



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

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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LAND / DEVELOPMENT FOR SALE

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**

2.78 AC - VALLEY INDUSTRIAL PARK PLEASANT VALLEY, WV 26554

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



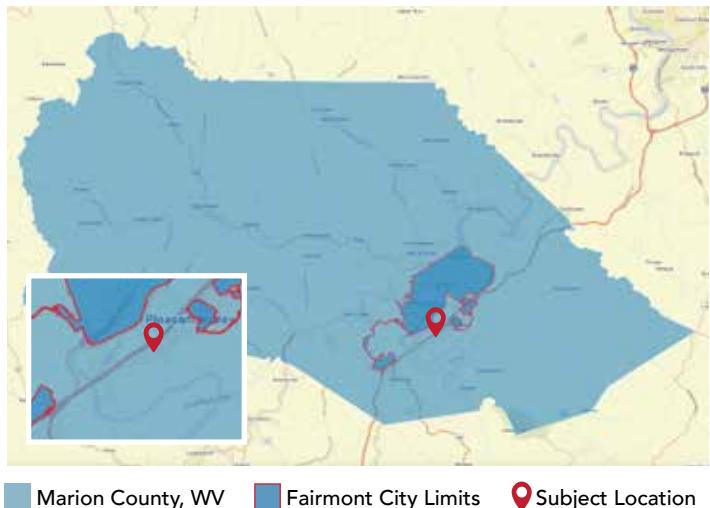
LOCATION ANALYSIS

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.

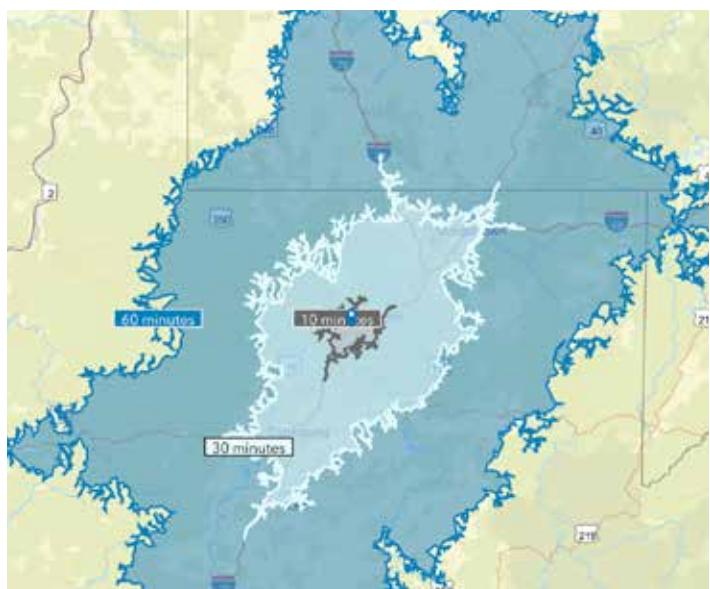
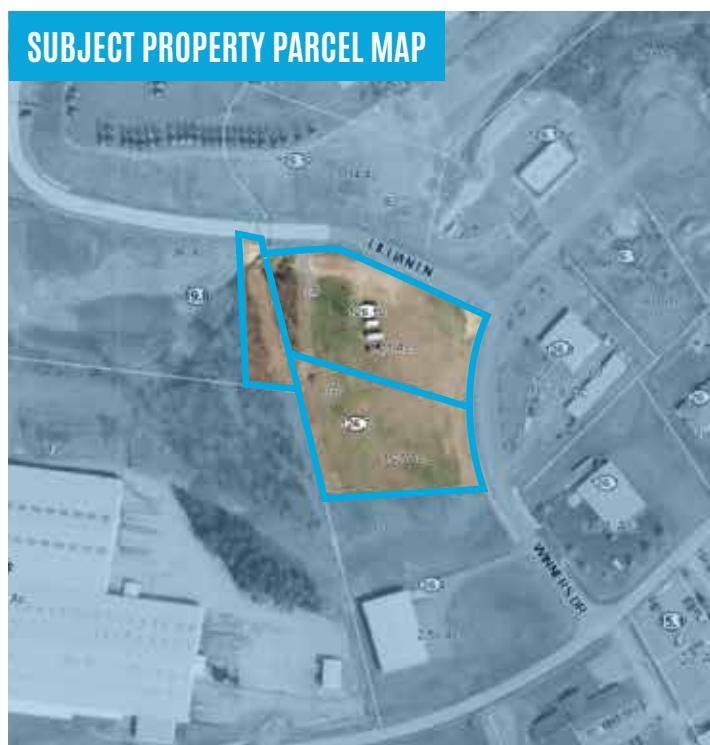
Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

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



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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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
- 2 Winner's Choice
- 3 Family Carpet
- 4 Wades Garage
- 5 Leslie Equipment
- 6 O.C. Cluss Lumber
- 7 Mid Atlantic Fabrication
- 8 Sunbelt Rentals
- 9 UPS Customer Center
- 10 U-Store
- 11 Superior Laundries
- 12 Hampton Inn
- 13 BP 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 Toothman and Sowers Ford
- 23 Royal Glass
- 24 Camping World of Fairmont
- 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 Rehabilitation Center

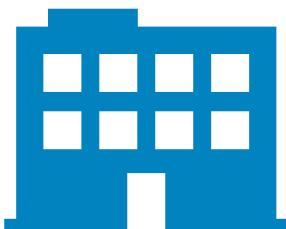
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,263

Total Population



1,151

Businesses



27,381

Daytime Population



\$169,960

Median Home Value



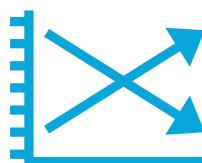
\$33,472

Per Capita Income



\$56,334

Median Household Income



-0.13%

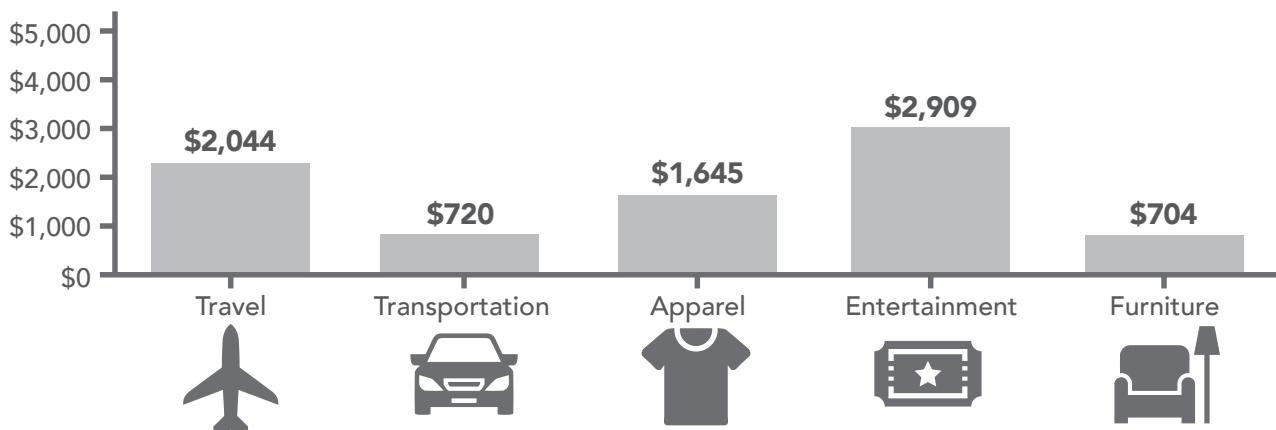
2024-2029 Pop Growth Rate



11,745

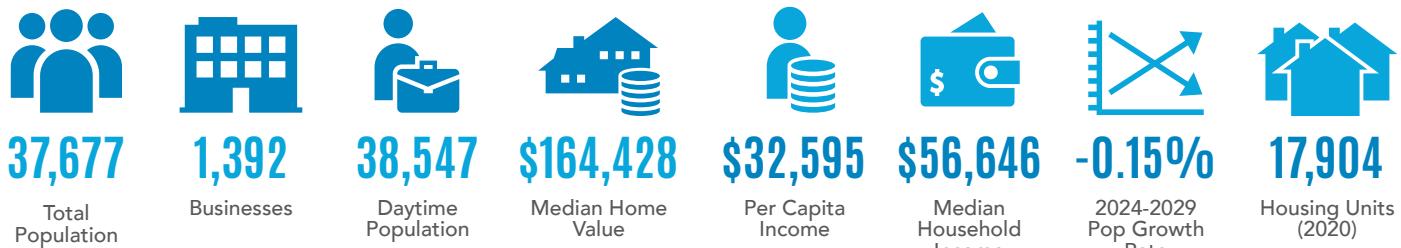
Housing Units (2020)

KEY SPENDING FACTS

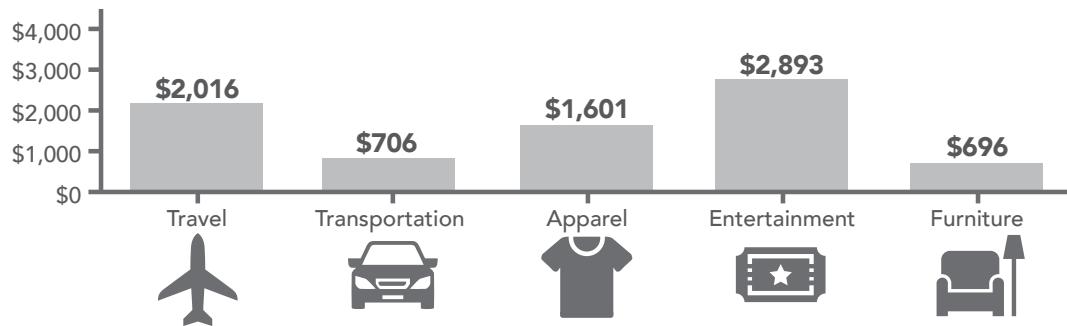


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

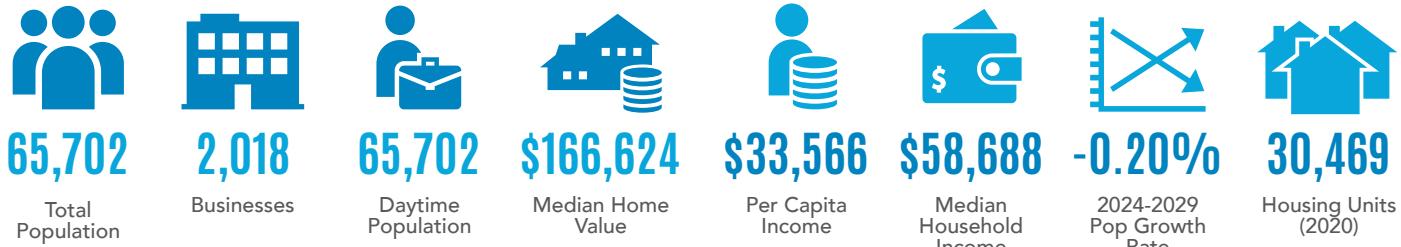
5 MILE RADIUS



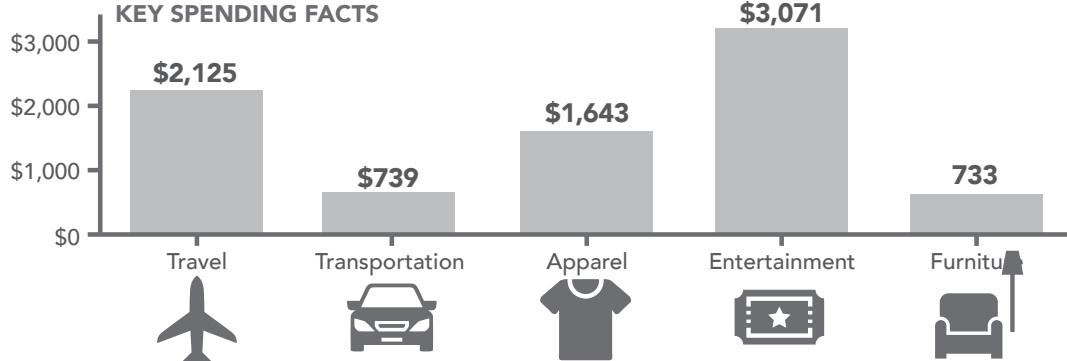
KEY SPENDING FACTS



10 MILE RADIUS



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.

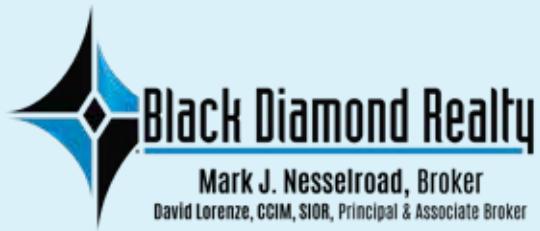
AERIALS



Aerial of the Property Facing West.

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