



# LAND FOR SALE



## Simpson Commons

Route 58 & Platinum Drive,  
Bridgeport, WV 26330

**Price: \$350,000**

|                            |            |
|----------------------------|------------|
| <b>Price:</b>              | \$350,000  |
| <b>Property Type:</b>      | Land       |
| <b>Property Subtype:</b>   | Commercial |
| <b>Proposed Use:</b>       | Commercial |
| <b>Sale Type:</b>          | Investment |
| <b>Total Lot Size:</b>     | 10.43 AC   |
| <b>No. Lots:</b>           | 1          |
| <b>Zoning Description:</b> | Commercial |

## Property Details

- Great Location in Bridgeport, WV
- Located at Platinum Drive in Bridgeport, WV, just 1.8 miles from I-79, Anmoore Exit and 4 miles from the East Pointe, I-79 exit.
- Close to businesses, retail shops and restaurants.
- Dual access from Rt. 50 & Rt. 58.
- Adjacent to Rosewood Residential Development.
- Gas, water, electric, sewer & fiber on site.



**Parry Petroplus, Broker**  
304-288-0654  
parry@petroplus.com



**PETROPLUS™**  
& ASSOCIATES

742 Fairmont Rd, Suite D  
Westover, WV 26501



# Property Photos



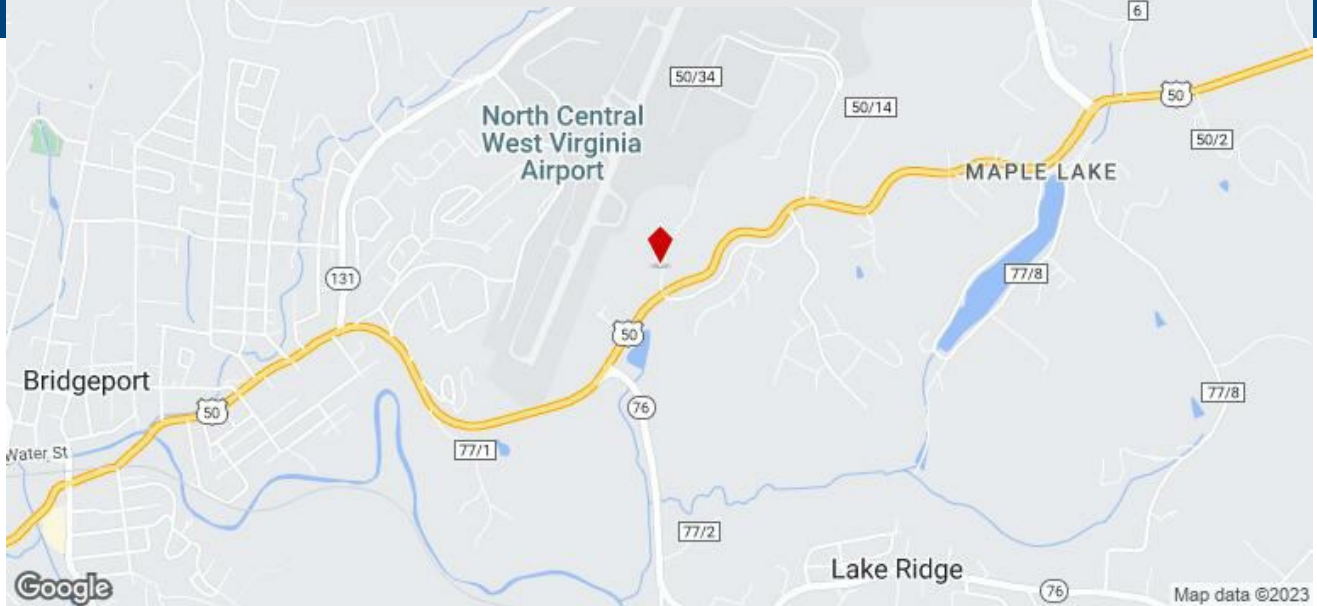
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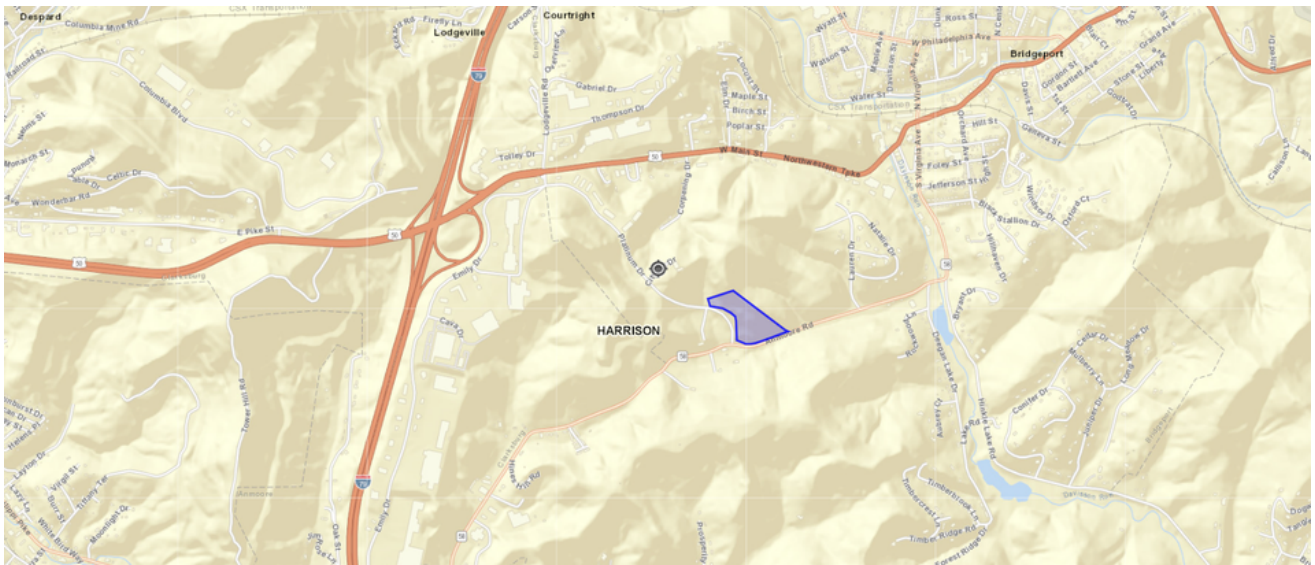


# Property Location



## Simpson Commons

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# WV Real Estate Assessment Data



[About](#) | [New Search](#) | [Structure Drawing](#)

Parcel ID: 17-16-0309-0081-0000 | Tax Year: 2023 | County: Harrison | Date: 7/31/2023  
 Root PID: 17160309008100000000

## Property Owner and Mailing Address

Owner(s): PETROPLUS PROPERTIES LLC  
 Mailing Address: 742 FAIRMONT RD STE D, WESTOVER, WV 26501

## Property Location

Physical Address: BRIDGEPORT 26330  
 E-911 Address: ---  
 Parcel ID: 17-16-0309-0081-0000  
 County: 17 - Harrison  
 District: 16 - Simpson-Bridgeport Corp  
 Map: [0309](#) (Click for PDF tax map)  
 Parcel No.: 0081  
 Parcel Suffix: 0000  
 Map View Link: <https://mapwv.gov/parcel/?pid=17-16-0309-0081-0000>

## General Information

| Tax Class | Book / Page | <a href="#">Deeded Acres</a> | <a href="#">Calculated Acres</a> | Legal Description                  |
|-----------|-------------|------------------------------|----------------------------------|------------------------------------|
| 4         | /           | 10.430                       | 11.19                            | 10.43 AC DAVISSON RUN LAROSA TRACT |
|           |             |                              | 11.19                            |                                    |

## Cost Value

Dwelling Value: \$0  
 Other Bldg/Yard Values: \$0  
 Commercial Value: ---

## Appraisal Value

Land Appraisal: \$9,200  
 Building Appraisal: \$0  
 Total Appraisal: \$9,200

## Building Information

Property Class: R - Residential  
 Land Use: 100 - Residential Vacant  
 Sum of Structure Areas:

## Flood Zone Information

Learn more at [WV Flood Tool](#)

| Acres (c.) | Risk |  |
|------------|------|--|
| 11.19      | Low  | This parcel appears not to be within any identified flood hazard zone. |

## Sales History

[Learn More](#)

| Sale Date  | Price     | Sale Type | Source Code | Validity Code | Book | Page |
|------------|-----------|-----------|-------------|---------------|------|------|
| 1/22/2014  | \$740,000 | Land only | 4           | 1             | 1525 | 1028 |
| 1/7/2003   | \$250,000 | Land only | 1           | 3             | 1346 | 1043 |
| 5/30/2002  |           |           |             |               | 1340 | 52   |
| 11/29/1993 |           |           |             |               | 1245 | 1267 |
| 5/26/1987  |           |           |             |               | 1174 | 463  |
| 2/17/1977  |           |           |             |               | 1052 | 270  |

## Parcel History

| Tax Year | Tax Class | Owner                    | Owner Address                             | Book/ Page | Legal Description                  | Land    | Building | Total   |
|----------|-----------|--------------------------|---|------------|------------------------------------|---------|----------|---------|
| 2023     | 4         | PETROPLUS PROPERTIES LLC | 742 FAIRMONT RD STE D, WESTOVER, WV 26501 | /          | 10.43 AC DAVISSON RUN LAROSA TRACT | \$9,200 | \$0      | \$9,200 |
| 2022     | 4         | PETROPLUS PROPERTIES LLC | 742 FAIRMONT RD STE D, WESTOVER, WV 26501 | /          | 10.43 AC DAVISSON RUN LAROSA TRACT | \$9,200 | \$0      | \$9,200 |