



**FOR SALE / LEASE /
BUILD-TO-SUIT
LAND MARKETING FLYER**



1139 AIRPORT ROAD
FAIRMONT, WV 26554

I-79, EXIT 135
LOCATED 2.7 MILES FROM LOCATION

VALLEY WORLDS OF FUN
2017 PLEASANT VALLEY ROAD

1139 AIRPORT ROAD
YOUR NEW LOCATION

I-79, EXIT 133
LOCATED 0.1 MILE FROM LOCATION

1139 AIRPORT ROAD

FAIRMONT, WV 26554

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PROPERTY OVERVIEW / PROPERTY SPECIFICATIONS

Introduction of property and specifications of the land, utilities and directions.

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LOCATION AND TREND ANALYSIS / AERIAL PHOTO

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

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GROUND PHOTOS

Ground photos of the land from various directions.

08

AERIAL PHOTOS

Aerial photos of the property from various directions.

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LAND
FOR SALE / LEASE / BTS

1139 AIRPORT ROAD
FAIRMONT, WV 26554

SALE PRICE / \$325,000 / ACRE

GROSS LOT SIZE / 0.89 - 1.5 ACRES

PROPERTY TYPE / LAND

ZONING DESCRIPTION / COMMERCIAL

**PROPERTY FEATURES / EXCELLENT
INTERSTATE VISIBILITY, QUICK AND EASY
ACCESS, SALE / LEASE / BUILD-TO-SUIT
OPTIONS AVAILABLE**

The subject property is located off Airport Road, immediately off I-79, Exit 133. The site is comprised of one irregular shaped parcel of land and part of a second parcel totaling roughly 1.5 acres. Both parcels offer a cleared lot that is sloping towards the interstate. Additional acreage may be available adjacent to the property. Sale, lease and build-to-suit options are all being considered for this property.

The property is located in a developing area of Marion County immediately off I-79, Exit 133. This location offers excellent interstate visibility and access. Along I-79 near Exit 133 there is a daily traffic count of 50,592 vehicles per day (WVDOH, 2016).

FOR SALE / LEASE / BUILD-TO-SUIT

LAND - LOCATED 0.1 MILE FROM I-79, EXIT 133

1139 AIRPORT ROAD · FAIRMONT, WV 26554 · 0.89 - 1.5 ACRES

PROPERTY SPECIFICATIONS

INGRESS / EGRESS / SPECIFICATIONS

This location currently offers one point of ingress and egress via Airport Road. The topography of the site is sloping slightly from Airport Road towards the interstate. The site offers 0.89 - 1.5 acres with additional acreage available if necessary. The property owner will consider sale or lease options and is open to doing a build-to-suit. The site is mostly grass with a small gravel drive leading from Airport Road to the center of the available land.

UTILITIES

All utilities are available to the site which include: electric, water, sewer, gas and cable/internet. Electricity is currently supplied to the area by Allegheny Power, water is provided by

Kingmill Valley PSD, sewer is provided by the City of Fairmont and natural gas is provided by Peoples. Cable and internet are available via Spectrum, and phone is provided by Frontier Communications.

LEGAL DESCRIPTION / ZONING

Located within the city limits of Pleasant Valley, this property is situated within the Pleasant Valley District of Marion County. The site is comprised of one full and one partial tax parcels of land consisting of a total area of roughly 1.5 acres. The property is identified as District 22, Tax Map 19, Parcels 9 and 119. Parcel 9 can be referenced in Deed Book 951, Page 1003, and parcel 119 can be referenced in Deed Book 951, Page 1031.

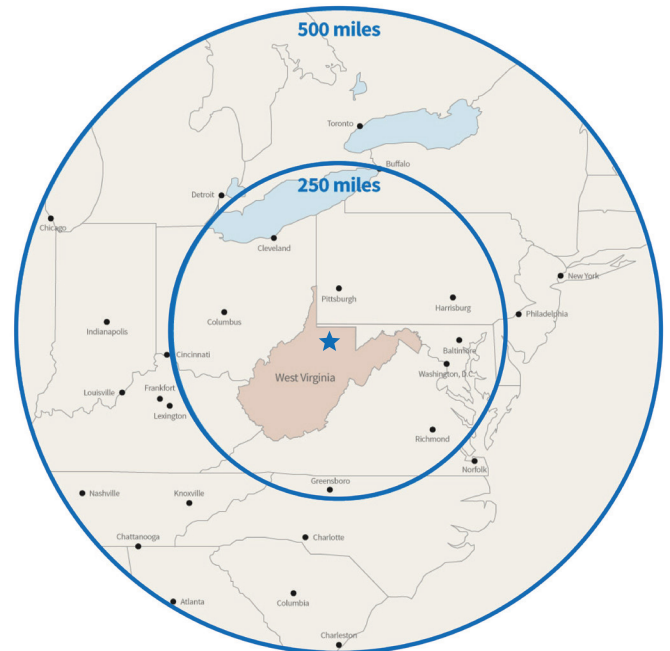


LOCATION TREND ANALYSIS

Marion County lies in north central West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright. In 2015, Fairmont had a population of 36,926 and a median household income of \$43,025 within a 5-mile radius of this site (MapInfo Pro, 2015).



Distance to nearby cities: Morgantown, WV - 20 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 36 miles, Washington, PA - 64 miles, Charleston, WV - 136 miles, Pittsburgh, PA - 92 miles



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LAND - LOCATED 0.1 MILE FROM I-79, EXIT 133

1139 AIRPORT ROAD · FAIRMONT, WV 26554 · 0.89 - 1.5 ACRES

AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Airport Road, immediately off I-79, Exit 133.

● Along I-79 there is a daily traffic count of 50,592 Vehicles Per Day (WVDOH, 2016).

- 1 Francis Enterprises
- 2 Valley Worlds of Fun
- 3 Family Carpet
- 4 Wades Garage
- 5 Leslie Equipment
- 6 O.C. Cluss Lumber
- 7 Ruskin Manufacturing
- 8 Sunbelt Rentals
- 9 UPS Customer Center
- 10 GE Oil & Gas
- 11 Superior Laundries
- 12 Hampton Inn
- 13 Exxon Gas Station
- 14 Holiday Inn Express & Suites
- 15 Cracker Barrel
- 16 East Fairmont High School
- 17 Quality Inn
- 18 Fairmont Municipal-Frankman Field
- 19 Middletown Tractor Sales
- 20 Copper House Grill
- 21 Shell Gas Station
- 22 Wilson Ford Lincoln
- 23 Buick GMC
- 24 Trailer City
- 25 Burger King
- 26 Dan Cava Toyota World
- 27 Robert H. Mollohan Research Center
- 28 NASA IV&V Facility
- 29 Mon Power
- 30 Walmart Supercenter
- 31 Middletown Mall
- 32 Applebee's
- 33 Fairfield Inn & Suites
- 34 Fairmont General Healthplex

GROUND PHOTOS



View Facing West.

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View Facing Northeast Towards I-79.

AERIALS



Aerial View of the Property Facing West.

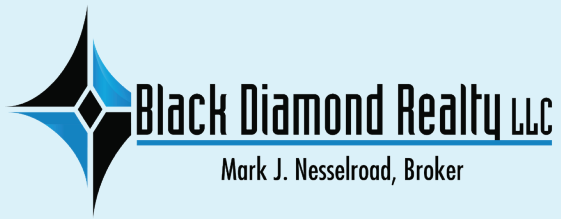
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Aerial View of the Property Facing South.



CONTACT

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**All information is believed to be accurate
but not guaranteed. More information is
available upon request.*

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