

BAKERS RIDGE VACANT LAND

DEVELOPMENT LAND | 1.63 ACRES (18-12-9.4)

GROUND LEASE | BUILD - TO - SUIT | LAND FOR SALE



FOR SALE | SOLICITING OFFERS

205 BAKERS RIDGE ROAD,
MORGANTOWN, WV 26508

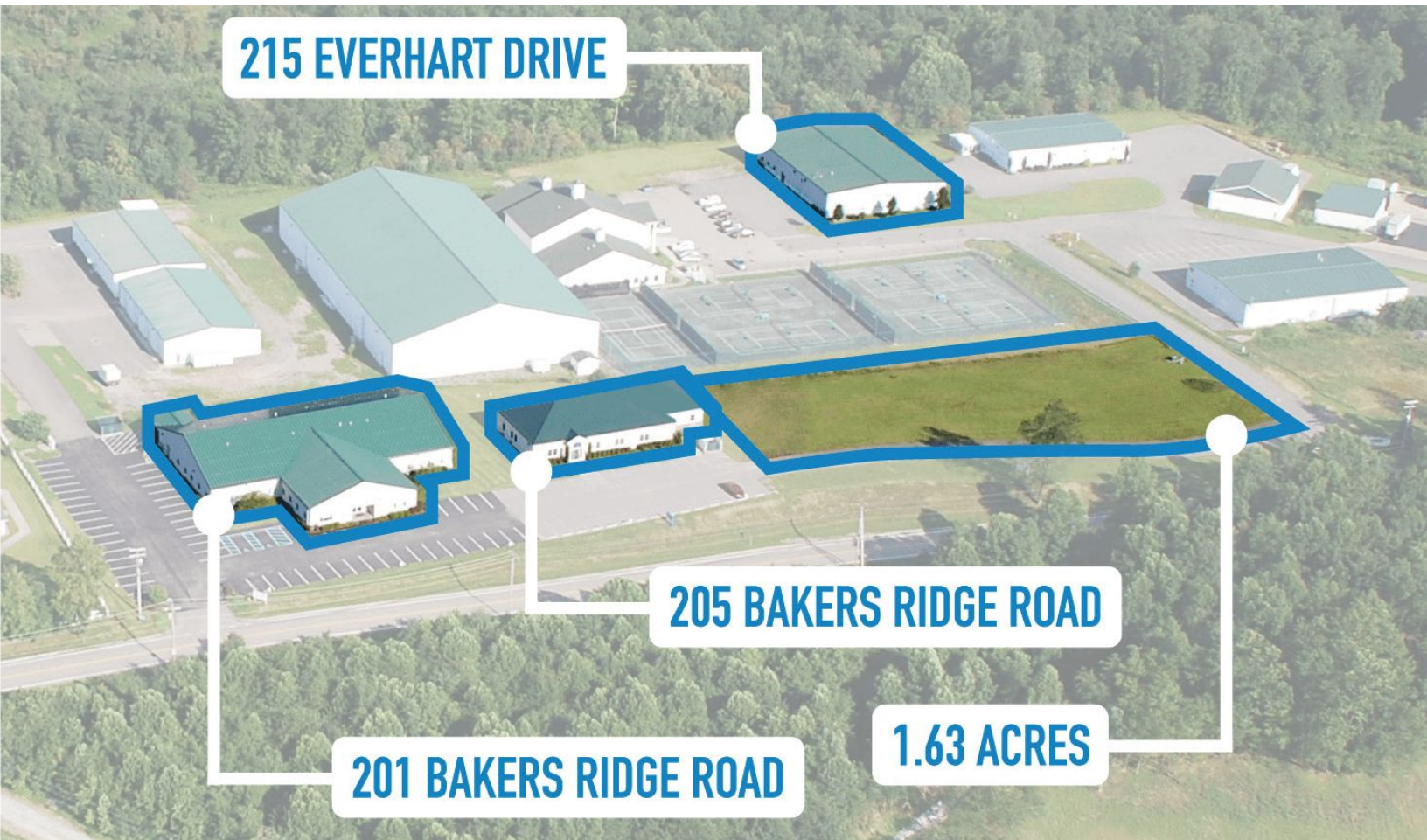
HARDY
WORLD  LLC



INTERACTIVE PDF

CALL TODAY - 724 201 6600 | www.hardyworldllc.com
Logan Williams -Broker | logan.williams@hardyworld.biz | WV B230300886 | 61 SR 2040, Bentleyville, PA 15314

SUMMARY



Hardy World's prime lot, totaling 1.63 acres, is available in Morgantown's premiere commercial subdivision of Bakers Ridge. Part of WVU's medicine campus, this lot is prime for any commercial, retail, office, lab or R&D development.

With its excellent location, the market's skilled workforce, and the subdivision's surrounding multifaceted demand generators, Bakers Ridge attracts successful technology companies and national brands.

As an experienced development company, Hardy World has the expertise to custom build a world-class facility to suit your needs. The developer has a proven track record in the City of Morgantown and focuses on establishing dynamic workplaces and developments in the community.

Parcel Info - 18-12-9.4

C-2 | General Commercial District

Ground Lease or Sale

1.63 Acres | 71,003 SF

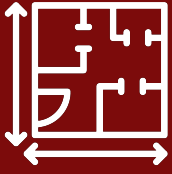
All Utilities are available on site

Huge WVU Medicine presence

Outstanding visibility & Signage opportunity

Existing master plan development

KEY FACTS



**71,003 SF
1.63 ACRES
LOT SIZE**



**C-2 ZONING
MORGANTOWN**
Multiple uses allowed

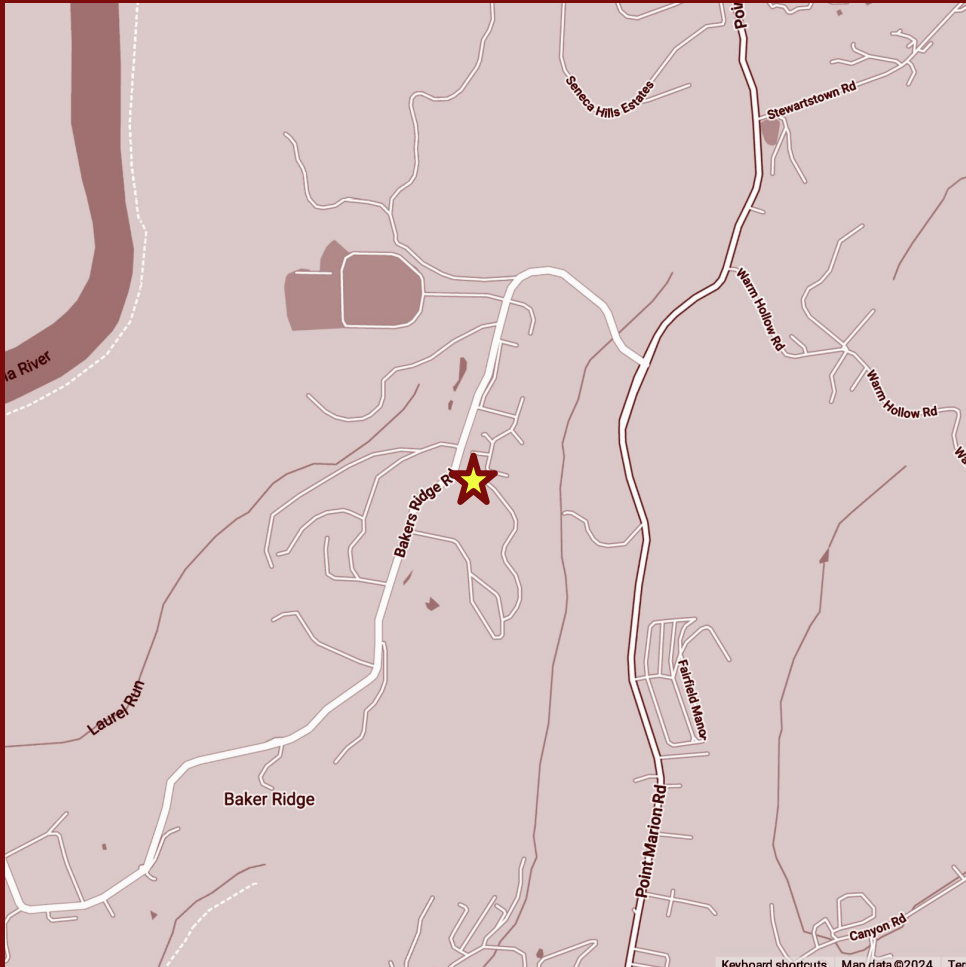


**HUGE WVU
MEDICINE CAMPUS
PRESENCE**



**LOW MAINTENANCE
& CAM CHARGES**

LOCATION



DISTANCES TO MAJOR CITIES

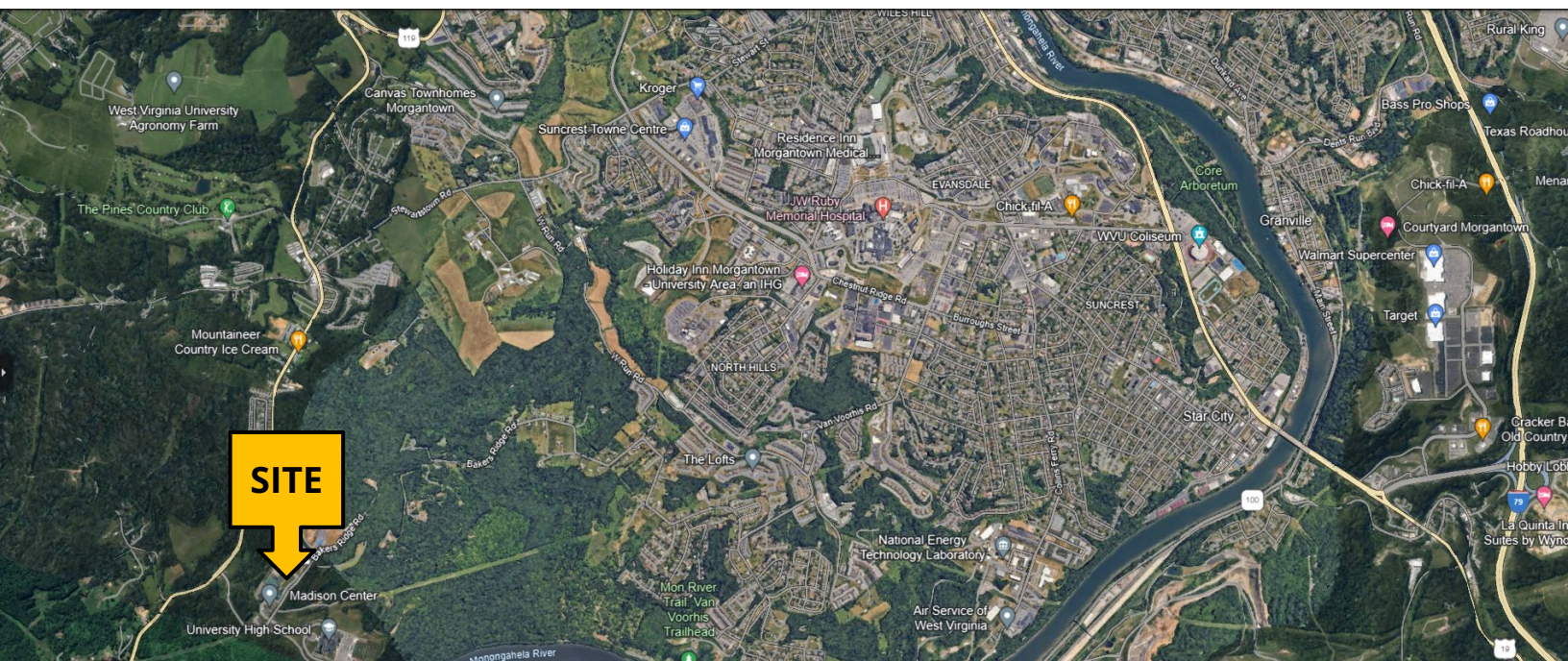
DOWNTOWN MORGANTOWN 5.5 Mi |
FAIRMONT, W 26 Mi | 32 Min
BRIDGEPORT, WV - 40 Mi | 44 Min
WASHINGTON, PA -48 Mi | 58 Min
WHEELING, WV 77 Mi | 87 Min
PITTSBURGH, PA -78 Mi | 87 Min
CHARLESTON, WV -162 Mi | 148 Min
WASHINGTON, DC - 208 Mi | 208 Min

DISTANCE TO MAJOR ROADWAYS

I 68- 3.8 Mi | 9 Min
I 79 - 9.2 Mi | 21 Min
PA 43 TURNPIKE -7.5Mi | 13 Min
MORGANTOWN AIRPORT - 4.1 Mi | 9 Min

LOW TAXES, EASE OF DEVELOPMENT, MULTIPLE OPPORTUNITIES

LOCATION ANALYSIS



**LAND LEASE OR
PURCHASE**

HIGH VISIBILITY

ABUNDANT SIGNAGE

FLEXIBLE ZONING

HIGH GROWTH CORRIDOR

DEVELOPMENT FRIENDLY



MON POWER



MOUNTAINEER GAS



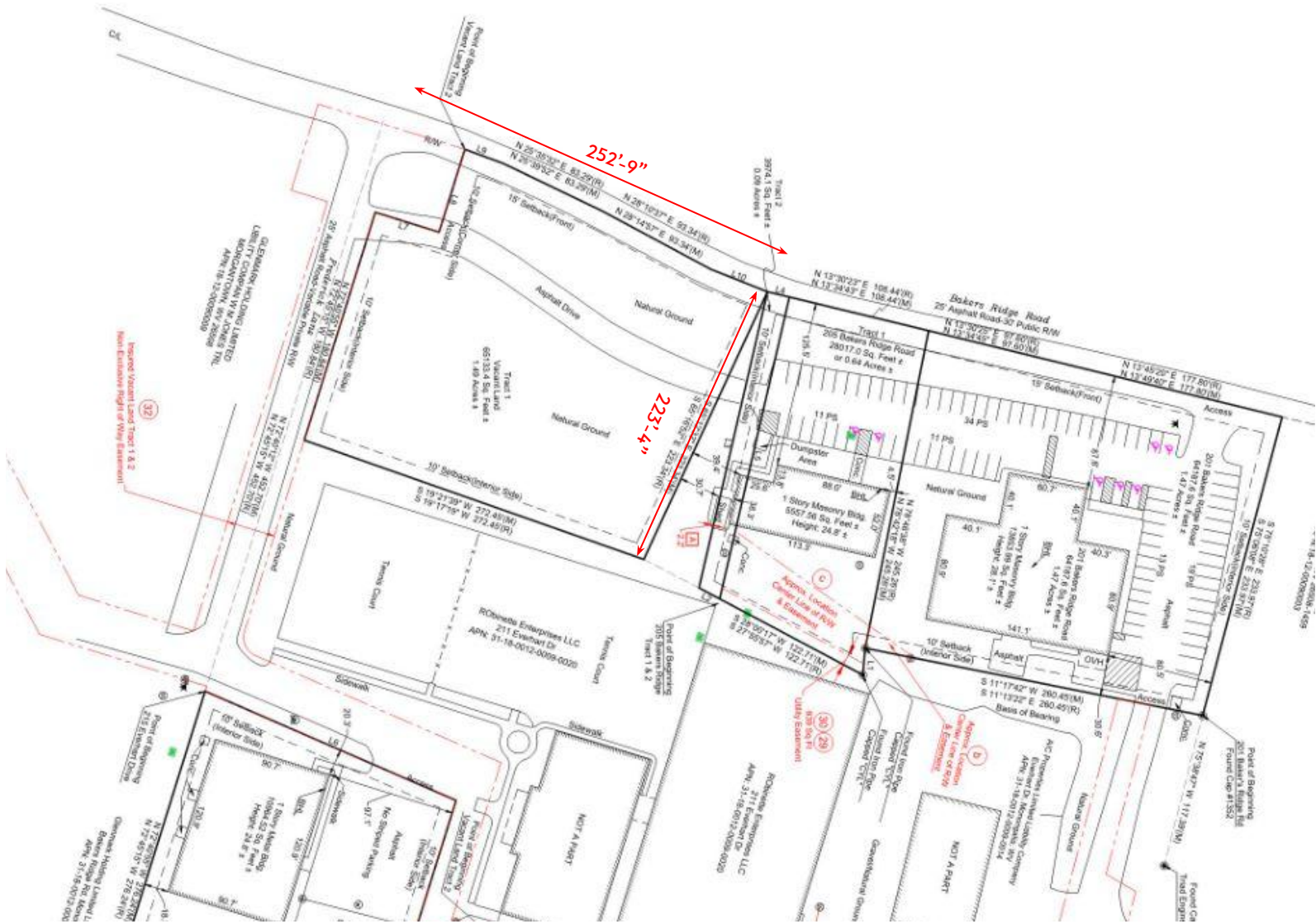
MORGANTOWN
UTILITY BOARD (MUB)

UTILITIES

FOR SALE

205 BAKERS RIDGE RD

SURVEY



WVU Campus | Downtown Morgantown

Minutes away from access to major retail

Start-up hub and investor friendly market

High market growth potential

Educated workforce and abundant labor pool

With direct access to Bakers Ridge Rd and with WVU as anchor tenant, opportunities are endless on this 1.63 acre property.

Minutes away from WVU campus, downtown Morgantown, JW Ruby Memorial and right next to the university high school, this lot is suitable for single or multi tenant development to cater to employers, students, employees and kids.

NEIGHBORHOOD



MONONGALIA COUNTY

With a population increase of over 8% from 2010 to 2020, Monongalia County boasts a steady increase of people moving back into the area.

Monongalia County is set up in a great location. Only a 3-4 hour drive to Washington, D.C., Baltimore, Maryland, and Columbus, Ohio.



LOCATION ANALYSIS



25K+

STUDENTS IN
UNIVERSITIES
AND COLLEGES

33K

HOUSES
IN 5 MILE RADIUS

46%

POPULATION
WITH
BACHELOR'S
DEGREE OR
HIGHER

\$82K

AVG HH INCOME
IN 3 MILE RADIUS

DEMOGRAPHICS



POPULATION



**MEDIAN
INCOME**



**TOTAL
BUSINESSES**



**Daytime
Employment**



**CONSUMER
SPENDING**

3 MI | 5 MIN

25,220

\$54,550

3,453

28,586

\$343,930,863

5 MI | 8 MIN

77,317

\$50,997

6,210

54,488

\$916,465,078

10 MI | 15 MIN

107,575

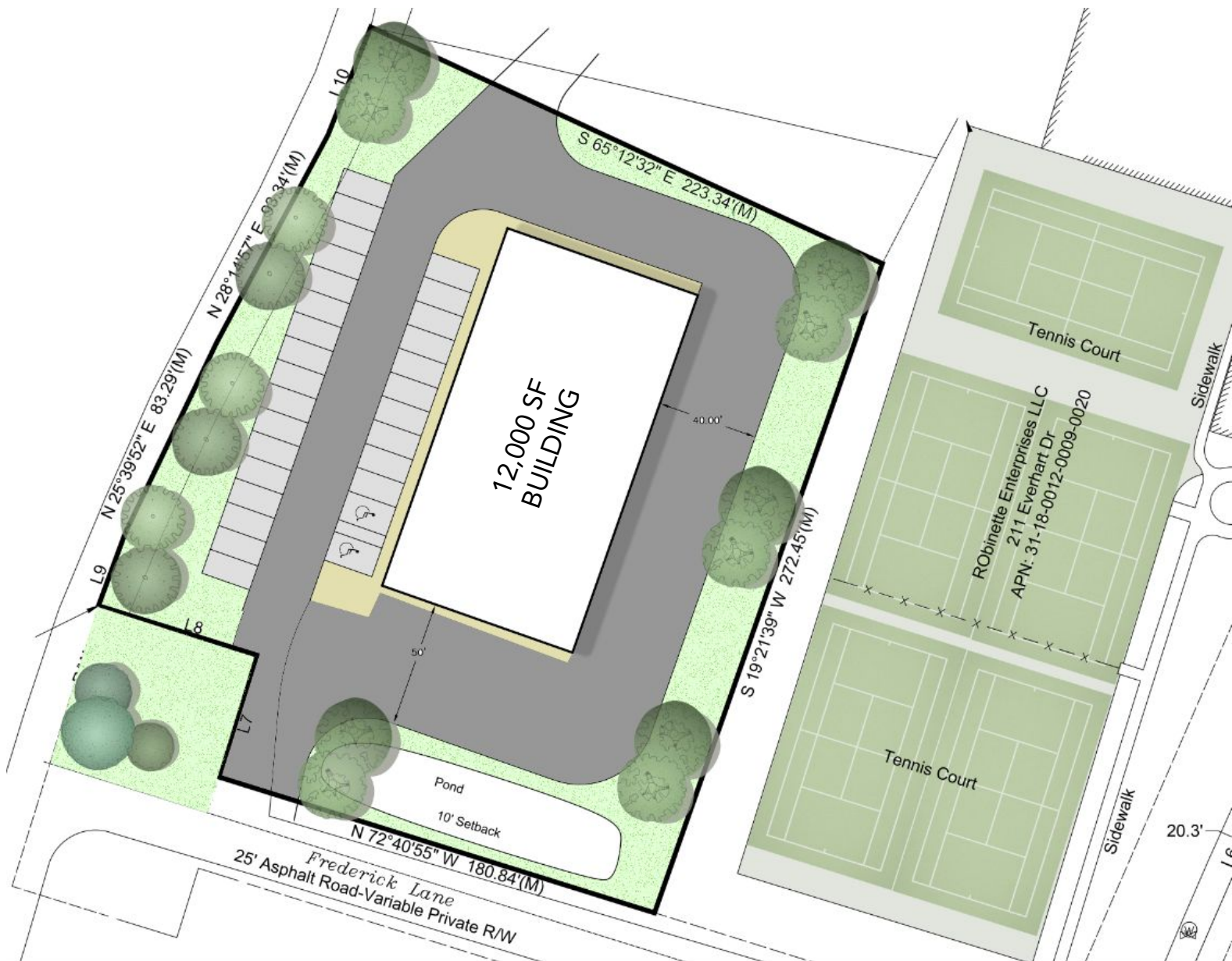
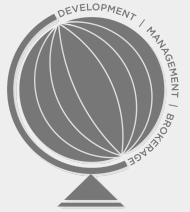
\$56,141

7,641

67,181

\$1,319,795,503

CONCEPT PLAN



EXISTING CONDITIONS



REACH OUT TO US!



CONTACT OUR TEAM FOR MORE INFORMATION &
ACCESS TO FULL DUE DILIGENCE PACKAGE



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Information provided is reasonably accurate but not guaranteed. More info available upon request.