

295± AC SITE WITH 50± AC SITE READY FOR DEVELOPMENT

124 Surface Drive, Charleston, WV



Details

Just miles from downtown, this 295± acre site is the largest remaining development parcel in Charleston's MSA. The previous owner excavated and leveled 50 acres, leaving them ready for development. The crossroads of I-77 and 1-79 are adjacent to the property, providing excellent visibility, and West Virginia Yeager International Airport is directly across I-77 from the site.

The land presents an exceptional opportunity for future developers as the majority of developable acreage is completely unzoned. Hospitality, residential, commercial, mixed-use and industrial are all possibilities and at the discretion of the next owner. With the Appalachian mountains as a backdrop and West Virginia's capital city next door, the potential of this property is truly one-of-a-kind.

Highlights

- 50± AC excavated, leveled & ready for development & have no zoning, permitting or deed restrictions
- Portion of site inside city limits and portion of site outside city limits
- 6 gas wells drilled on property
- All utilities available to site; single-phase electric already installed
- Great visibility from I-79 and I-77
- Proximate to downtown Charleston & across 1-77 from Yeager Int'l Airport
- 55,811 Vehicles Per Day.

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SURROUNDING CONTEXT

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Local Information

With its rich culture, vibrant arts scene and abundant natural beauty, Charleston provides an ideal environment for innovative development projects. Moreover, Charleston's strategic location within the Appalachian region positions it as a hub for commerce and industry, providing investors and developers access to a diverse and growing market.

In addition to its favorable location, Charleston offers a supportive business environment and a range of incentives to encourage investment and growth. The city's economic development initiatives aim to attract new businesses and stimulate job creation, providing resources and assistance to help facilitate a wide range of projects. Furthermore, Charleston's low cost of living and high quality of life make it an attractive destination for professionals and families alike, ensuring a steady demand for residential and commercial properties.



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