

Black Diamond Realty

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FOR SALE
LAND
MARKETING FLYER



309 LINDEN AVENUE
ANMOORE, WV 26323

KROGER

STARBUCKS

SAM'S CLUB

U.S. POSTAL SERVICES

KOHL'S

CHICK-FIL-A

MCDONALD'S

LOWE'S

39,524 VEHICLES PER DAY

NEW POINTE PLAZA

WALMART

EXIT 117

ALDI

INTERSTATE 79



309 LINDEN AVENUE

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of the property and specifications of the land, utilities and access.

02

Location Analysis / Aerial

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five, and ten mile radius

06

Aerial Photos

Aerial photos of the property from various heights and angles.

08

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LAND FOR SALE

309 LINDEN AVENUE ANMOORE, WV 26323

SALE PRICE / \$150,000

GROSS LOT SIZE / 0.1722 ACRE

CITY LIMITS / OUTSIDE

PROPERTY HIGHLIGHTS / EASY ACCESS
TO INTERSTATE, ALL PUBLIC UTILITIES
AVAILABLE, NO ZONING RESTRICTIONS

Located in a growing area of Harrison County, 309 Linden Avenue is a 0.1722 (+/-) acre lot open to countless possibilities. Recently cleared, this lot offers a blank canvas for various development opportunities. Ideal for a retailer seeking a prime location with high visibility and accessibility, it sits at the base of the bustling New Pointe Plaza/ Eastpointe Shopping Center.

The subject land is surrounded by major retail, dining, and hospitality facilities such as Walmart, Sam's Club, Lowe's, and Kohl's among many other popular retail and dining establishments. Emily Drive sees roughly 23,441 vehicles per day (provided by Esri and Data Axle, 2021). Along I-79, there is an average daily traffic count of 39,524 vehicles per day. (provided by Esri and Data Axle, 2021). This property is only 0.2 mile to the ramp to I-79 North and 0.4 mile off of Exit 117, I-79 South.

FOR SALE

LAND - LOCATED 0.4 MILE TO I-79 / EXIT 117

309 LINDEN AVENUE · ANMOORE, WV 26323

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject land has been cleared and is ready for further development. The property is comprised of 0.1722 (+/-) acre and offers access to all utilities including electric, gas, water and sewer.

LEGAL DESCRIPTION / ZONING

Located just outside city limits, this property is situated within the Simpson Anmoore Corp District of Harrison County. The site consists of one rectangular shaped parcel totalling 0.1722 (+/-) acre. The property is identified as Simpson Anmoore Corp District, Map 2502, Parcel 59. This can be referenced in Deed Book 1211, Page 607. The property is not restricted by zoning regulations.

DIRECTIONS

While traveling south on I-79, take Exit 117 on the left. Turn left at the traffic light onto WV-58 E. At the next traffic light, turn left onto Emily Drive and travel 0.1 mile, turn left onto Golden Avenue and your destination is immediately on the left.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope
Water	Clarksburg Utility Board
Sewer	Clarksburg Utility Board
Trash	Multiple Providers
Cable	Multiple Providers
Internet	Multiple Providers



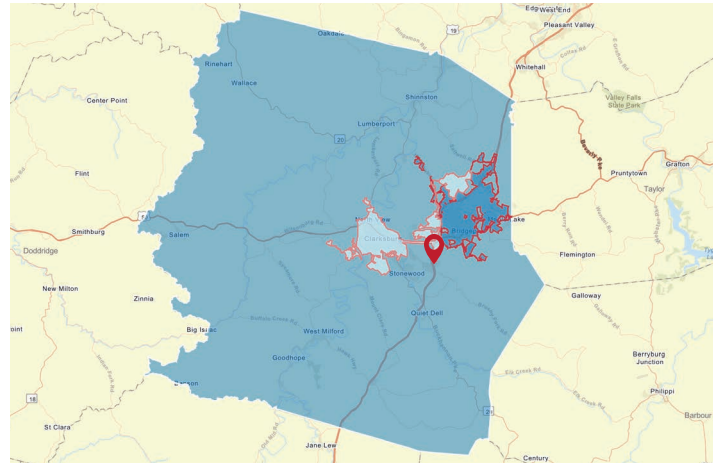
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

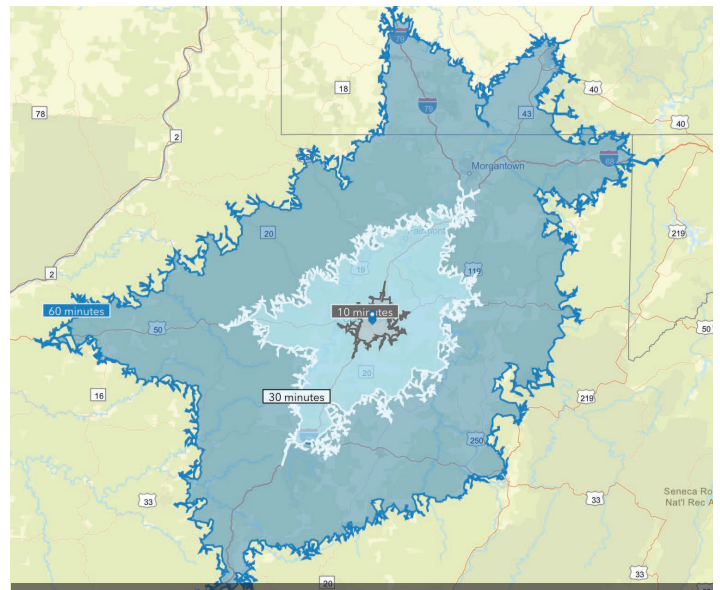
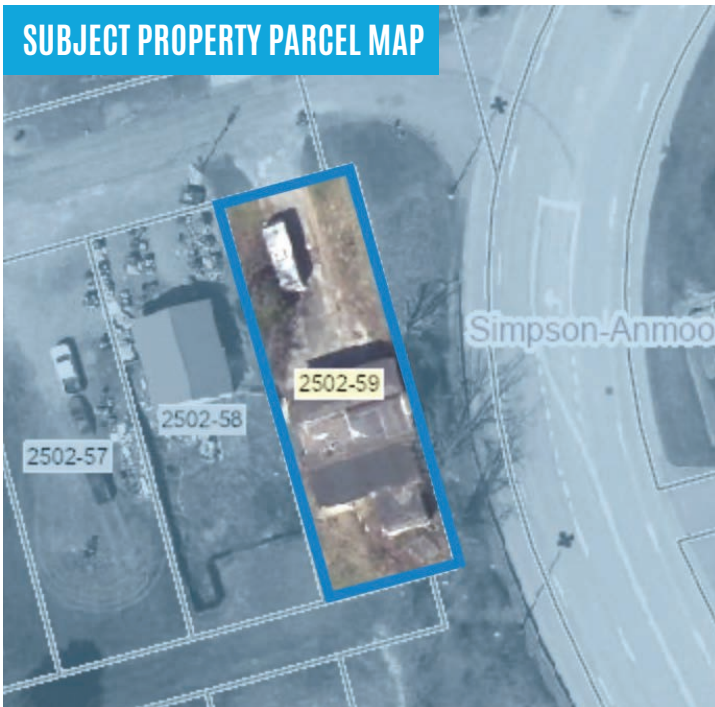
The **City of Bridgeport** has a total population of 9,189 and a median household income of \$94,819. Total number of businesses is 710.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location ■ Clarksburg City Limits

SUBJECT PROPERTY PARCEL MAP



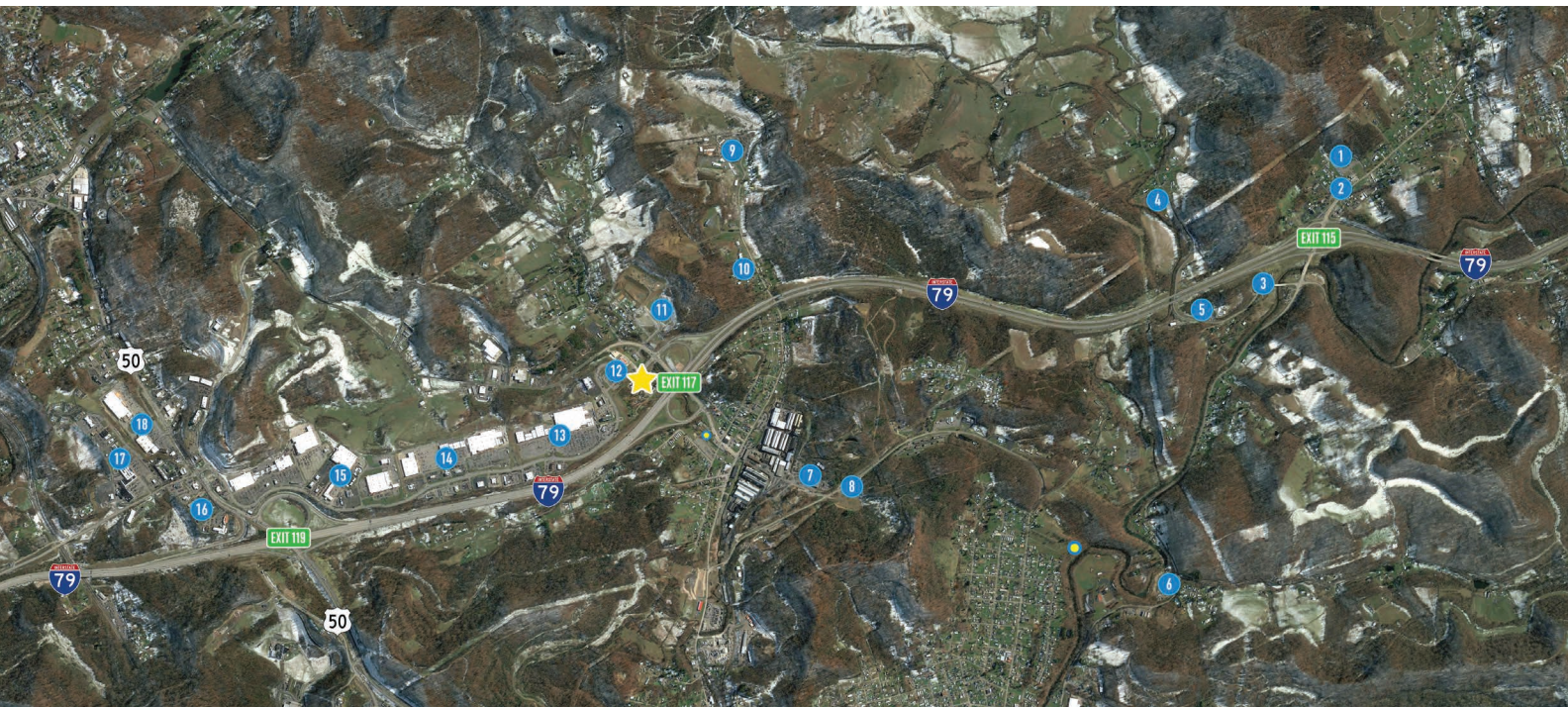
Distance to nearby cities: Bridgeport, WV - 3.2 miles, Clarksburg, WV - 5.3 miles, Fairmont, WV - 20 miles, Morgantown, WV - 36 miles, Uniontown, PA - 60 miles, Pittsburgh, PA - 108 miles, Charleston, WV - 120 miles.

FOR SALE

LAND - LOCATED 0.4 MILE TO I-79 / EXIT 117

309 LINDEN AVENUE · ANMOORE, WV 26323

SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations. Referenced with a yellow star, 309 Linden Avenue is located approximately 0.3 mile from I-79 (Exit 117).

- 1 InfoCision Management Corporation
- 2 7-Eleven Gas Station
- 3 WolfPack Industries, Bobcat of Clarksburg
- 4 Prebena North American Fastener Corporation
- 5 C & B Material Handling
- 6 iLease and Rentals
- 7 GrafTech Shipping Dept
- 8 Woodford Oil Company
- 9 Frontier Communications
- 10 Sturm Environmental Services
- 11 Kaufman & McPherson, PLLC
- 12 Aldi, BFS, Star Furniture, Hilton Garden Inn
- 13 New Pointe Plaza: Walmart Supercenter, Burger King, Arby's, Party City, Game Stop, Staples, Applebee's, Grand China Buffet, One Main Financial
- 14 Lowe's, Tuscan Sun Spa and Salon, T-Mobile, Dollar Tree, Olive Garden, Ruby Tuesday, Tidal Wave Auto Spa, Denny's Chick-fil-A, West Union Bank, McDonald's, Kohl's, Primanti Bros.
- 15 Eastpointe Shopping Center: United States Postal Service, Starbucks, Tractor Supply Co., Texas Roadhouse, Crumbl, Zen Leaf, Long John Silver's, Sam's Club, Hobby Lobby, Great Clips, KFC, Kroger, Taco Bell, Panera Bread, MedExpress
- 16 Days Inn & Suites, WV Fitness 24, Quality Inn, Longhorn Steakhouse
- 17 Big Lots, Rent-A-Center, Gabe's, WDTV 5
- 18 Best Western, Papa Johns Pizza, Ollie's Bargain Outlet, Anytime Fitness, The Home Depot

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



16,835

Total Population



983

Businesses



20,686

Daytime Population



\$194,832

Median Home Value



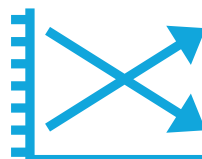
\$39,585

Per Capita Income



\$62,653

Median Household Income



-0.65%

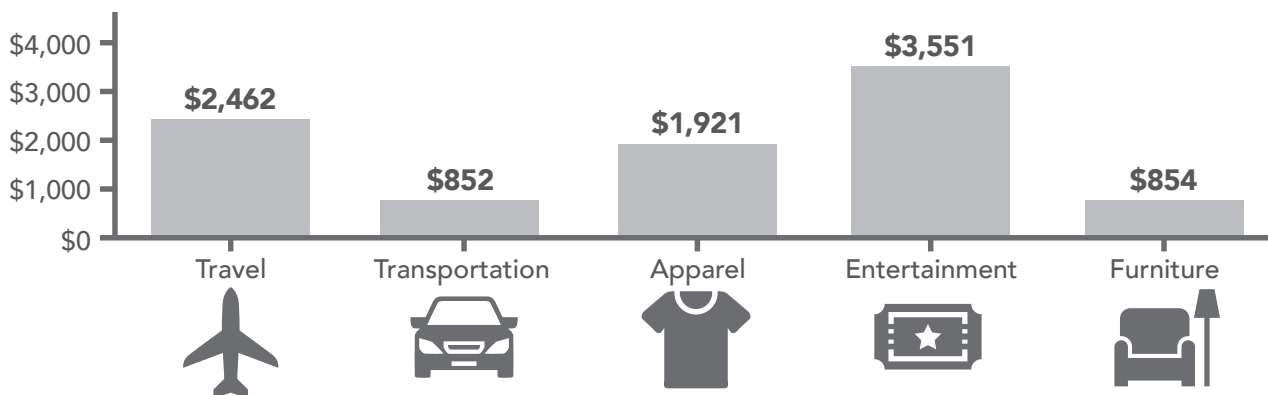
2024-2029 Pop Growth Rate



8,152

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



37,092

Total Population



1,819

Businesses



44,339

Daytime Population



\$185,195

Median Home Value



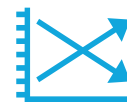
\$38,151

Per Capita Income



\$60,102

Median Household Income



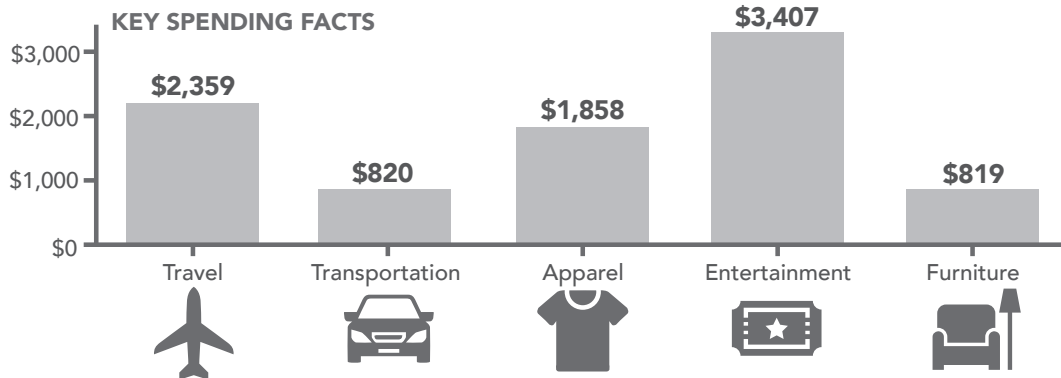
-0.47%

2024-2029 Pop Growth Rate



18,044

Housing Units (2020)



10 MILE RADIUS



70,561

Total Population



2,403

Businesses



60,704

Daytime Population



\$183,524

Median Home Value



\$37,043

Per Capita Income



\$60,158

Median Household Income



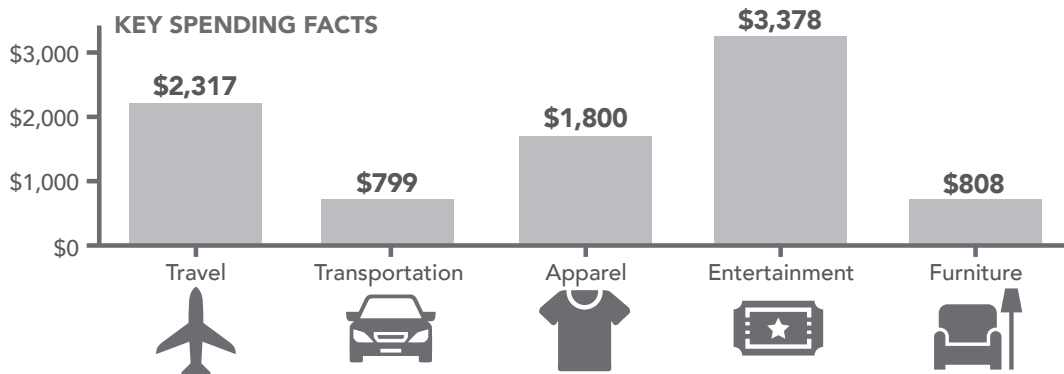
-0.52%

2024-2029 Pop Growth Rate



28,645

Housing Units (2020)



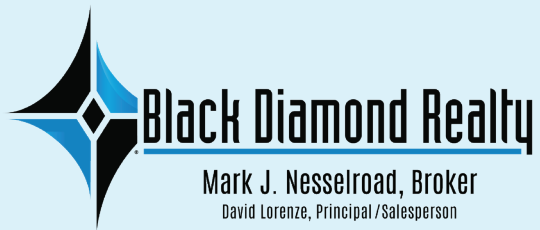
AERIAL PHOTOS



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309 LINDEN AVENUE · ANMOORE, WV 26323



Aerial Facing Northeast.



CONTACT

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