

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

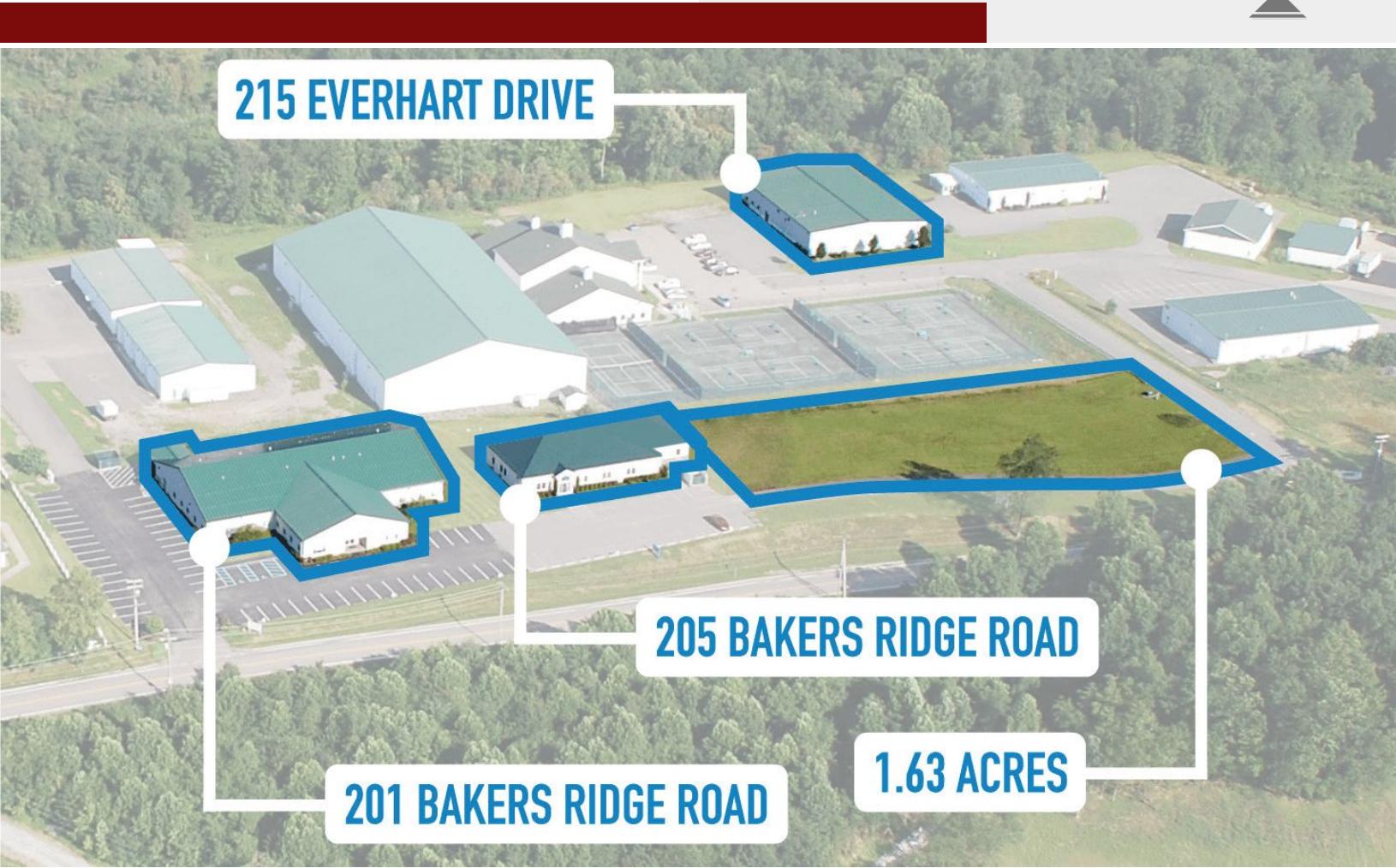


INTERACTIVE PDF

CALL TODAY - 724 201 6600 | www.hardyworlldlc.com
Logan Williams -Broker | logan.williams@hardyworlldlc.com | WVB230300886 | 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

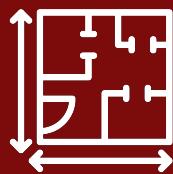
All Utilities are available on site

Huge WVU Medicine presence

Outstanding visibility & Signage opportunity

Existing master plan development

KEY FACTS



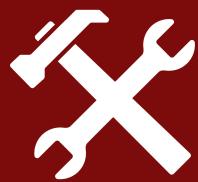
71,003 SF
1.63 ACRES
LOT SIZE



C-2 ZONING
MORGANTOWN
Multiple uses allowed

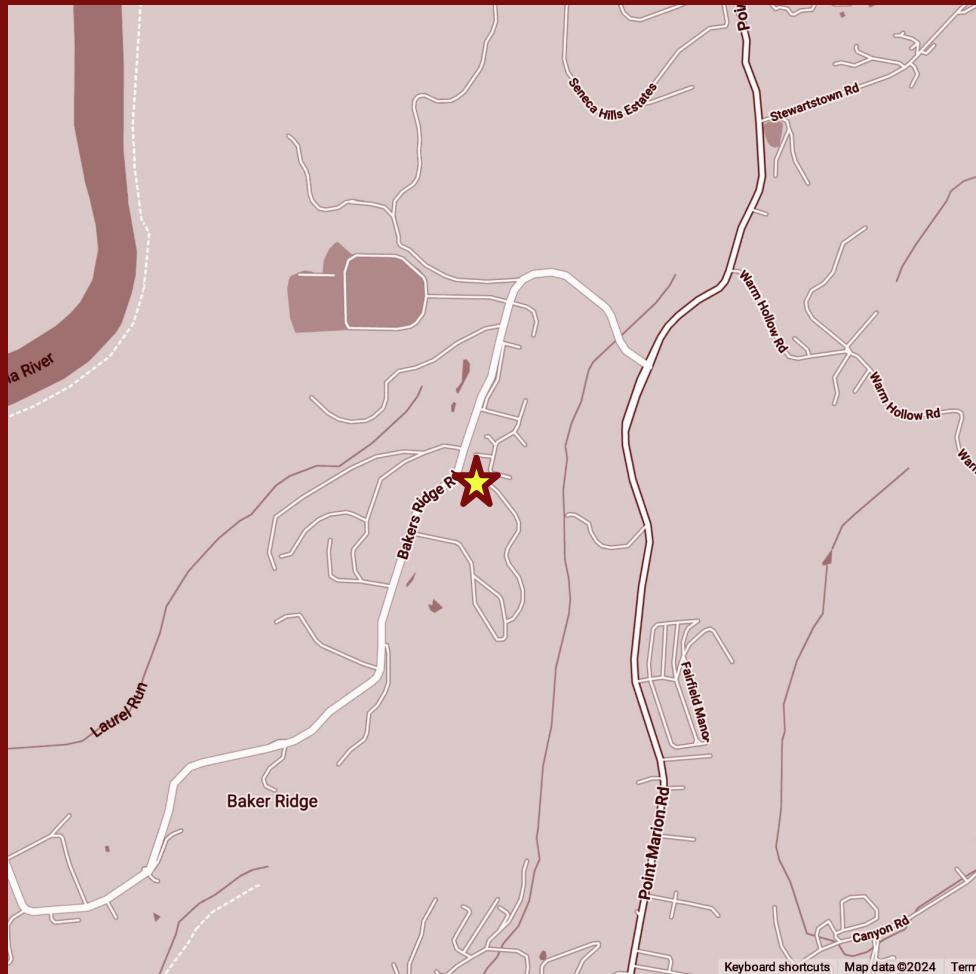


HUGE WVU
MEDICINE CAMPUS
PRESENCE



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

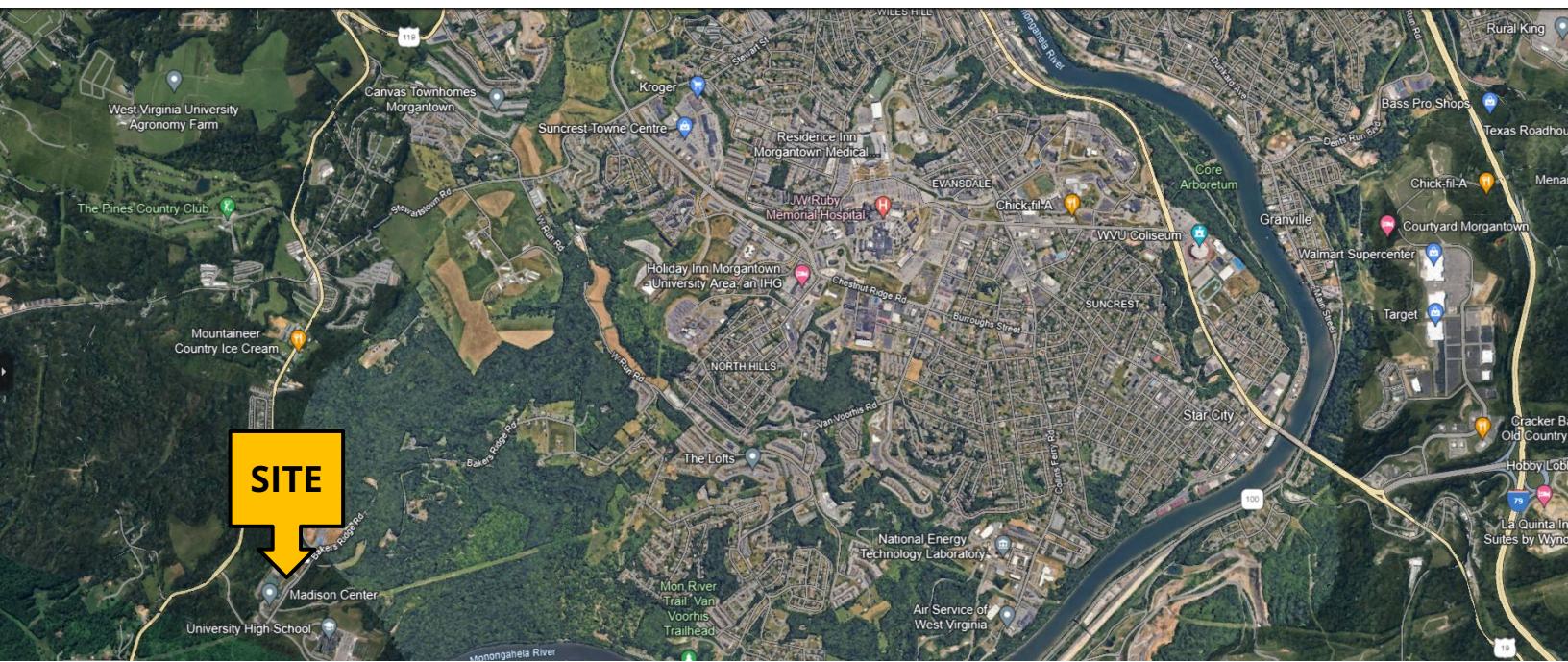
I 68- 3.8 Mi | 9 Min
I 79 - 9.2 Mi | 21 Min
PA 43 TURNPIKE -7.5Mi | 13 Min

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

MonPower
A FirstEnergy Company

MON POWER



MOUNTAINEER GAS



MORGANTOWN
UTILITY BOARD (MUB)

UTILITIES

FOR SALE

205 BAKERS RIDGE RD

SURVEY



WVU Campus | Downtown Morgantown

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.

Minutes away from access to major retail

Start-up hub and investor friendly market

High market growth potential

Educated workforce and abundant labor pool



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



DEMOGRAPHICS



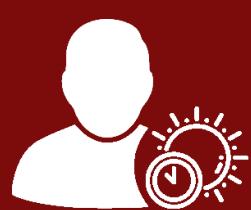
POPULATION



MEDIAN INCOME



TOTAL BUSINESSES



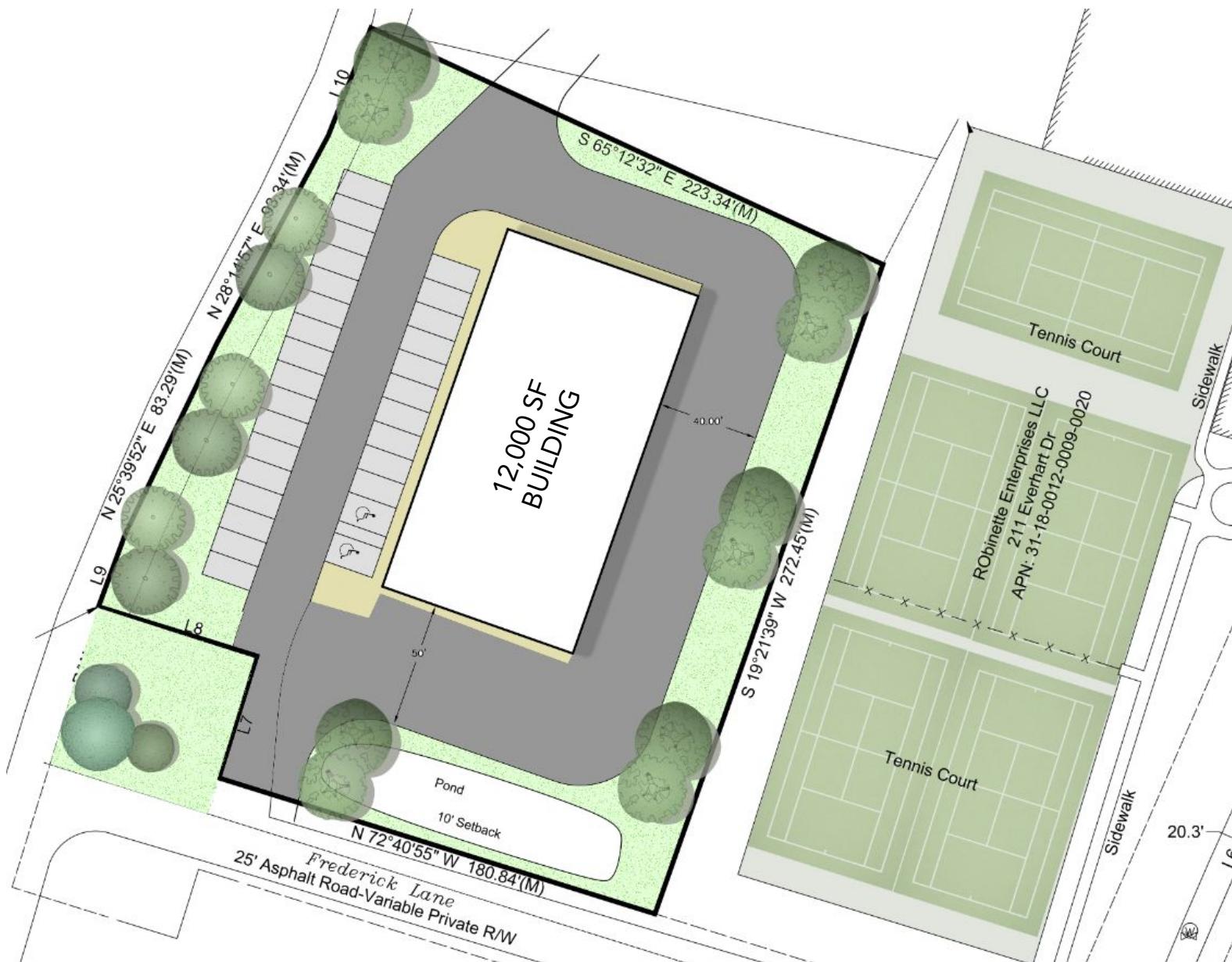
Daytime Employment



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!

HARDY
WORLD



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

HARDY WORLD LLC

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