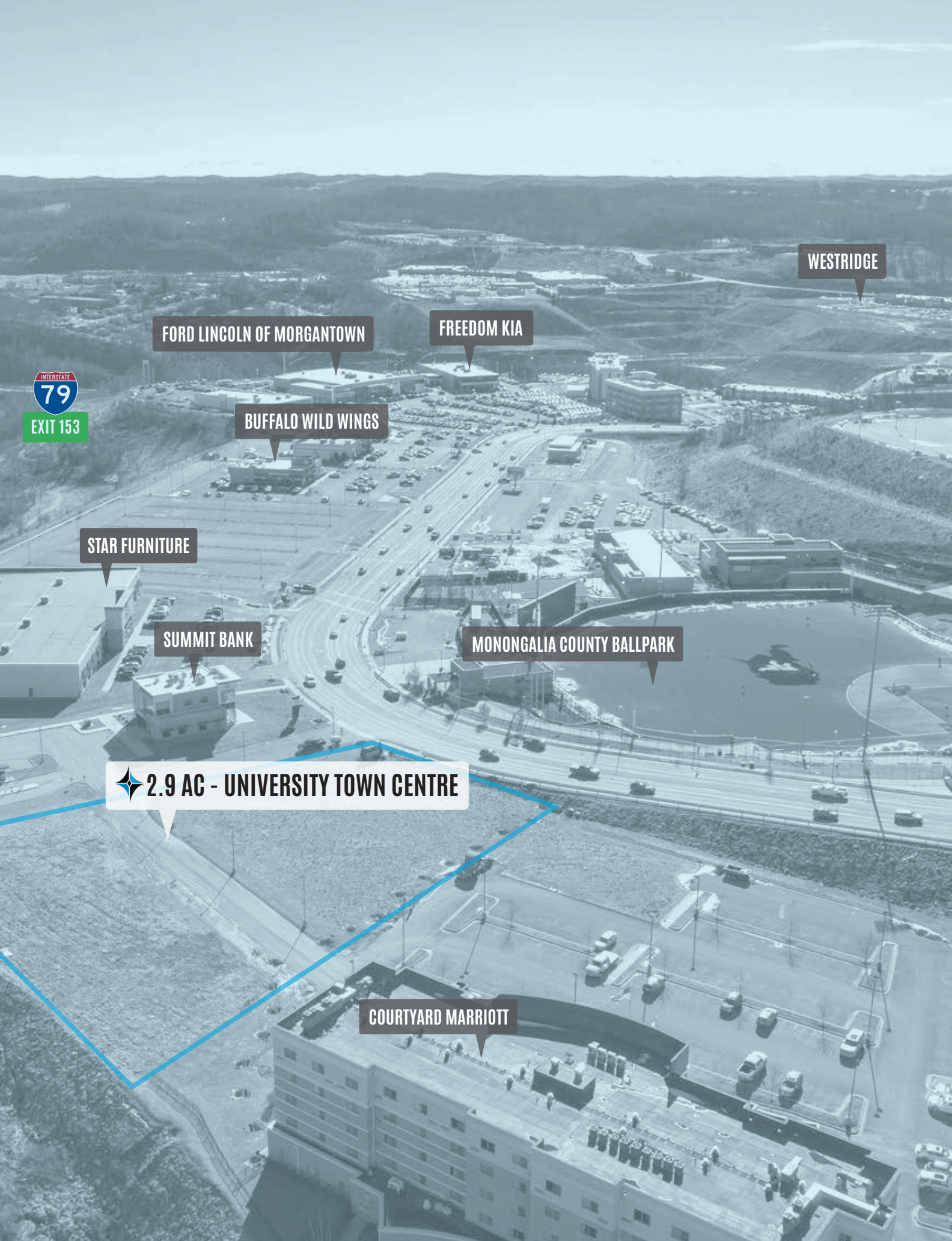


FOR SALE
LAND
MARKETING FLYER



2.9 ACRE LOT

7935 UNIVERSITY TOWN CENTRE DRIVE • MORGANTOWN, WV 26501



WESTRIDGE

FORD LINCOLN OF MORGANTOWN

FREEDOM KIA



BUFFALO WILD WINGS

STAR FURNITURE

SUMMIT BANK

MONONGALIA COUNTY BALLPARK

❖ 2.9 AC - UNIVERSITY TOWN CENTRE

COURTYARD MARRIOTT

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LAND FOR SALE

2.9 ACRE LOT

7935 UNIVERSITY TOWN CENTRE DRIVE • MORGANTOWN, WV 26501

SALE PRICE / \$1,600,000

GROSS LOT SIZE / 2.9 ACRES

USABLE ACREAGE / 2 ACRES

CITY LIMITS / INSIDE

ZONING / MIXED USE-TOWN OF GRANVILLE

PROPERTY TYPE / LAND

**PROPERTY FEATURES / CLOSE TO MANY
AMENITIES / MAJOR SHOPPING CENTERS,
EXCELLENT VISIBILITY AND ACCESS**

Looking for the perfect spot to bring your vision to life? Boasting one of the most breathtaking views in Morgantown, this 2.9 (+/-) acre property offers 2 (+/-) usable acres of land for sale in the heart of University Town Centre. Situated between the Marriott Courtyard and Star Furniture, and just steps away from the award-winning Monongalia County Baseball Stadium—home to WVU Baseball and the Pittsburgh Pirates' minor league team, the WV Black Bears—this site is an absolute gem.

Located in the bustling University Town Centre extension, and seconds from the new WestRidge Development across I-79, this location is a prime destination for restaurants, retail and so much more. I-79, Exit 153 is located just 0.5 mile from the site. Along I-79, there is a traffic count of 45,584 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

FOR SALE

LAND - LOCATED 0.5 MILE TO I-79, EXIT 153

7935 UNIVERSITY TOWN CENTRE DRIVE · MORGANTOWN, WV 26501 · 2.9 (+/-) ACRES

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Located in the bustling University Town Centre extension, and seconds from the new WestRidge Development across I-79, this location is a prime destination for restaurants, retail and so much more.

The property is surrounded by popular retailers like Walmart, Sam's Club, and Target and is perfectly positioned across the street from the WVU Healthcare Complex and the Monongalia County Ballpark, which hosts around 80 games a year, attracting 2,000-4,000 fans per game.

The lot includes 2.9 (+/-) acres of flat, graded land ready for development! 2 (+/-) acres of the lot are usable. The access road that goes through the property can be redirected depending on the site users needs.

INGRESS / EGRESS / DIRECTIONS

The available land currently offers access from both the north and south entrance to University Town Centre, via I-79, Exit 153 and 155. The lot can be accessed by turning east off of University Town Centre Drive to Courtyard Street. The property is located immediate on the left after turning onto Courtyard Street.

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	Multiple Providers
Cable/Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located inside of City Limits, this property is situated within Granville District in Monongalia County. The site is comprised of one parcel totaling 2.9 (+/-) acres. The property is identified as Granville District (6), Tax Map 9, Parcel 6. The property is zoned Mixed Use - Town of Granville.

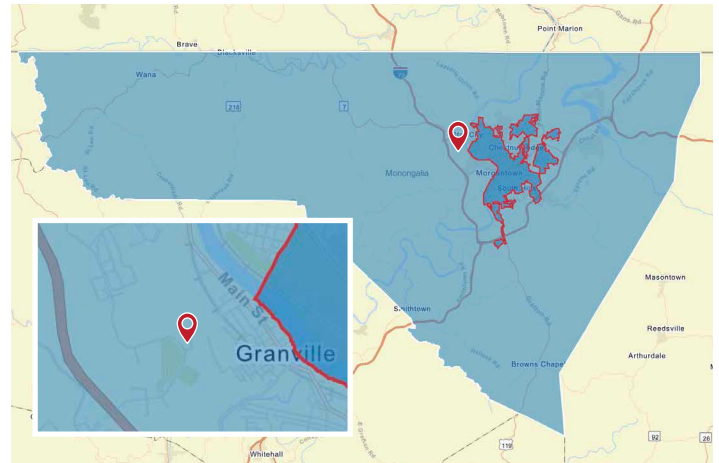
LOCATION ANALYSIS

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.

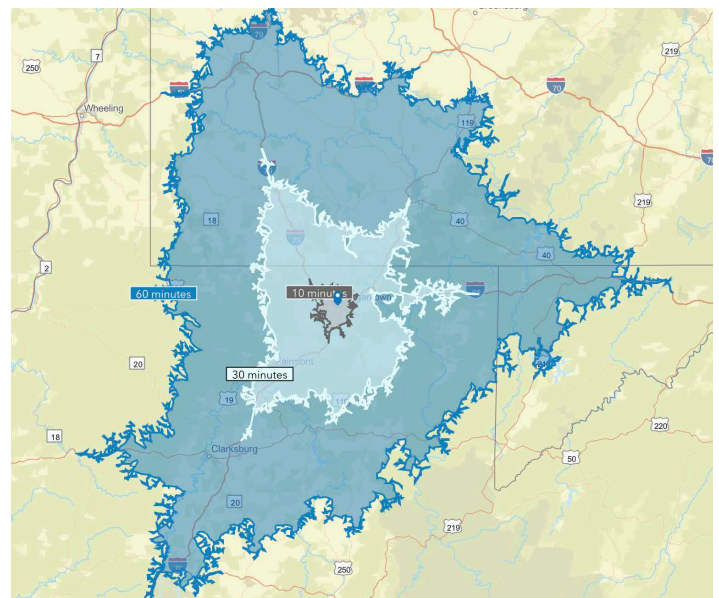
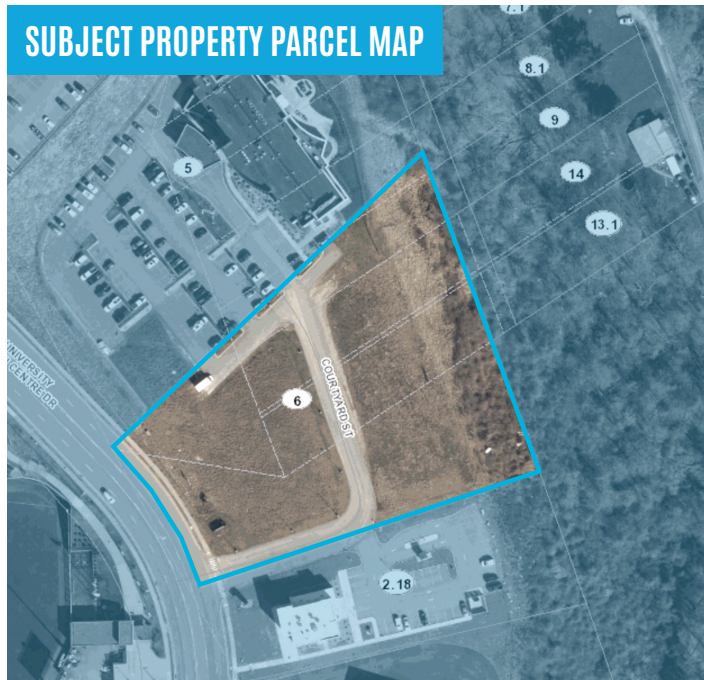
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

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 - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

FOR SALE

LAND - LOCATED 0.5 MILE TO I-79, EXIT 153

7935 UNIVERSITY TOWN CENTRE DRIVE · MORGANTOWN, WV 26501 · 2.9 (+/-) ACRES

SURROUNDING AMENITIES



The Google Maps image above highlights several surrounding businesses. Referenced with a yellow star is the subject property, 2.9 (+/-) Acres within University Town Centre.

Along I-79, there is a traffic count of 45,584 vehicles per day.

Source: ©2024 Kalibrate Technologies (Q3 2024).

- | | | |
|------------------------------|--|---|
| 1 Star Furniture | 6 Buffalo Wild Wing's | 20 Olive Garden, Red Lobster, Longhorn Steakhouse, Chili's |
| 2 Courtyard Marriott | 7 Fusion Japanese Steakhouse | 21 WestRidge - Steptoe & Johnson |
| 3 Spark Black Bear | 8 Los Mariachi's | 22 Dick's, Ulta Beauty, Harbor Freight, Kirkland's |
| 4 Summit Bank | 9 Star City Fire Department | 23 Target, Dollar Tree, TJ Maxx, Old Navy, Petco, Gamestop, Cici's Pizza, Aspen Dental, Sleep Outfitters |
| 5 Monongalia County Ballpark | 10 Sheetz | 24 Sams Club |
| | 11 WVU Gymnastics | 25 Premeir Chevrolet Buick GMC |
| | 12 Morgantown Waste Water Treatment | 26 Walmart |
| | 13 WVU Coliseum | 27 Wendy's, Chic-fil-A, Panda Express, Freedom Kia, Hampton Inn & Suites, Blaze Pizza, Jersey Mikes Subs, Cricket Wireless, Trulieve, Bowls Rice, realtor.com |
| | 14 West Virginia State Police | 28 Gateway: Triple S Harley Davidson, MonHealth, LaQuinta Inn & Suites, Sportsman's Warehouse, Candlewood Suites, PARCS Superstore, I-79 Honda, Hobby Lobby |
| | 15 Aldi, CVS, Golden Corral | 29 WestRidge - Menard's, Bass Pro Shops, Khol's, Home Goods, Burlington, Ross |
| | 16 Regal Morgantown | |
| | 17 Best Buy, Giant Eagle | |
| | 18 WVU Medicine | |
| | 19 McDonald's, Starbucks, Chipotle, Sheetz | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



49,470

Total
Population



2,375

Businesses



70,789

Daytime
Population



\$244,495

Median Home
Value



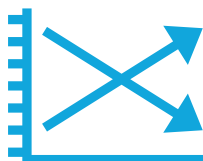
\$31,985

Per Capita
Income



\$45,258

Median Household
Income



0.04%

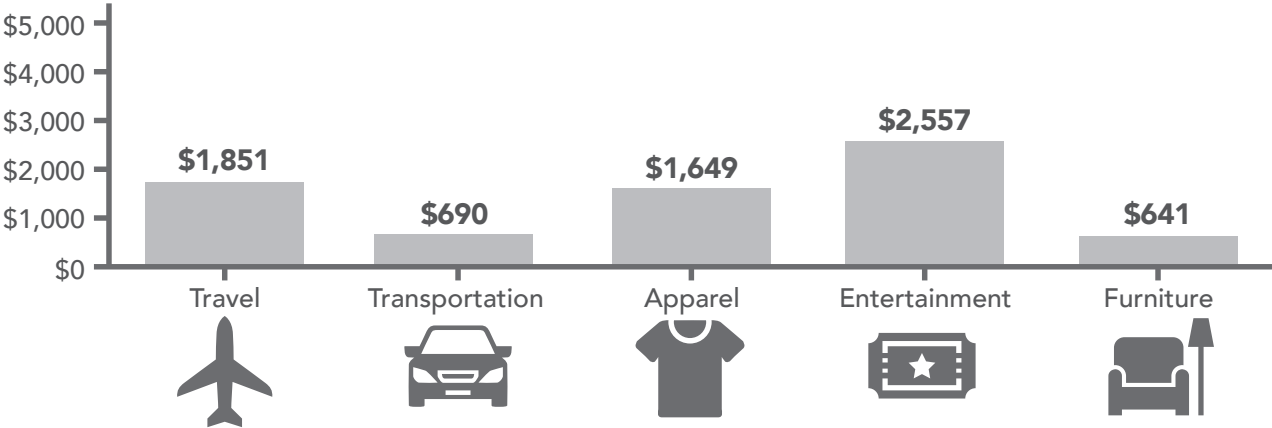
2024-2029
Pop Growth Rate



24,625

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



70,624

Total
Population



3,201

Businesses



91,050

Daytime
Population



\$251,873

Median Home
Value



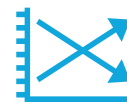
\$35,272

Per Capita
Income



\$51,862

Median
Household
Income



0.24%

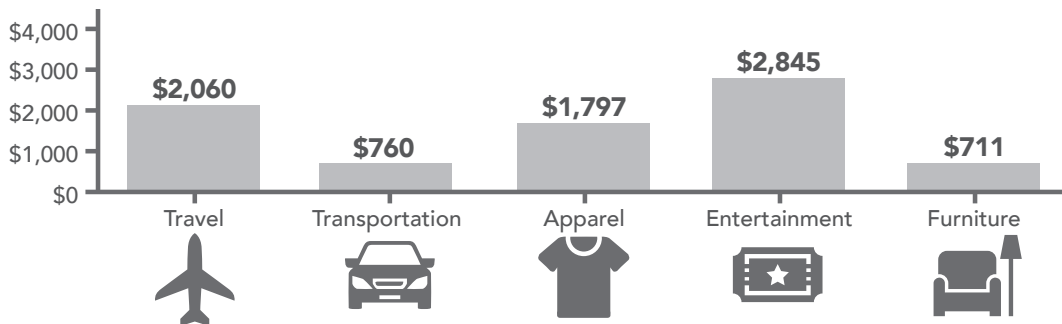
2024-2029
Pop Growth
Rate



34,511

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,741

Total
Population



4,015

Businesses



119,994

Daytime
Population



\$263,873

Median Home
Value



\$39,556

Per Capita
Income



\$61,921

Median
Household
Income



0.32%

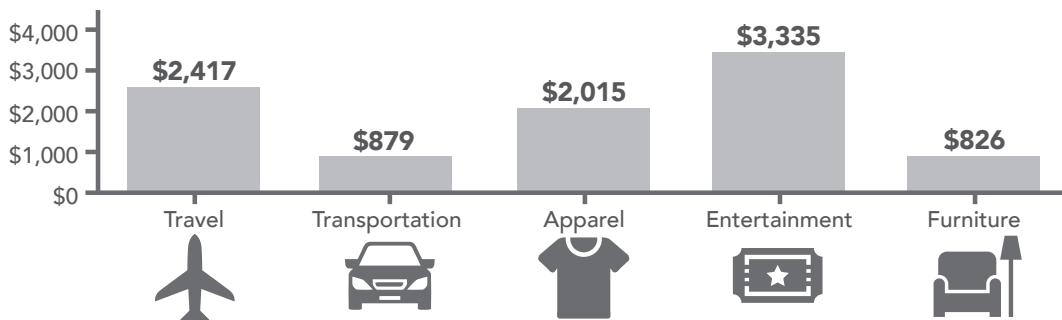
2024-2029
Pop Growth
Rate



50,740

Housing Units
(2020)

KEY SPENDING FACTS



WESTRIDGE DEVELOPMENT

ECONOMIC DEVELOPMENT STATISTICS

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

- MYLAN PARK:** Mylan Park just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.

A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.
- GATEWAY:** The Gateway 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.

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 the areas newest retail business coming to the Greater Morgantown market. Menards is the nation’s third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

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).

WESTRIDGE DEVELOPMENT

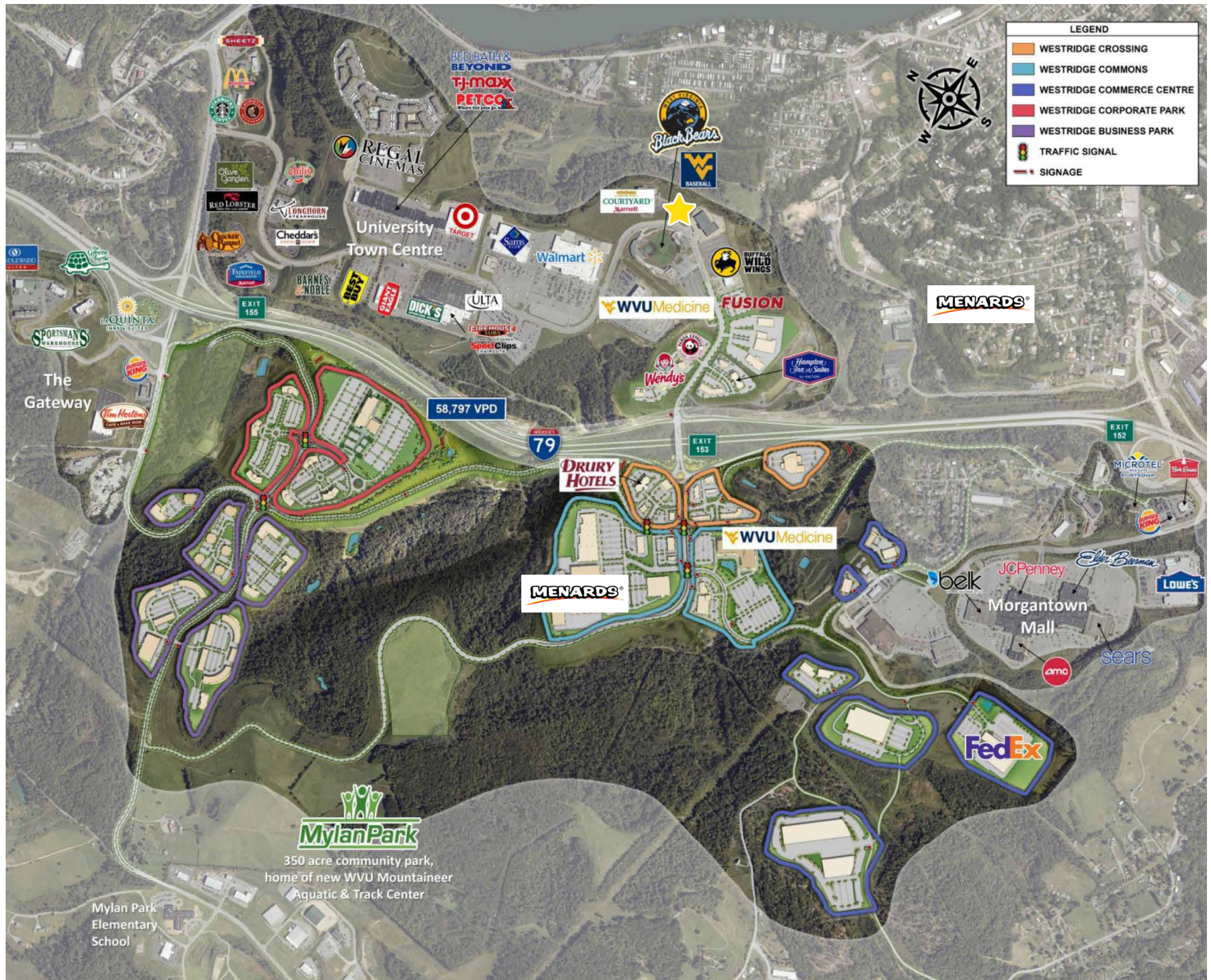


The new WestRidge Business and Retail Park is located just 0.7 mile from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

FOR SALE

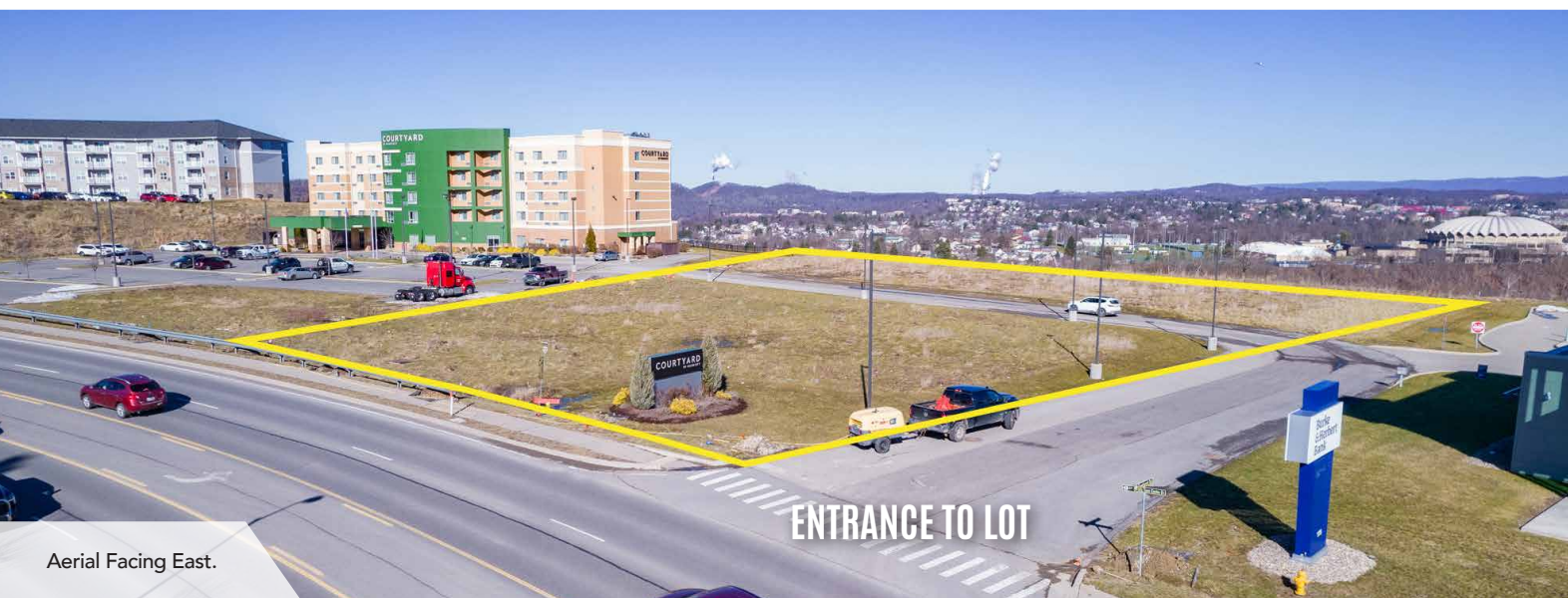
LAND - LOCATED 0.5 MILE TO I-79, EXIT 153

7935 UNIVERSITY TOWN CENTRE DRIVE · MORGANTOWN, WV 26501 · 2.9 (+/-) ACRES



★ Subject Location - 7935 University Town Centre Drive

AERIALS



FOR SALE

LAND - LOCATED 0.5 MILE TO I-79, EXIT 153

7935 UNIVERSITY TOWN CENTRE DRIVE · MORGANTOWN, WV 26501 · 2.9 (+/-) ACRES



Aerial Facing South Towards I-79 and WestRidge.

AERIALS



Aerial From Directly Above.

FOR SALE

LAND - LOCATED 0.5 MILE TO I-79, EXIT 153

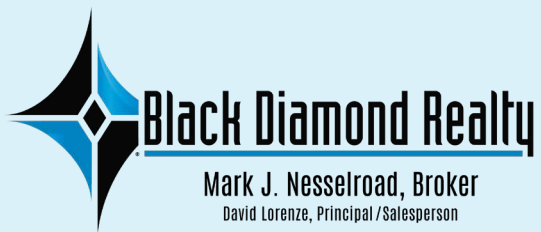
7935 UNIVERSITY TOWN CENTRE DRIVE · MORGANTOWN, WV 26501 · 2.9 (+/-) ACRES



Aerial Facing West.



Aerial Facing Southeast Towards Downtown Morgantown



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