Morgantown market. Menards is the nation’s third largest home improvement chain now occupying a 173,000 square foot facility.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).





Aerial Facing Southeast



Aerial Facing Southeast



Aerial Facing North



Aerial from Booth's Creek



Aerial Facing Northeast



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

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* All information is believed to be accurate but not guaranteed. More information is available upon request.