



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



967 GRAFTON ROAD [37.806 ACRES]
MORGANTOWN, WV 26508



WALMART

SHEETZ

ROUTE 119

★ 967 GRAFTON ROAD

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the land/buildings, utilities and access.	02
Location Analysis / Surrounding Amenities Description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Ground Photos Ground photos of the houses/structures on the property.	08
Aerial Photos Aerial photos of the property from various heights and angles.	10

304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092



LAND / DEVELOPMENT FOR SALE

967 GRAFTON ROAD [37.806 ACRES] MORGANTOWN, WV 26508

SALE PRICE / \$1,725,000

GROSS ACRE SIZE / 37.806 (+/-) ACRES

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY TYPE / LAND

**PROPERTY FEATURES / QUICK AND EASY
INTERSTATE ACCESS, RAW LAND,
DEVELOPMENT OPPORTUNITY, CLOSE TO
MANY AMENITIES**

Situated approximately 0.65 mile south of I-68, Exit 1, 967 Grafton Road offers four parcels of raw land consisting of 37.806 (+/-) acres. The subject property features two residential structures and flexible storage/garage facilities. Its frontage along Grafton Road, Route 119 ensures excellent visibility and accessibility. The landscape includes sloping hills and a mix of both cleared and densely wooded areas. The subject property is conveniently positioned near various amenities with quick and easy interstate access. Surrounded by residential properties, this land offers significant potential for development.

This property is located approximately 0.65 mile off I-68, Exit 1, and 2 miles from the I-68/I-79 interchange. Along Grafton Road, there is a traffic count of 10,112 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

FOR SALE
LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES

PROPERTY SPECIFICATIONS

INGRESS / EGRESS / DIRECTIONS

The property currently offers one point of ingress and egress via Grafton Road. There is a gravel driveway and a concrete driveway between the two residential parcels. See directions from I-68, Exit 1 below.

LEGAL DESCRIPTION / ZONING

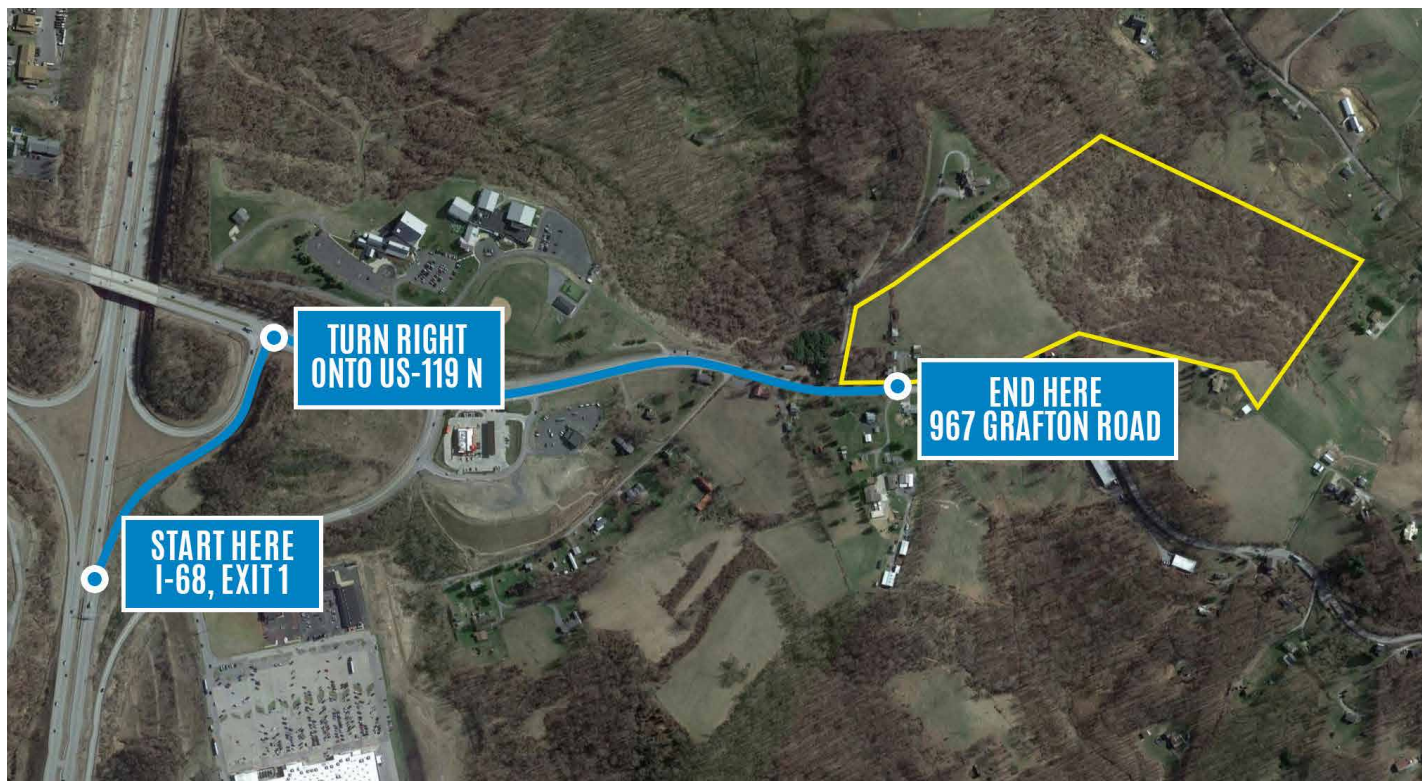
Located outside the City Limits of Morgantown, this property is situated within the Clinton District of Monongalia County. The property includes four parcels identified as Clinton District, Map 6, Parcels 71, 72, 72.1, and 72.2. This can be referenced in Deed Book 1579, Page 509. See the parcel map on page 4 for details.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	*Hook-up Available
Water	Clinton Water Association
Sewer	Septic
Trash	Republic
Cable/Internet	Multiple Providers

**There is natural gas hook-up available directly across the road where a riser is installed.*

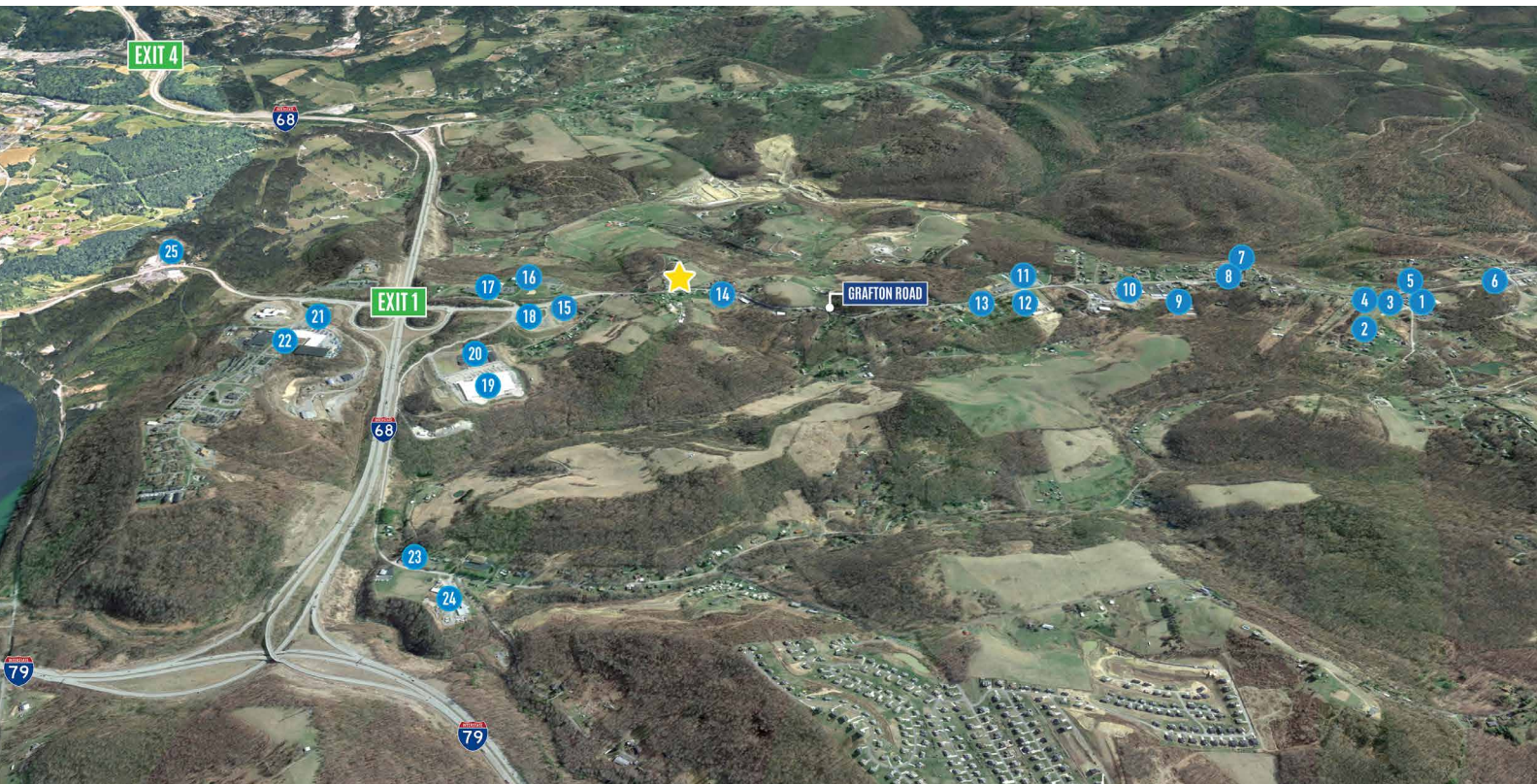




SUBJECT PROPERTY PARCEL MAP

FOR SALE
LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 967 Grafton Road, has been referenced with a yellow star.

- ① Ridgedale Elementary School
- ② Mount Calvary Cemetery
- ③ Ophelia's Fleuriste
- ④ Mulkeen Landscaping & Tree Service
- ⑤ Creek Siding & Roofing Inc.
- ⑥ Paradise Homes Inc
- ⑦ Nickles Bakery INC
- ⑧ Air Ground Xpress Inc
- ⑨ L & L Self-Storage
- ⑩ West Virginia Department of Transportation Division of Highways
- ⑪ Central Van Lines
- ⑫ Morgantown Collision
- ⑬ Little General
- ⑭ Morgantown Moving & Storage
- ⑮ Enterprise Commercial Truck Rentals
- ⑯ St. Francis Central Catholic School
- ⑰ St Francis de Sales Catholic Church
- ⑱ Sheetz
- ⑲ Walmart Supercenter
- ⑳ WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- ㉑ Tractor Supply
- ㉒ Koval Building Supply
- ㉓ Exit 1 Storage
- ㉔ Pilot Thomas Logistics
- ㉕ United States Postal Service

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,172

Total
Population



384

Businesses



11,014

Daytime
Population



\$242,167

Median Home
Value



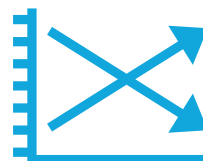
\$43,024

Per Capita
Income



\$73,329

Median Household
Income



-0.21%

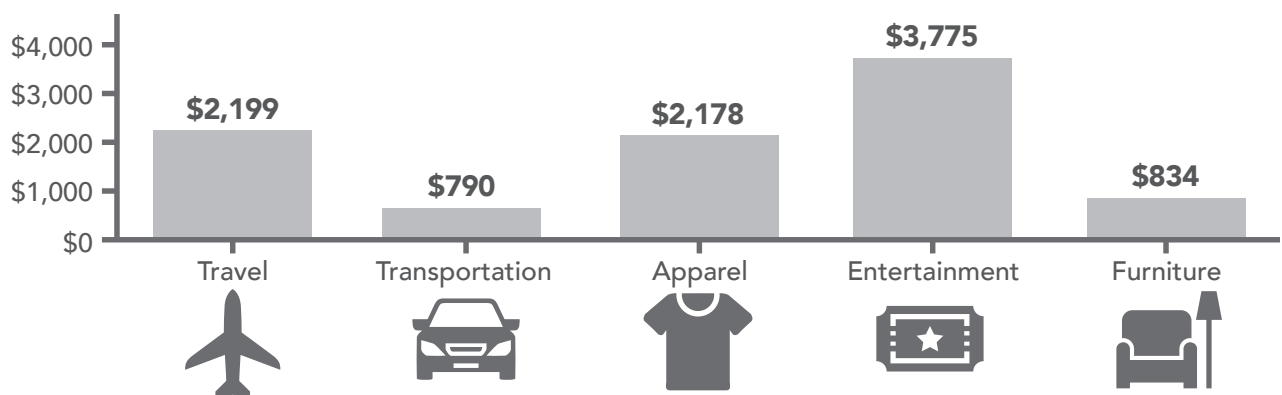
2020-2023
Pop Growth Rate



4,345

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



46,580

Total
Population



1,905

Businesses



46,316

Daytime
Population



\$228,423

Median Home
Value



\$35,151

Per Capita
Income



\$54,524

Median
Household
Income



0.10%

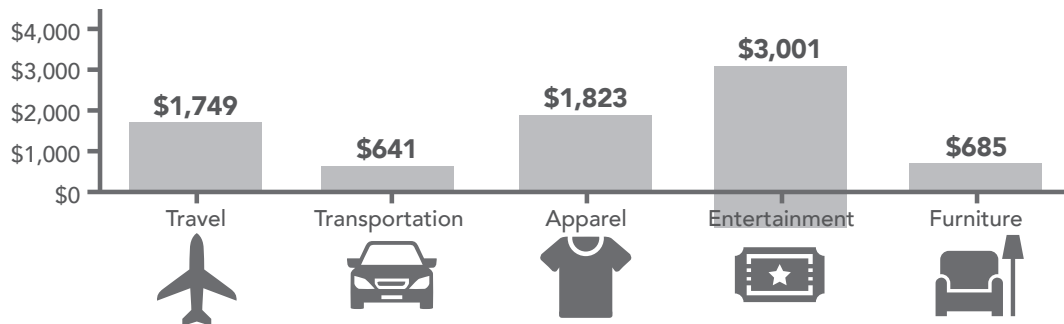
2020-2023
Pop Growth
Rate



21,374

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,974

Total
Population



4,004

Businesses



121,584

Daytime
Population



\$241,636

Median Home
Value



\$40,582

Per Capita
Income



\$59,253

Median
Household
Income



0.33%

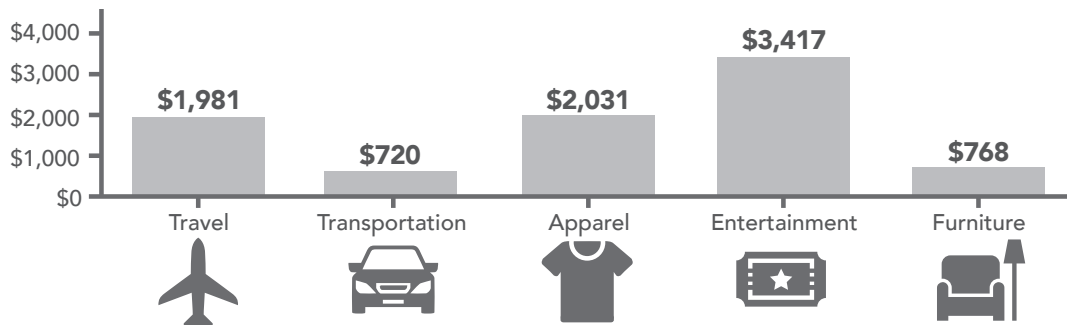
2020-2023
Pop Growth
Rate



51,481

Housing Units
(2020)

KEY SPENDING FACTS



GROUND PHOTOS



House on Property.



Drivance Entrance onto the Property.

FOR SALE
LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES



House on Property.

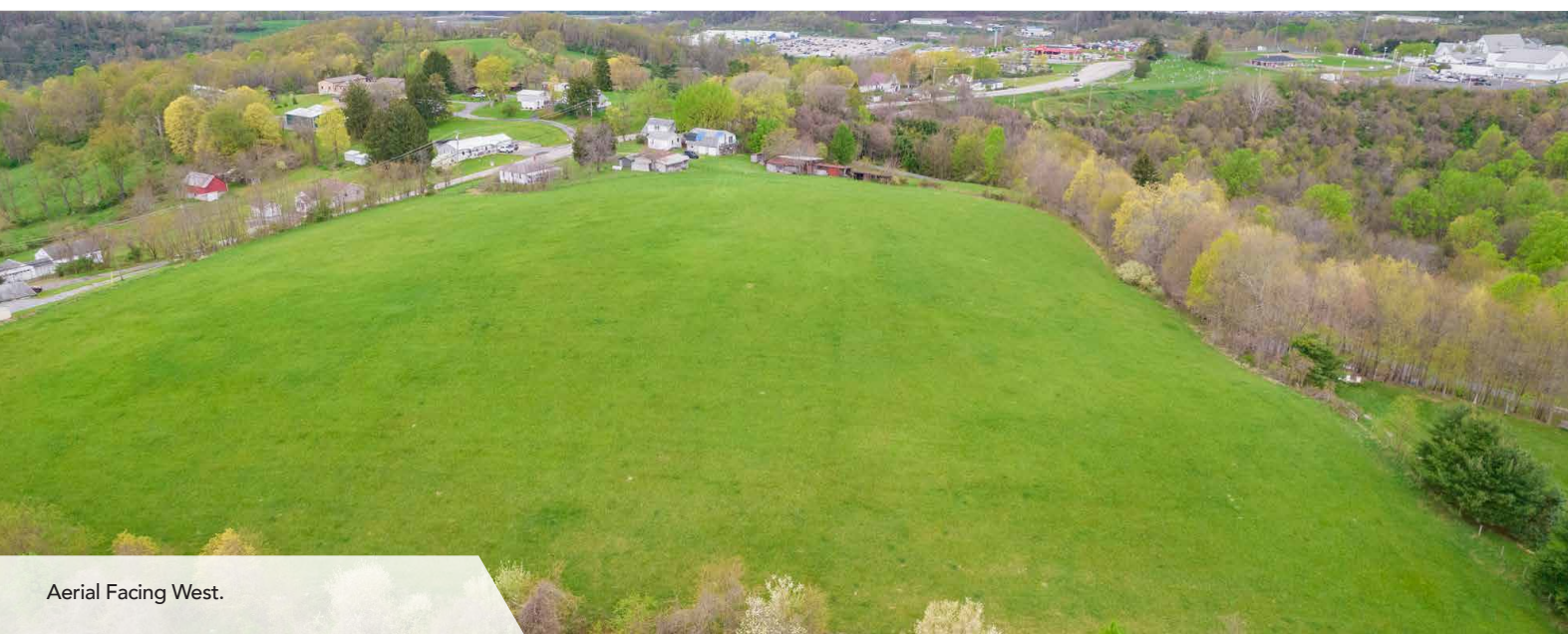


House on Property.

AERIALS



Aerial Facing East.



Aerial Facing West.

FOR SALE
LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES

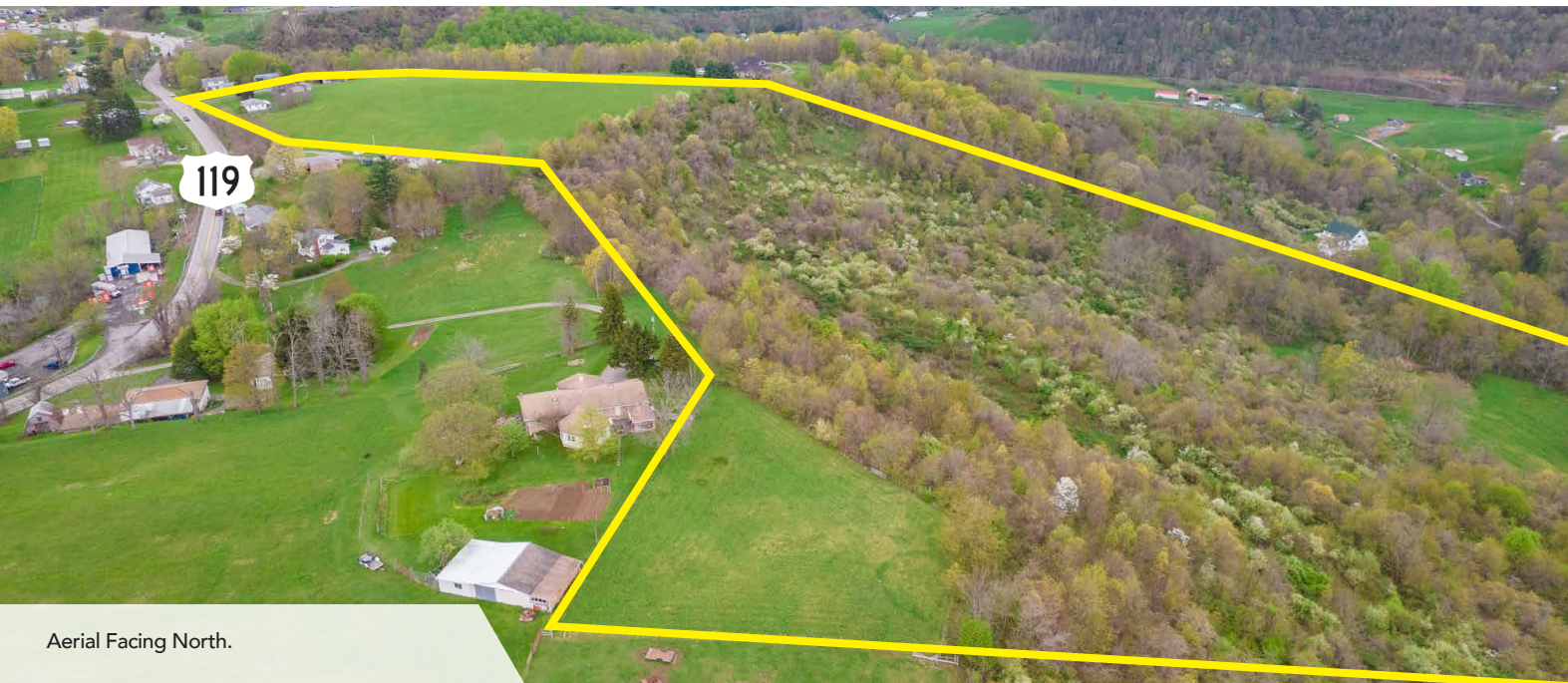


Aerial Facing Southwest.



Aerial Facing Northwest.

AERIALS



Aerial Facing North.

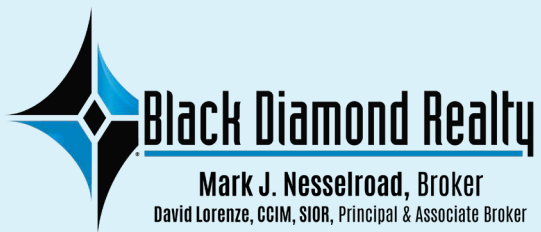


Aerial Facing South.

FOR SALE
LAND / DEVELOPMENT - LOCATED 0.65 MILE TO I-68, EXIT 1
967 GRAFTON ROAD · MORGANTOWN, WV 26508 · 37.806 (+/-) ACRES



Aerial Facing East.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net

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