



FOR SALE
LAND
MARKETING FLYER



GRANT AVE [HOUSING DEVELOPMENT OPPORTUNITY]
MORGANTOWN, WV 26505



WEST VIRGINIA UNIVERSITY
EVANSDALE CAMPUS

RUBY MEMORIAL HOSPITAL
WVU MEDICINE

SUNCREST

 **GRANT AVE HOUSING DEVELOPMENT OPPORTUNITY**
SUBJECT LOCATION

WOODBURN HALL
WVU CAMPUS

WEST VIRGINIA UNIVERSITY
DOWNTOWN CAMPUS

BEECHURST AVENUE

WESTOVER AREA

DOWNTOWN MORGANTOWN
HIGH STREET

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LAND FOR SALE

GRANT AVE [HOUSING DEVELOPMENT OPPORTUNITY] MORGANTOWN, WV 26505

TOTAL SALE PRICE / \$1,800,000

INDIVIDUAL LOT SALE PRICE / \$200,000

GROSS LOT SIZE / 0.84 (+/-) ACRE

TOTAL PARCEL NUMBER / 9 PARCELS

PROPERTY TYPE / LAND

ZONING / R3 - RESIDENTIAL

PROPERTY FEATURES / ALL PUBLIC UTILITIES AVAILABLE, CONTIGUOUS PARCELS, WALKING DISTANCE TO WVU'S MAIN CAMPUS, CLOSE TO MANY AMENITIES

Located steps away from the University, Grant Avenue Development Opportunity offers 9 total parcels containing 0.84 (+/-) acre of undeveloped land. The asset can be purchased as all nine lots, or any number of lots can be parceled out and sold separately. This location is ideal for land development for student housing. All customary public utilities are available to the site, including public water and sewer. Take advantage of this prime location within walking distance to West Virginia University's main campus.

The property is located inside the city limits of Morgantown and is within walking distance to many amenities including the West Virginia University main campus, Walnut Street PRT, shopping, dining and more. The property is positioned roughly 4 miles from I-79, Exit 155, 5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7.

FOR SALE

LAND - LOCATED 5 MILES FROM I-68, EXIT 1

GRANT AVE HOUSING DEVELOPMENT OPPORTUNITY · MORGANTOWN, WV 26505 · 0.84 (+/-) ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The subject property offers 9 contiguous parcels totalling 0.84 (+/-) acre. The asset sits directly along Grant Avenue. Each individual parcel offers an average of 0.918 (+/-) acre. The land is undeveloped and consists of trees and a gentle slope.

LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of 10 rectangular shaped parcels. The parcels slope downward from Grant Avenue to a rear alley. The property is identified as Third Ward District. Vacant Lots, Map 19, parcels 90, 91, 92, 93, 94, 95. Map 15, parcels 211, 212, and 281. This can be referenced in Deed Book 1506, Page 321, Deed book 1494, Page 106, Deed book 1494, Page 109, Deed book 1514, Page 543, Deed book 1554 Page 819. See the parcel map on page 4 for details. This property is zoned R3 Residential District.

PARCEL	ACRES	PARCEL	ACRES
90	0.0918	95	0.0918
91	0.0918	211	0.0918
92	0.0918	212	0.1079
93	0.0918	281	0.0921
94	0.0918		

UTILITIES

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

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

INGRESS / EGRESS / PARKING

The subject site fronts Grant Avenue, where there is permitted street parking. There is also gravel parking area accessed by the rear alley. This is a private off street parking gravel lot that will convey with the sale and provides an extra source of income.



Gravel Parking Lot.

Not pictured: Signage and painted dividers denoting individual spaces.

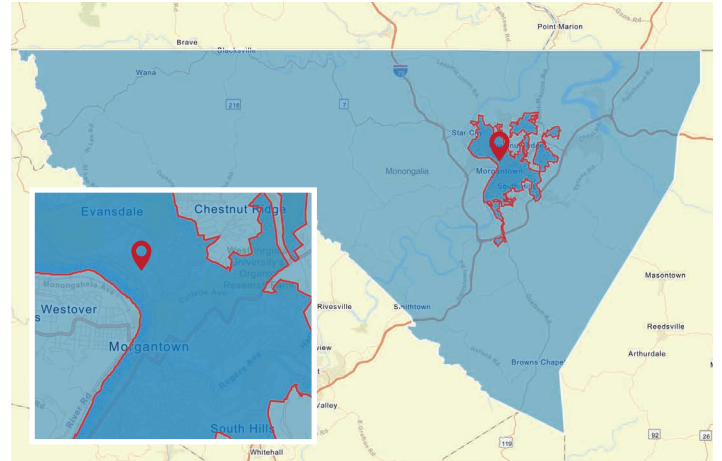
LOCATION ANALYSIS

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.

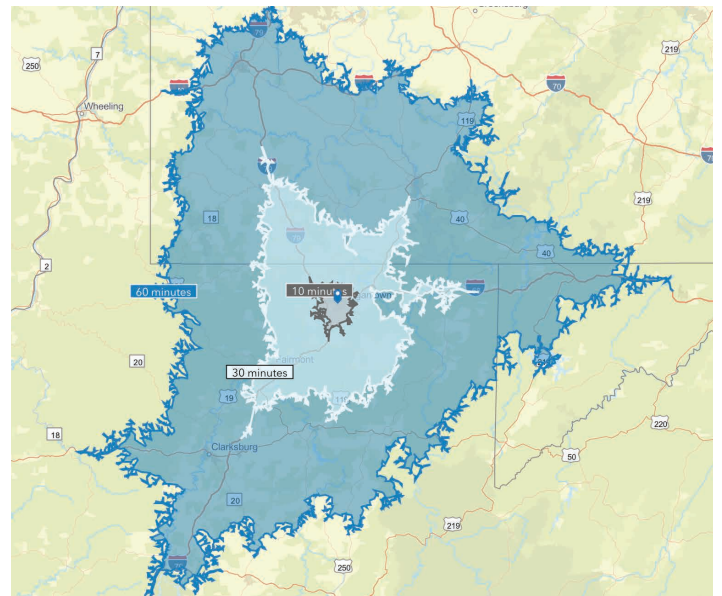
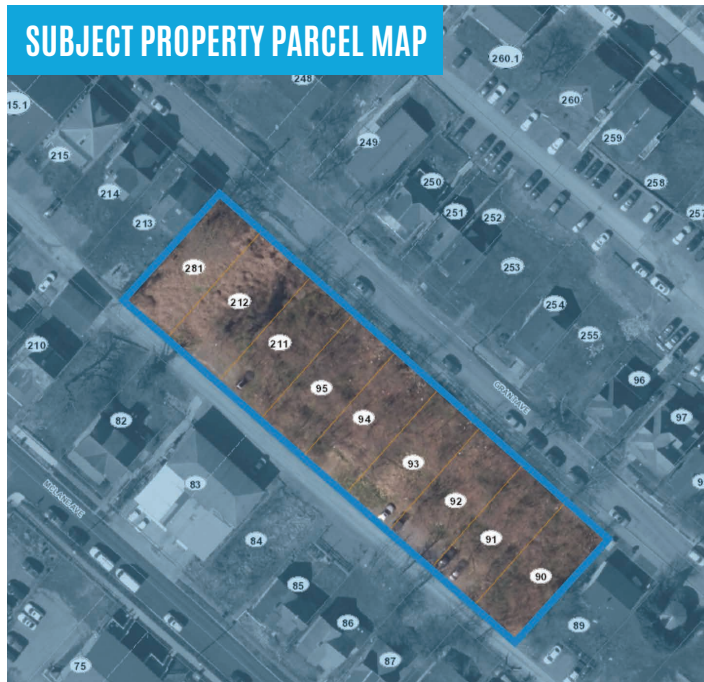
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



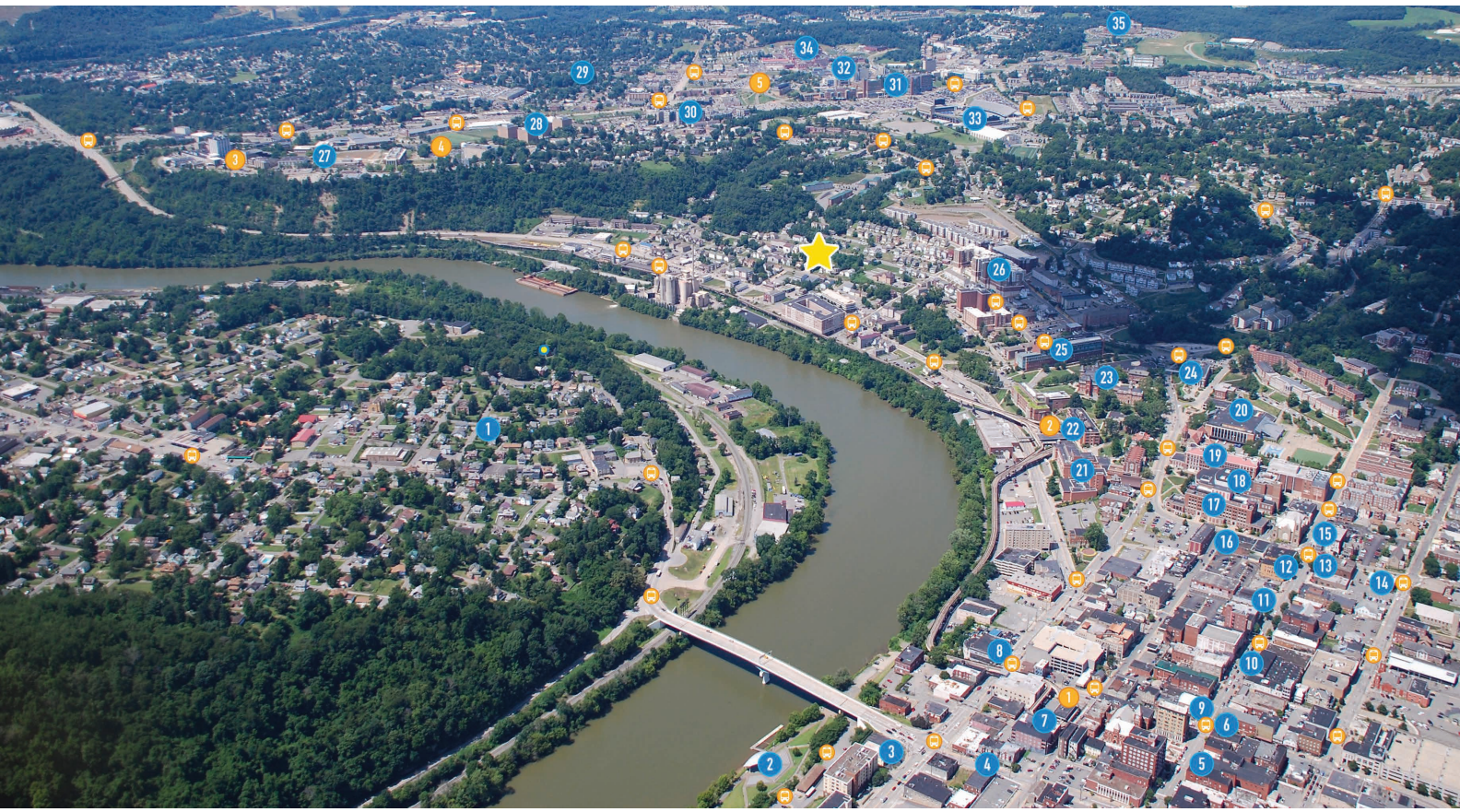
Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

FOR SALE



LAND - LOCATED 5 MILES FROM I-68, EXIT 1




































GRANT AVE HOUSING DEVELOPMENT OPPORTUNITY · MORGANTOWN, WV 26505 · 0.84 (+/-) ACRE

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The property is located along Grant Avenue. Alternate transportation options have been labelled.

-  Mountain Line Bus Stop
-  Walnut PRT Station
-  Beechurst PRT Station
-  Engineering PRT Station
-  Towers PRT Station
-  Medical Center PRT Station

-  1 Westover Area
-  2 Hazel Ruby McQuain Park
-  3 Wings Ole'
-  4 Black Bear Burritos
-  5 Tin 202
-  6 Saffron Indian Cuisine
-  7 Apothecary Ale House & Cafe
-  8 Morgantown Brewing Company
-  9 Chipotle (Coming Soon)
-  10 Cold Stone Creamery
-  11 Lotsa Stone Fired Pizza
-  12 Casa D' Amici
-  13 CVS
-  14 BB&T Bank
-  15 Panera Bread
-  16 WV Junior College
-  17 Department of Physics
-  18 Downtown Campus Library
-  19 C. Eugene Department of Chemistry
-  20 Mountainlair
-  21 Hodges Hall
-  22 Armstrong Hall
-  23 Eberly College of Arts and Sciences
-  24 Oglebay Hall
-  25 College of Business and Economics
-  26 U Club Sunnyside
-  27 WVU Evansdale Campus
-  28 Towers Evansdale
-  29 Suncrest Area
-  30 University Park
-  31 Ruby Memorial Hospital
-  32 Health Sciences Center
-  33 Milan Puskar Stadium
-  34 Milan Pharmaceuticals
-  35 Mon General Hospital

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



59,493

Total Population



2,843

Businesses



81,512

Daytime Population



\$230,396

Median Home Value



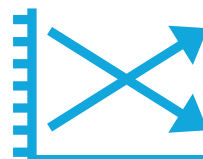
\$35,698

Per Capita Income



\$47,838

Median Household Income



-0.02%

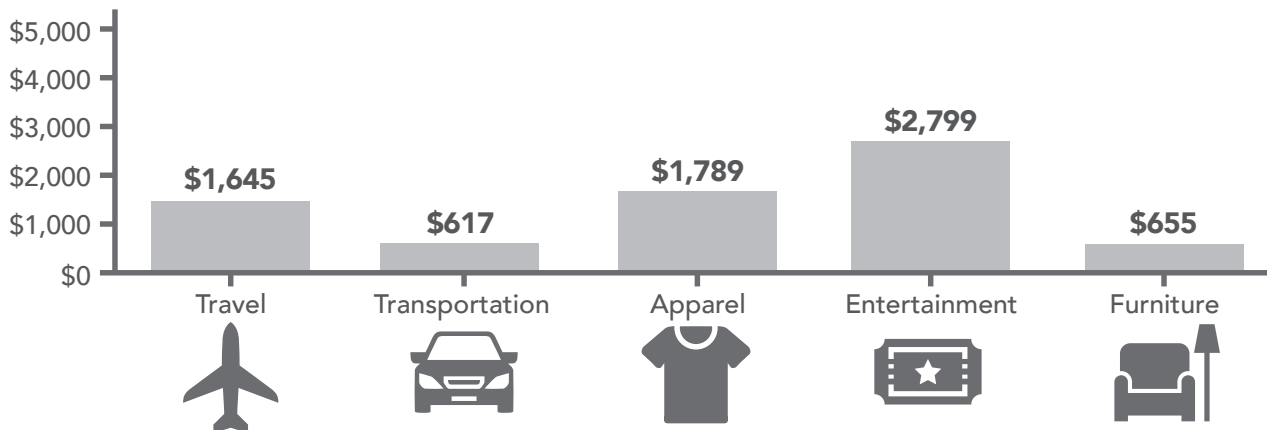
2020-2023 Pop Growth Rate



29,407

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



79,100

Total Population



3,462

Businesses



98,409

Daytime Population



\$241,574

Median Home Value



\$38,572

Per Capita Income



\$54,010

Median Household Income



0.17%

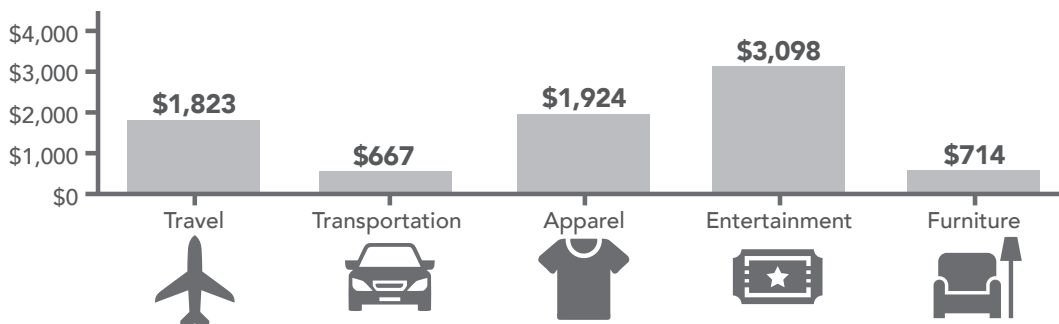
2020-2023 Pop Growth Rate



38,178

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,627

Total Population



3,953

Businesses



119,885

Daytime Population



\$251,196

Median Home Value



\$41,518

Per Capita Income



\$59,406

Median Household Income



0.33%

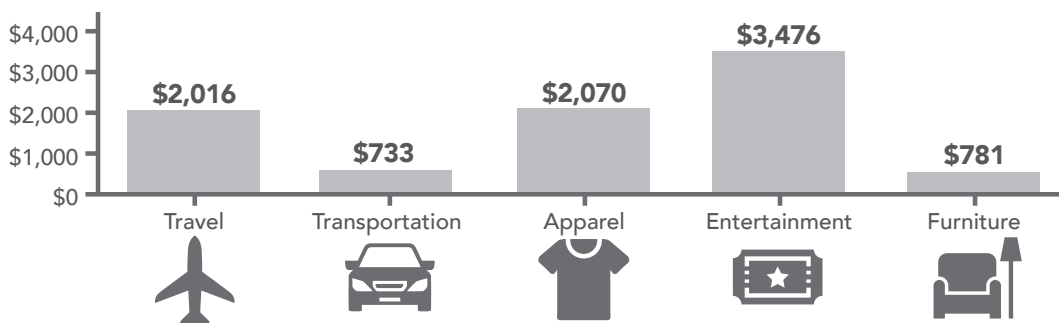
2020-2023 Pop Growth Rate



45,092

Housing Units (2020)

KEY SPENDING FACTS



AERIALS



Aerial View Facing East.

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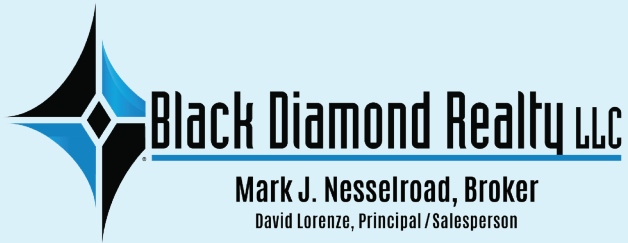
Aerial View Facing Northeast.



Aerial View Facing North.



Ground Photo.



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