



**FOR SALE**  
**LAND / DEVELOPMENT**  
**MARKETING FLYER**



**2.78 AC - VALLEY INDUSTRIAL PARK**  
**PLEASANT VALLEY, WV 26554**





**I-79, EXIT 135**  
LOCATED 1 MILE FROM LOCATION

**2.78 ACRES**  
VALLEY INDUSTRIAL PARK

**FAIRMONT AIRPORT**  
FAIRMONT MUNICIPAL-FRANKMAN FIELD

**HAMPTON INN FAIRMONT**  
2121 PLEASANT VALLEY ROAD

**I-79, EXIT 133**  
LOCATED 0.8 MILE FROM LOCATION

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2.78 ACRES  
VALLEY INDUSTRIAL PARK

50,592 VPD (2024)

## LAND / DEVELOPMENT FOR SALE

## 2.78 AC - VALLEY INDUSTRIAL PARK PLEASANT VALLEY, WV 26554

**SALE PRICE / \$499,000**

**GROSS LOT SIZE / 2.78 ACRES**

**ZONING / HIGHWAY COMMERCIAL**

**PROPERTY TYPE / LAND**

**PROPERTY FEATURES / ALL UTILITIES  
AVAILABLE, EASY INTERSTATE ACCESS,  
GRADED FLAT LOT, ELEVATED, SIGNAGE  
OPPORTUNITIES**

Located within the Valley Industrial Park, the subject property consists of three tracts of land totaling 2.78 acres. Its elevation makes the site visible from Pleasant Valley Road and can be accessed via either Exit 133 or 135. This location provides a number of commercial service oriented and light industrial users. The site is pad ready, flat and ready for development.

The property is located in a developing area of Marion County just 1 mile from I-79, Exit 133 and 0.8 mile from Exit 135. Along I-79 there is a traffic count of 50,592 Vehicles Per Day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).



# FOR SALE

## LAND / DEVELOPMENT - LOCATED 1 MILE OFF I-79, EXIT 133

### VALLEY INDUSTRIAL PARK · PLEASANT VALLEY, WV 26554 · 2.78 ACRES

# PROPERTY SPECIFICATIONS

## ZONING

Located within the city limits of Pleasant Valley, this property is positioned in the Pleasant Valley District of Marion County. The property is zoned Highway Commercial. The site is comprised of three (3) tax parcels of land consisting of a total area of 2.78 (+/-) acres. The property is identified as District 22, Tax Map 17, Parcels 126.1 (1.21 acres), 126.7 (1.21 acres) and 19.8 (0.36 acre). This can be referenced in the following: Deed Book 993, Page 952, Book 1021, Page 111 and Book 1047, Page 570.

## INGRESS / EGRESS

The site is located at the corner of Winners Drive and Lillian Lane which can be accessed via Pleasant Valley Road. To access the property from I-79, take Exit 133 (southbound) and turn left onto Kingmont Road. At the stop sign, turn left onto Pleasant Valley Road. Continue 1 mile on Pleasant Valley Road to Winners Drive. Turn Left onto Winners Drive and continue to Lillian Lane. The property is located on the left at the corner of Winners Drive and Leslie Lane.

## UTILITIES

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

UTILITY	PROVIDER
<b>Electric</b>	Allegheny Power / First Energy
<b>Natural Gas</b>	Equitable Gas / Dominion
<b>Water</b>	City of Fairmont
<b>Sewer</b>	Kingmill Public Service District
<b>Trash</b>	Multiple Providers
<b>Cable/Internet</b>	Comcast
<b>Phone</b>	Frontier Communications



# LOCATION ANALYSIS

Marion County is located in the north-central part of 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.

**Marion County** has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

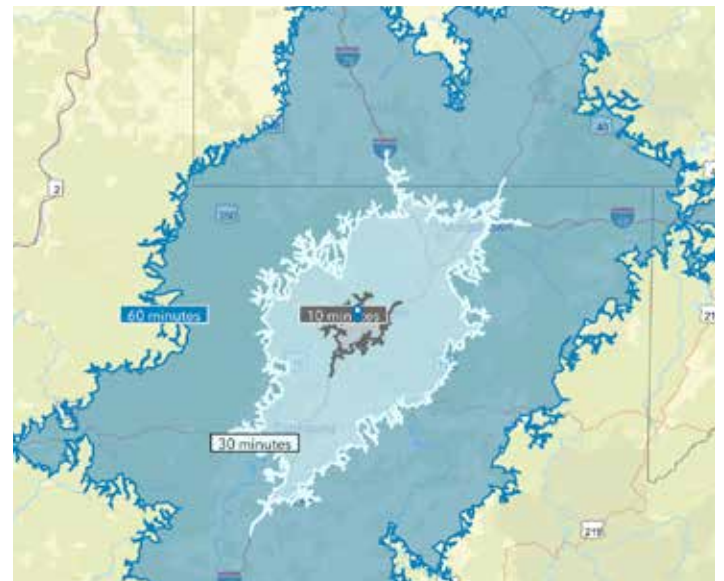
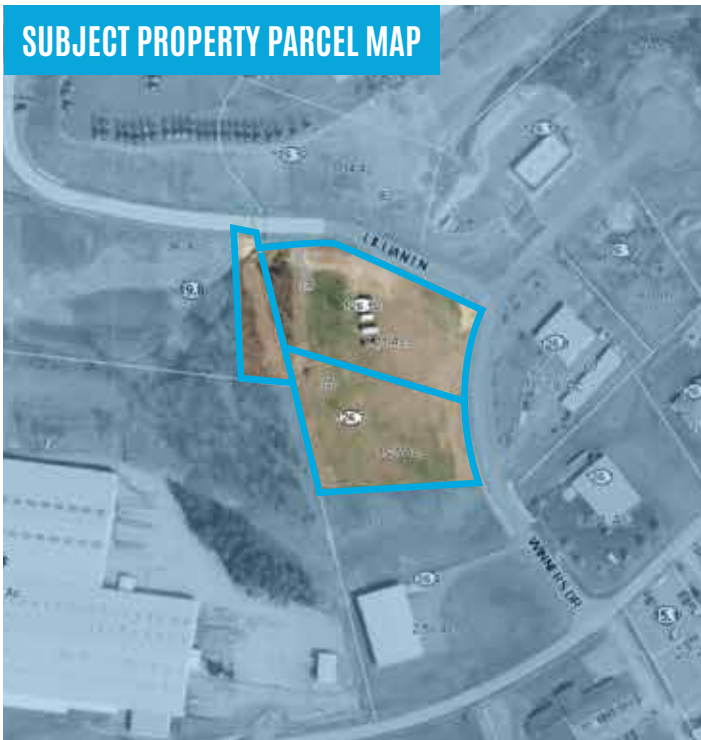
The **City of Fairmont** has a total population of 18,187 and a median household income of \$51,167. Total number of businesses is 808.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.*



Marion County, WV Fairmont City Limits Subject Location

## SUBJECT PROPERTY PARCEL MAP



**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 mile.



# FOR SALE

## LAND / DEVELOPMENT - LOCATED 1 MILE OFF I-79, EXIT 133 VALLEY INDUSTRIAL PARK · PLEASANT VALLEY, WV 26554 · 2.78 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 Pleasant Valley Road, 1 mile off I-79, Exit 133.

● Along I-79 there is a traffic count of 50,592 Vehicles Per Day (Esri and Kalibrate Technologies 2024).

- |                                |                                      |                                       |
|--------------------------------|--------------------------------------|---------------------------------------|
| 1 Hendershot Heating & Cooling | 14 Holiday Inn Express & Suites      | 26 Dan Cava Toyota World              |
| 2 Winner's Choice              | 15 Cracker Barrel                    | 27 Robert H. Mollohan Research Center |
| 3 Family Carpet                | 16 East Fairmont High School         | 28 NASA IV&V Facility                 |
| 4 Wades Garage                 | 17 Quality Inn                       | 29 Mon Power                          |
| 5 Leslie Equipment             | 18 Fairmont Municipal-Frankman Field | 30 Walmart Supercenter                |
| 6 O.C. Cluss Lumber            | 19 Middletown Tractor Sales          | 31 Middletown Mall                    |
| 7 Mid Atlantic Fabrication     | 20 Copper House Grill                | 32 Applebee's                         |
| 8 Sunbelt Rentals              | 21 Shell Gas Station                 | 33 Fairfield Inn & Suites             |
| 9 UPS Customer Center          | 22 Toothman and Sowers Ford          | 34 Fairmont Rehabilitation Center     |
| 10 U-Store                     | 23 Royal Glass                       |                                       |
| 11 Superior Laundries          | 24 Camping World of Fairmont         |                                       |
| 12 Hampton Inn                 | 25 Burger King                       |                                       |
| 13 BP Gas Station              |                                      |                                       |

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,263

Total  
Population



1,151

Businesses



27,381

Daytime  
Population



\$169,960

Median Home  
Value



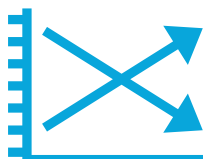
\$33,472

Per Capita  
Income



\$56,334

Median Household  
Income



-0.13%

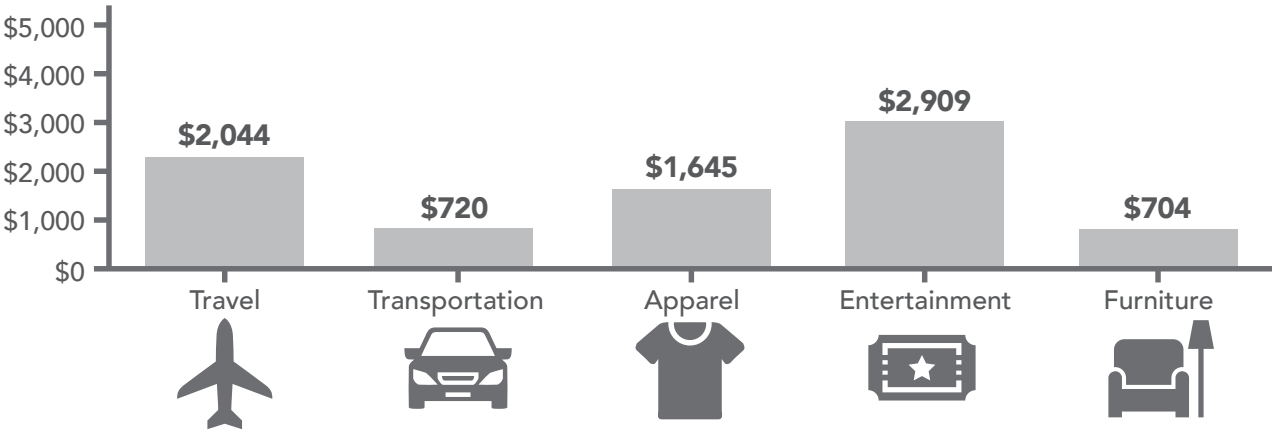
2024-2029  
Pop Growth Rate



11,745

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 2024, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**37,677**

Total  
Population



**1,392**

Businesses



**38,547**

Daytime  
Population



**\$164,428**

Median Home  
Value



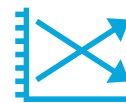
**\$32,595**

Per Capita  
Income



**\$56,646**

Median  
Household  
Income



**-0.15%**

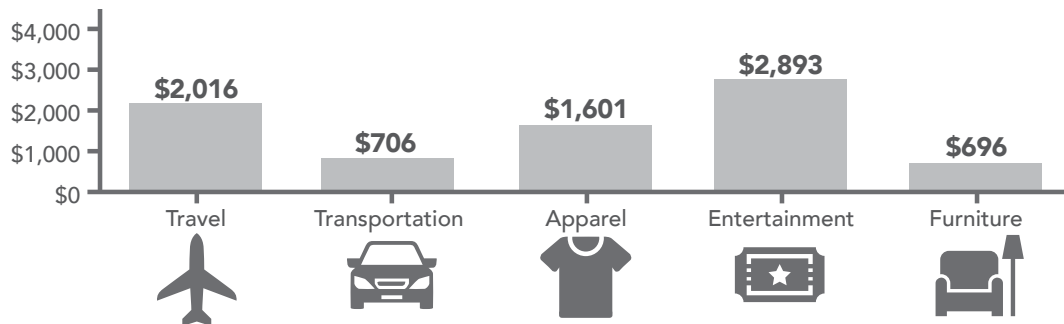
2024-2029  
Pop Growth  
Rate



**17,904**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**65,702**

Total  
Population



**2,018**

Businesses



**65,702**

Daytime  
Population



**\$166,624**

Median Home  
Value



**\$33,566**

Per Capita  
Income



**\$58,688**

Median  
Household  
Income



**-0.20%**

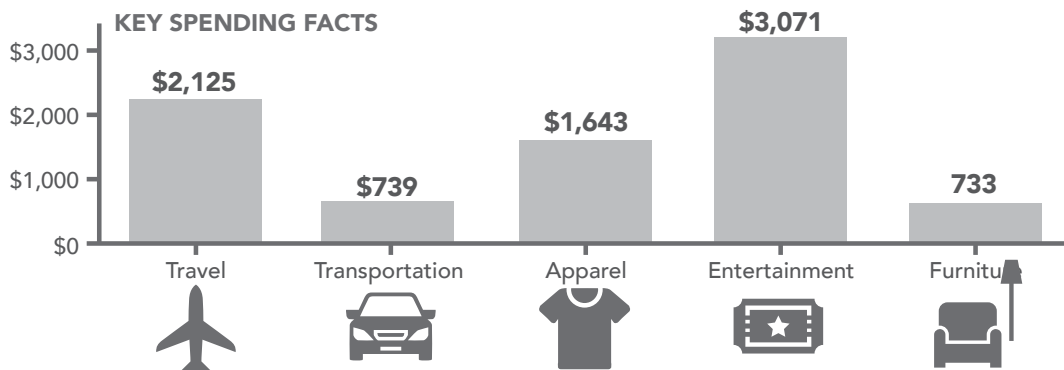
2024-2029  
Pop Growth  
Rate



**30,469**

Housing Units  
(2020)

### KEY SPENDING FACTS



# GROUND PHOTOS



View of the Property Facing North.



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View of the Property Facing Southeast.



View of the Property Facing Northwest.



View of the Property Facing South.

# GROUND PHOTOS



Winners Drive Entrance/Signage.



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View of the Property From Winners Drive.



# AERIALS



Aerial of the Property Facing West.



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Aerial of the Property Facing South.



Aerial of the Property Facing South.



# CONTACT

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