

1009 UNIVERSITY AVENUE

1009 UNIVERSITY AVENUE, MORGANTOWN, WV 26505



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$900,000

Lot Size: 0.46 Acres

Price / Acre: \$1,956,522

Zoning: B4

Market: Morgantown

Submarket: Waterfront

PROPERTY OVERVIEW

Parcel 28A 5.1 and a portion of 28A 5 comprise a .46 acre site perfect for a mixed use development in Downtown Morgantown overlooking the Hazel "Ruby" McQuain Park and Amphitheater on the Mon River in Downtown Morgantown. An easy stroll to WVU's main campus and downtown Morgantown. The park is currently undergoing a \$4,000,000.00 renovation and upgrade. Additionally the site is located in an opportunity zone.

PROPERTY HIGHLIGHTS

- Spectacular waterfront site
- Overlooks the park, amphitheater, rail trail and river.
- Great downtown location
- B4 zoning (high density and lot coverage)
- The site is located in an opportunity zone

Presented By:

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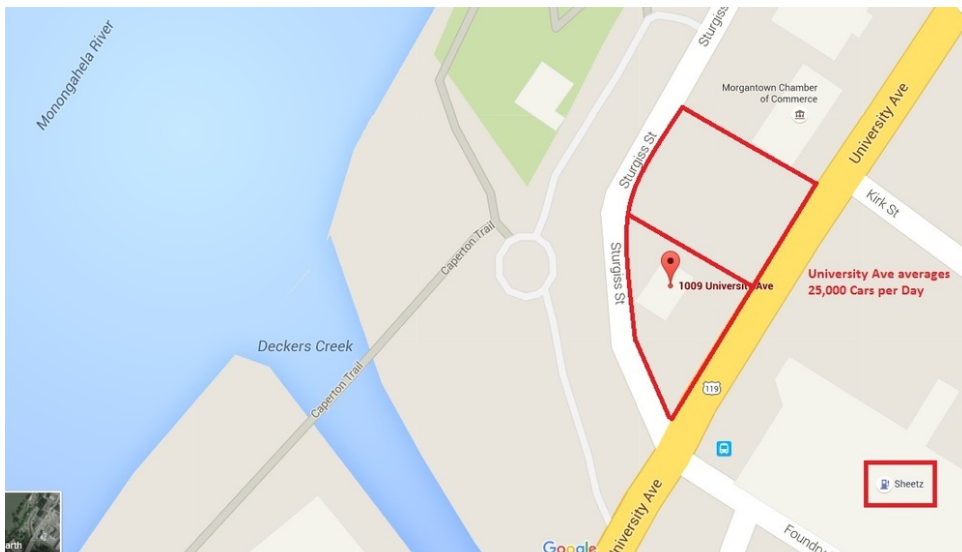
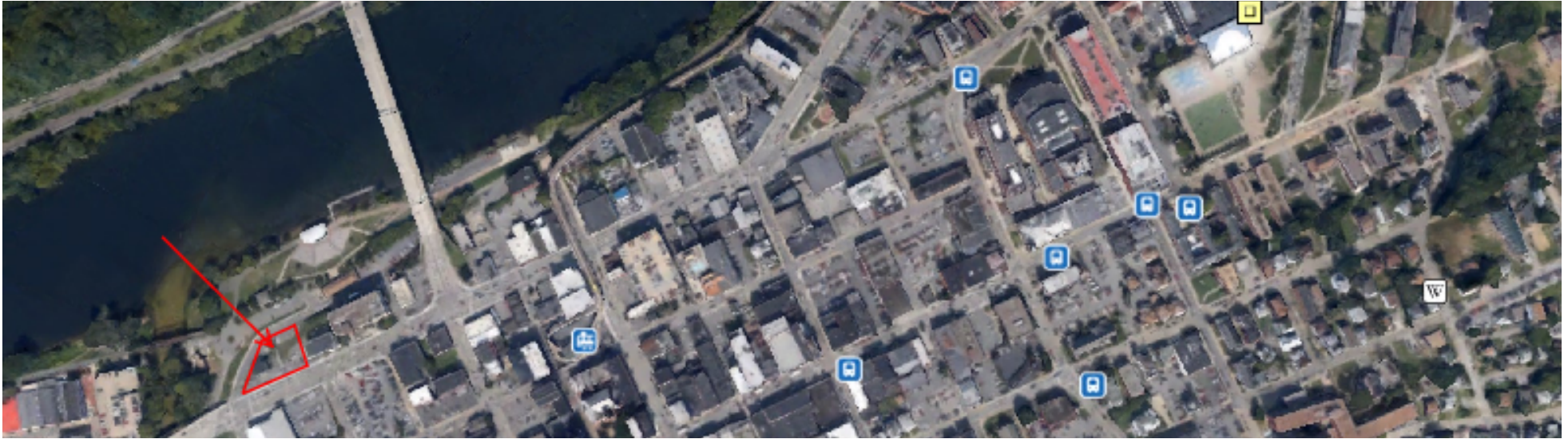
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ADDITIONAL PHOTOS



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LOCATION MAPS



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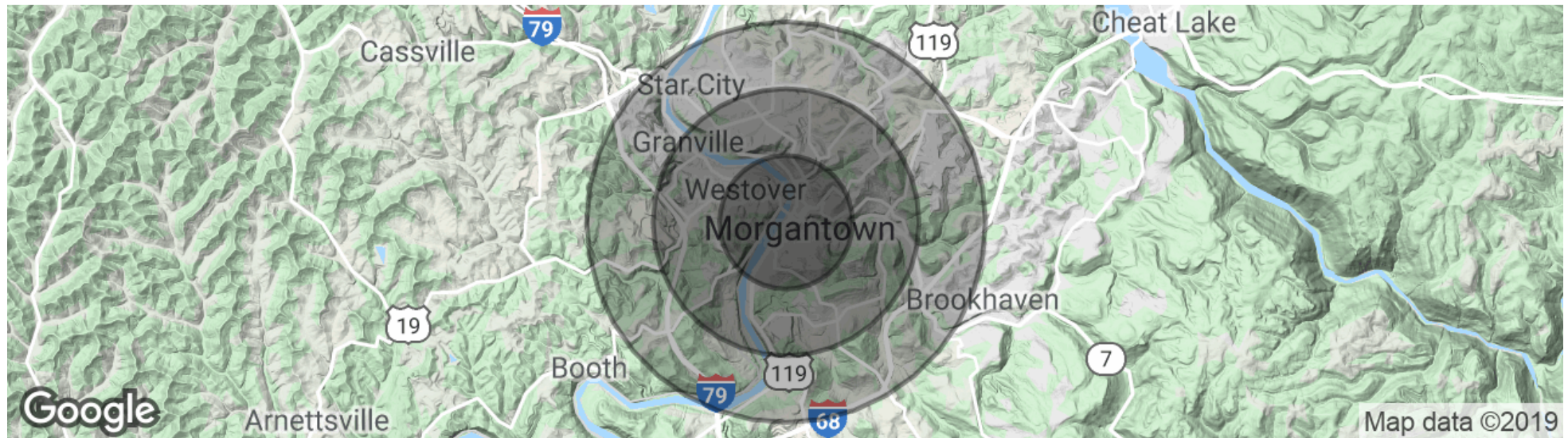
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,508	34,865	59,040
Median age	23.8	25.4	27.1
Median age (Male)	23.3	24.6	26.0
Median age (Female)	24.3	26.6	28.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,597	12,738	22,119
# of persons per HH	3.2	2.7	2.7
Average HH income	\$35,692	\$39,714	\$44,611
Average house value	\$152,514	\$176,248	\$190,837

** Demographic data derived from 2010 US Census*

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