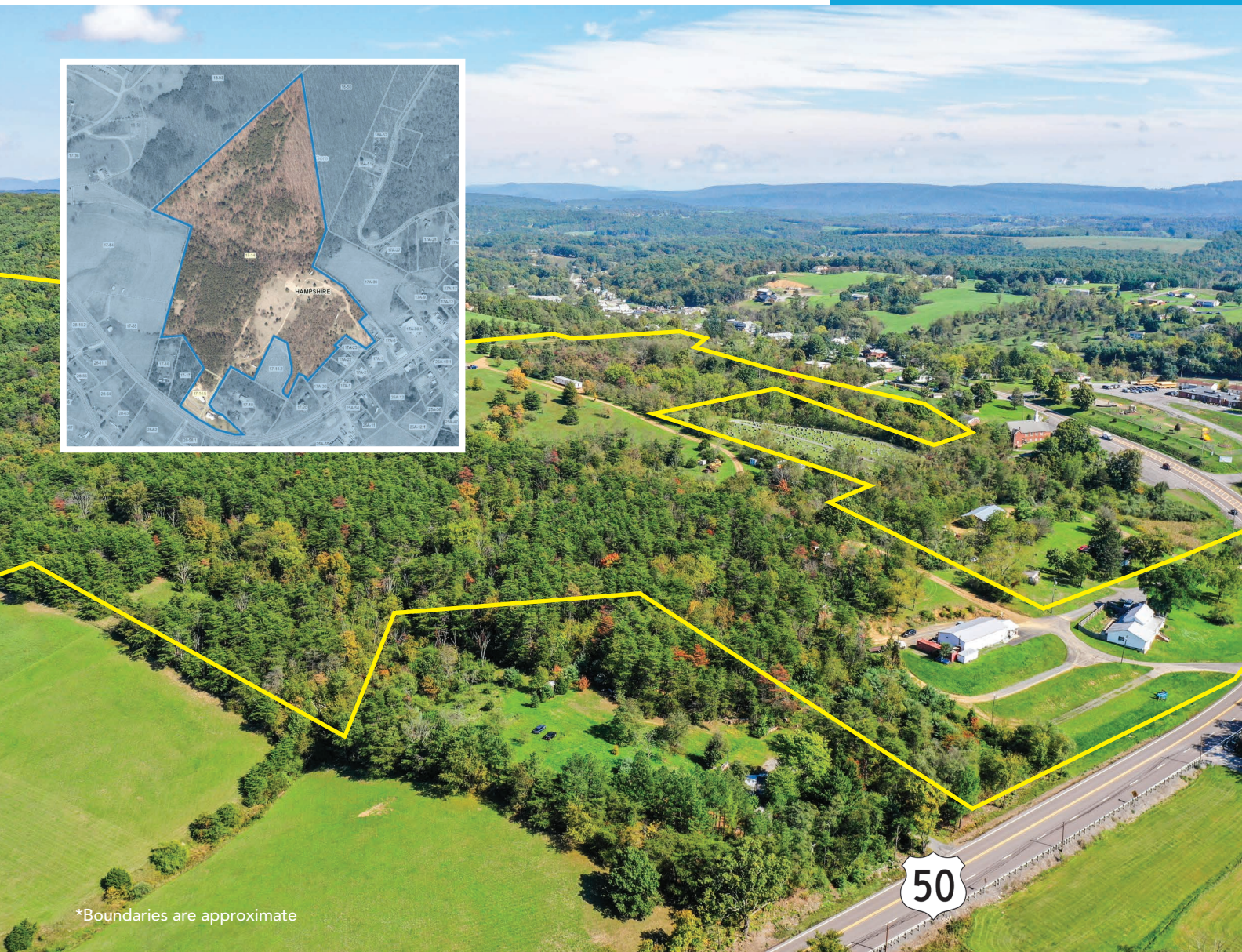
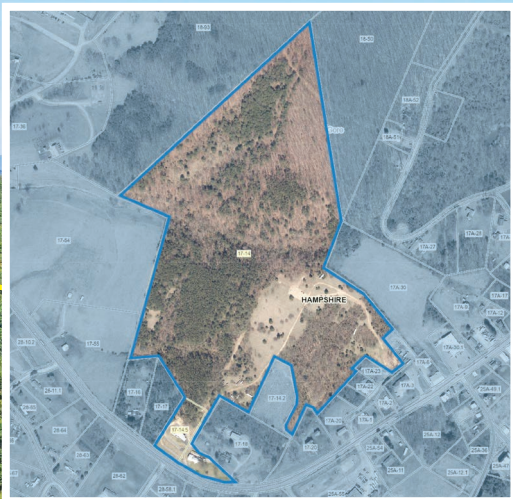


Mark J. Nesselroad, Broker
David Lorenze, Principal / Salesperson

FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



*Boundaries are approximate

17282-17303 NORTHWESTERN PIKE
AUGUSTA, WV 26704

AUGUSTA AUTO PARTS & SERVICE

50

DOLLAR GENERAL

AUGUSTA GRADE SCHOOL

◆ 17282-17303 NORTHWESTERN PIKE

SOLAR FARM

50

8,344 VEHICLES (AADT)

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04

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Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Aerial Photos

Aerial photos of the property from various angles.

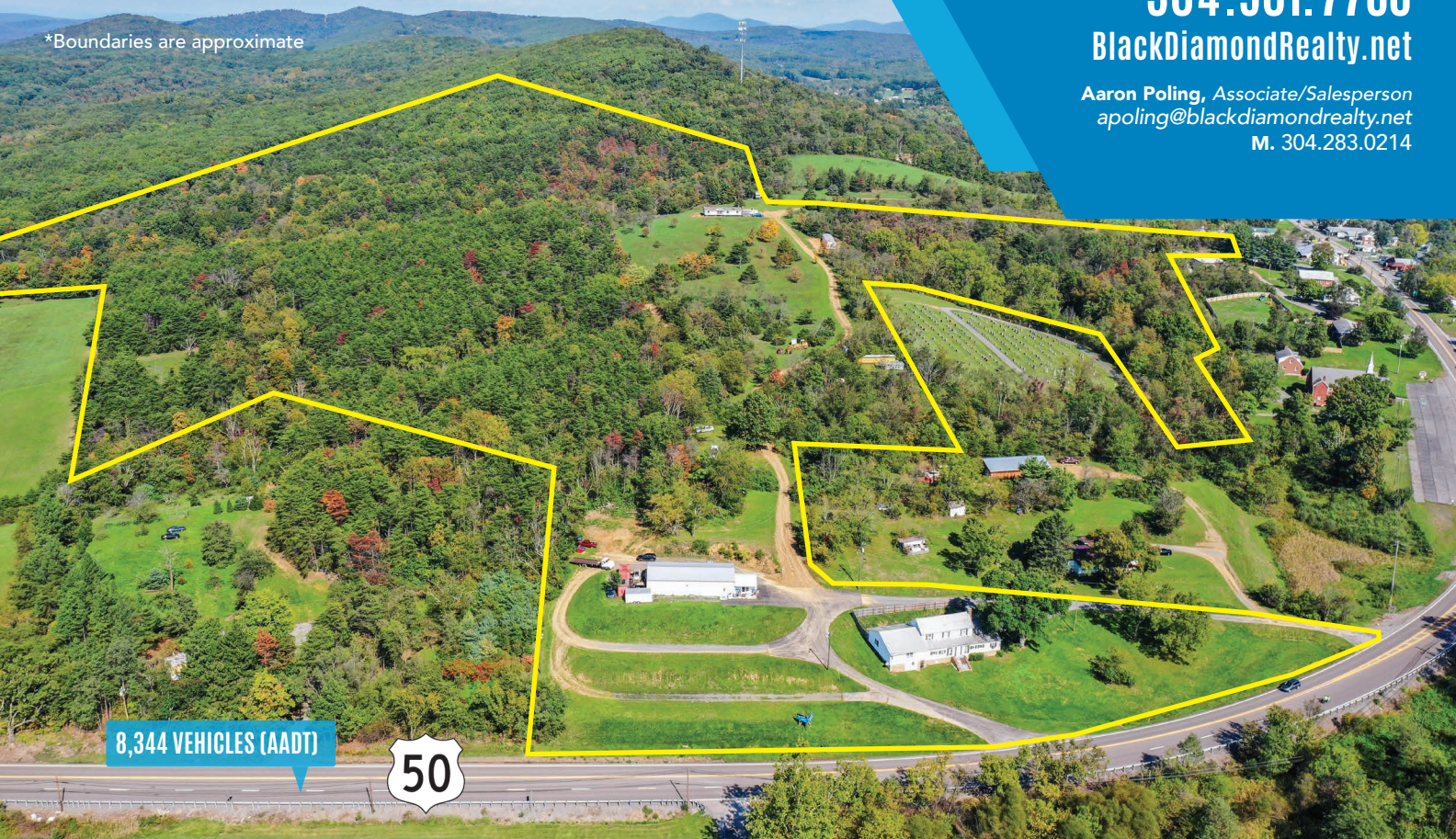
08

*Boundaries are approximate

304.901.7788

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LAND / DEVELOPMENT FOR SALE

17282-17303 NORTHWESTERN PIKE AUGUSTA, WV 26704

SALE PRICE / \$1,300,000

GROSS LOT SIZE / 63 [+/-] ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

ZONING DESCRIPTION / NO ZONING

PROPERTY FEATURES / DEVELOPMENT
OPPORTUNITY, DIRECTLY ALONG
ROUTE 50, VERSATILE PROPERTY USE,
PICTURESQUE LAND, CITY WATER AND
SEWER SERVICES

Discover an exceptional development opportunity at 17282-17303 Northwestern Pike, Augusta, WV, boasting 63.12 (+/-) acres of land directly along Route 50. The subject property offers two parcels of land suited for a variety of opportunities with picturesque views and multiple building structures on the property. The main parcel, 17282 Northwestern Pike, features a residential home on 61.48 (+/-) acres, while 17330 Northwestern Pike includes 1.64 (+/-) acres with an industrial building, office space, and multiple bay garages. This property offers the advantage of city water and sewer services. Residential developers will find this property appealing with its proximity to Augusta Grade School.

The property is located inside the city limits of Augusta, directly along Route 50. Whether you're envisioning a new development or transforming the subject property into a healthcare campus, a cutting-edge data center, a distribution hub, or even a vibrant residential community, this property offers endless possibilities in a beautiful, natural landscape. In front of the property there is an Annual Average Daily Traffic Count (AADT) of 8,344 vehicles. (provided by WV DOT, 2023).

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property offers two parcels of land comprised of 63.12 (+/-) acres total. Enjoy picturesque views and the value of marketable timber with this heavily wooded land.

There are multiple building structures on the property: 17282 Northwestern Pike offers a residential home that features 61.48 (+/-) acre and 17330 Northwestern Pike, features 1.64 (+/-) acres. The subject property is located on the north side of Route 50. The building on 17330 Northwestern Pike features an industrial building with office space and multiple bay garages.

This property offers the advantage of city water and sewer services, making it ideal for development. Residential developers will also find this property appealing with its proximity to Augusta Grade School. It's equipped with high-speed fiber optic internet from multiple providers. The property also has a spacious log home with an apartment and a commercial building at the perimeter and multiple residential structures on the land. (Single wide and Double wide). This versatile property offers immense potential for a variety of ventures. Its strategic location makes it ideal for a hospital/healthcare facility, a data center, or even a large-scale warehouse or lumber yard. Just across the street is a solar farm, adding to the area's modern energy profile. The Hampshire County Fairgrounds nearby adds to the property's appeal, making it a prime investment in the heart of Augusta.

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	N/a
Water	Central Hampshire PSD
Sewer	Central Hampshire PSD
Trash	Valley Waste
Cable/Internet	Multiple Providers

LEGAL DESCRIPTION

Located within the city limits of Augusta, this property is situated in the Gore District (5) of Hampshire County. The site is comprised of two irregular shaped parcels totaling in 63.12 (+/-) acres. The property is identified as Gore District, Tax Map 17, Parcel 14 and 14.5.

INGRESS / EGRESS

This property offers two convenient ingress and egress locations directly off Route 50, enhancing accessibility and potential use.



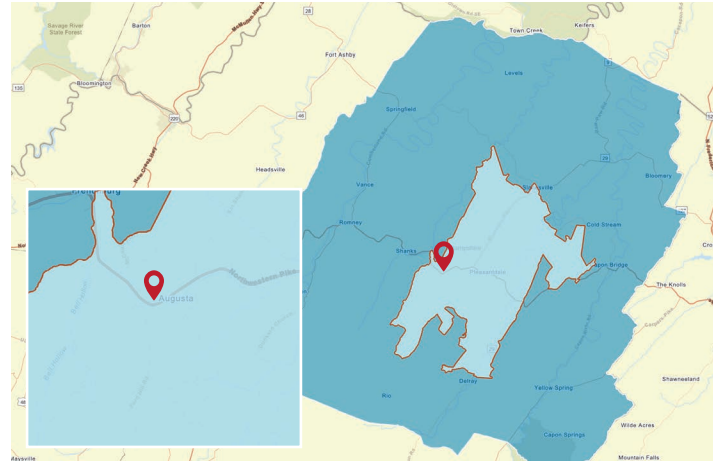
LOCATION ANALYSIS

Hampshire County, the oldest county in West Virginia, established in 1754, is a region rich in history and scenic beauty. Its county seat, Romney, is West Virginia's oldest town, founded in 1762. Nestled in the eastern part of the state, Hampshire was established in 1754 when the area was still part of the Virginia Colony. The county is home to Augusta, a quiet community that reflects the rural charm of this historic region. Augusta lies along the scenic U.S. Route 50, once an old Native American trail and later a key path for westward expansion. Today, Augusta serves as a gateway to outdoor adventures, with its rolling hills, forests, and proximity to the South Branch Potomac River, making it a destination for nature lovers.

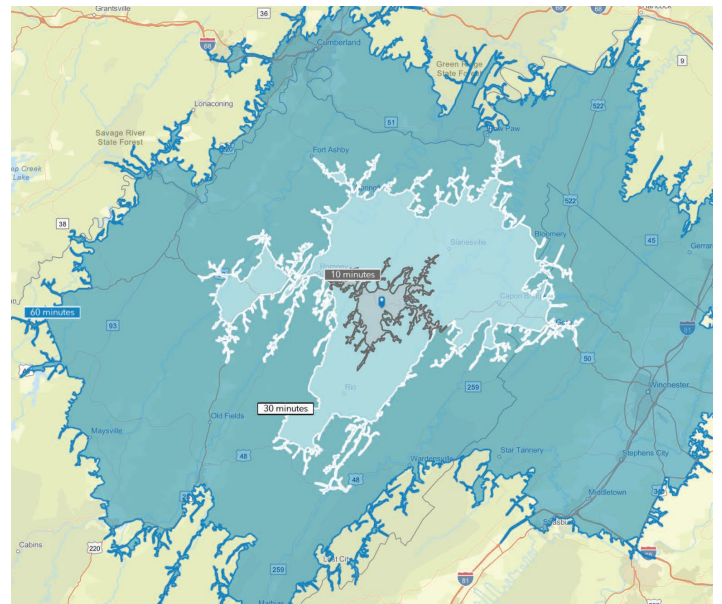
Hampshire County has a total population of 23,370 and a median household income of \$53,615. Total number of businesses is 543.

The **Town of Augusta** has a total population of 5,265 and a median household income of \$61,803. Total number of businesses is 62.

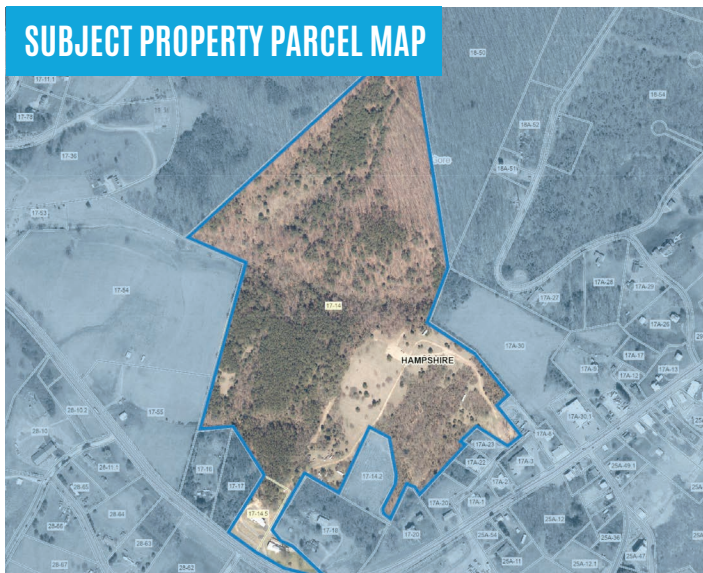
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



■ Hampshire County, WV
 ■ Augusta City Limits
📍 Subject Location



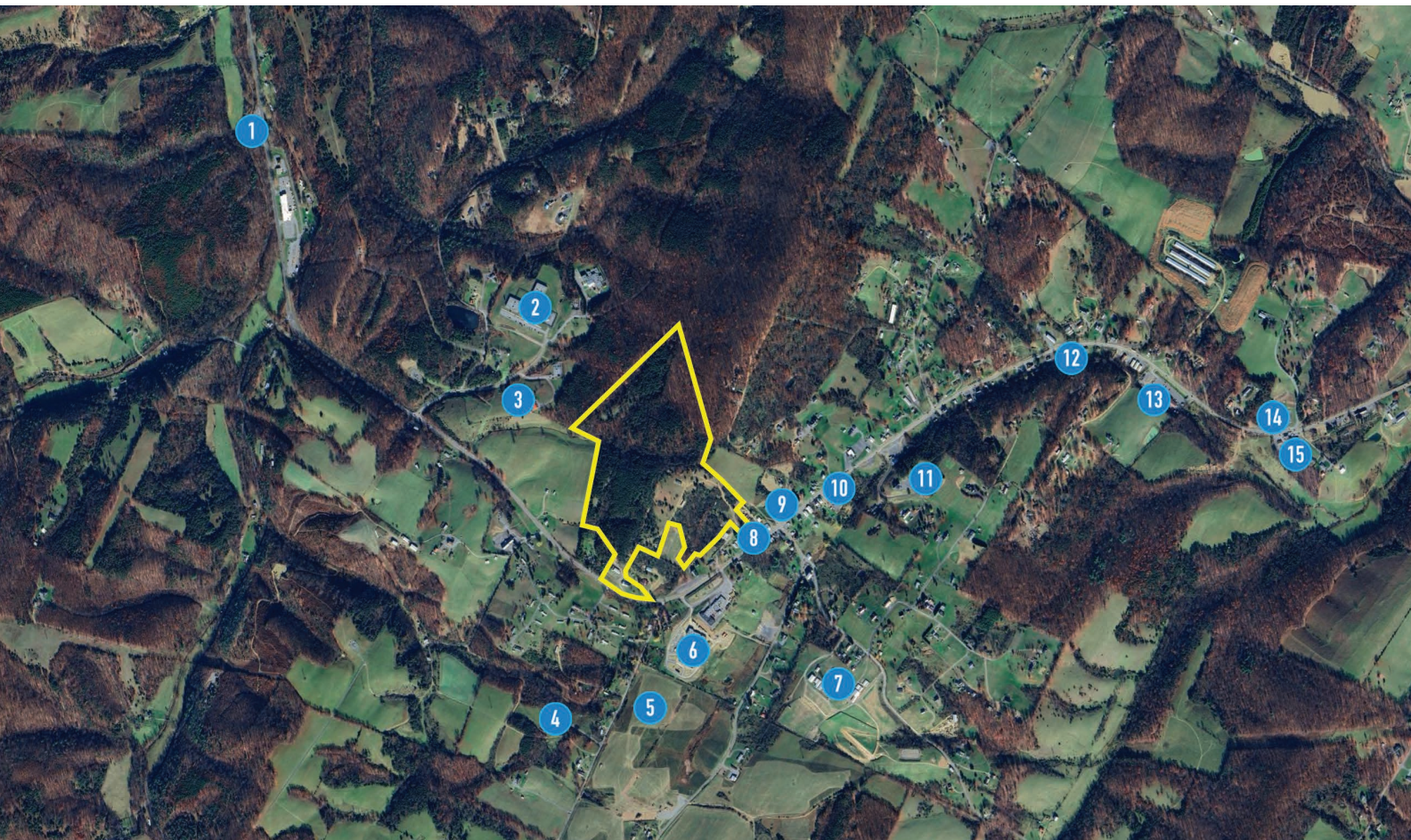
Distance to nearby cities: Winchester, VA - 33 miles,
 Cumberland, MD - 35 miles, Martinsburg, WV - 56 miles,
 Morgantown, WV - 106 miles, Washington, DC - 111 miles.



FOR SALE LAND / DEVELOPMENT

17282-17303 NORTHWESTERN PIKE · AUGUSTA, WV 26704 · 63 (+/-) ACRES

SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 17282 Northwestern Pike has been outlined in yellow.

- 1 Fries Flat Liberty
- 2 Potomac Highlands Regional Jail
- 3 Hampshire Co. Animal Shelter
- 4 Potomac Edison
- 5 Solar Farm
- 6 Augusta Grade School
- 7 Hampshire Co. Fairgrounds
- 8 U.S. Postal Services, Dewey's Appliance Sales & Services
- 9 Dollar General
- 10 Augusta Rescue Squad
- 11 Augusta Animal Hospital
- 12 Hampshire Co. Health Department
- 13 Hometown Solutions, Augusta Auto Parts & Service
- 14 Augusta Fire Department
- 15 BP Gas, Four B's Pizza

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



3,074

Total Population



352

Businesses



5,330

Daytime Population



\$132,604

Median Home Value



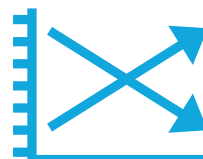
\$24,198

Per Capita Income



\$34,153

Median Household Income



0.93%

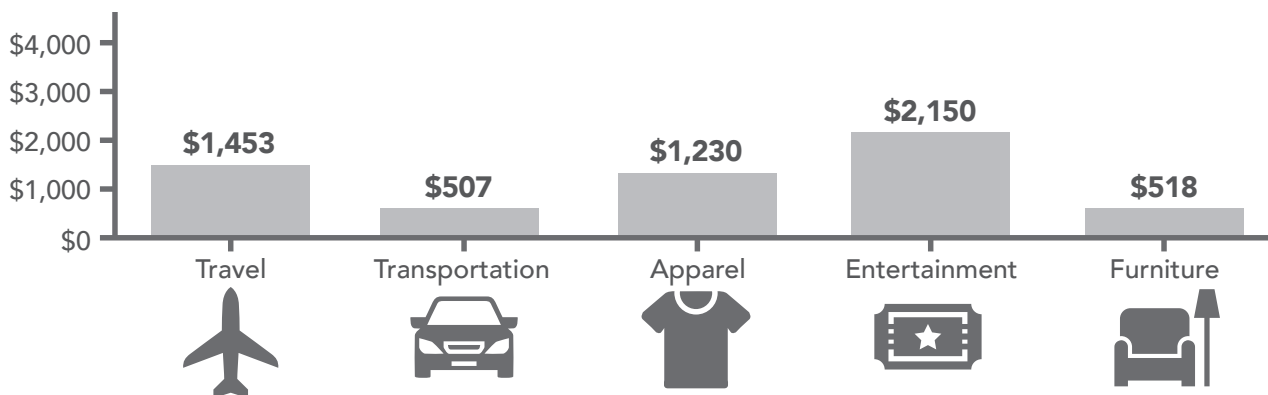
2024-2029 Pop Growth Rate



1,528

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



12,918

Total Population



648

Businesses



35,851

Daytime Population



\$162,313

Median Home Value



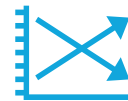
\$29,902

Per Capita Income



\$47,375

Median Household Income



0.13%

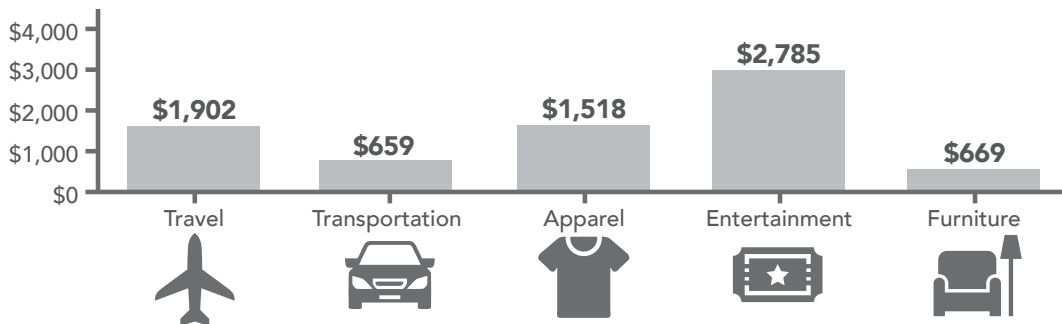
2024-2029 Pop Growth Rate



5,871

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



22,697

Total Population



767

Businesses



21,451

Daytime Population



\$174,661

Median Home Value



\$31,833

Per Capita Income



\$49,940

Median Household Income



0.15%

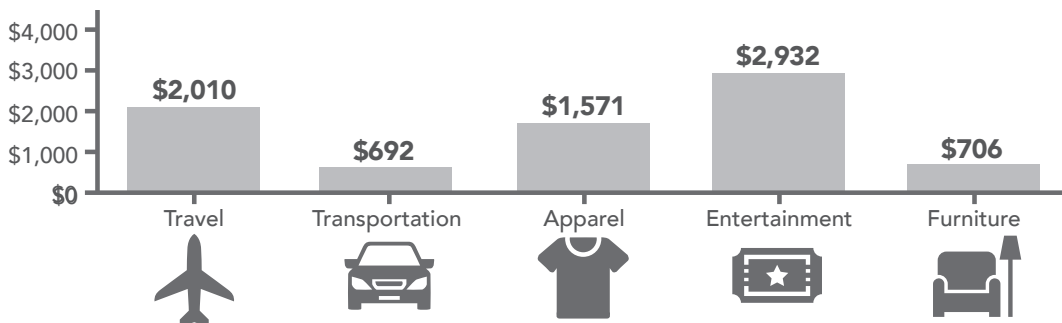
2024-2029 Pop Growth Rate



10,483

Housing Units (2020)

KEY SPENDING FACTS



AERIALS

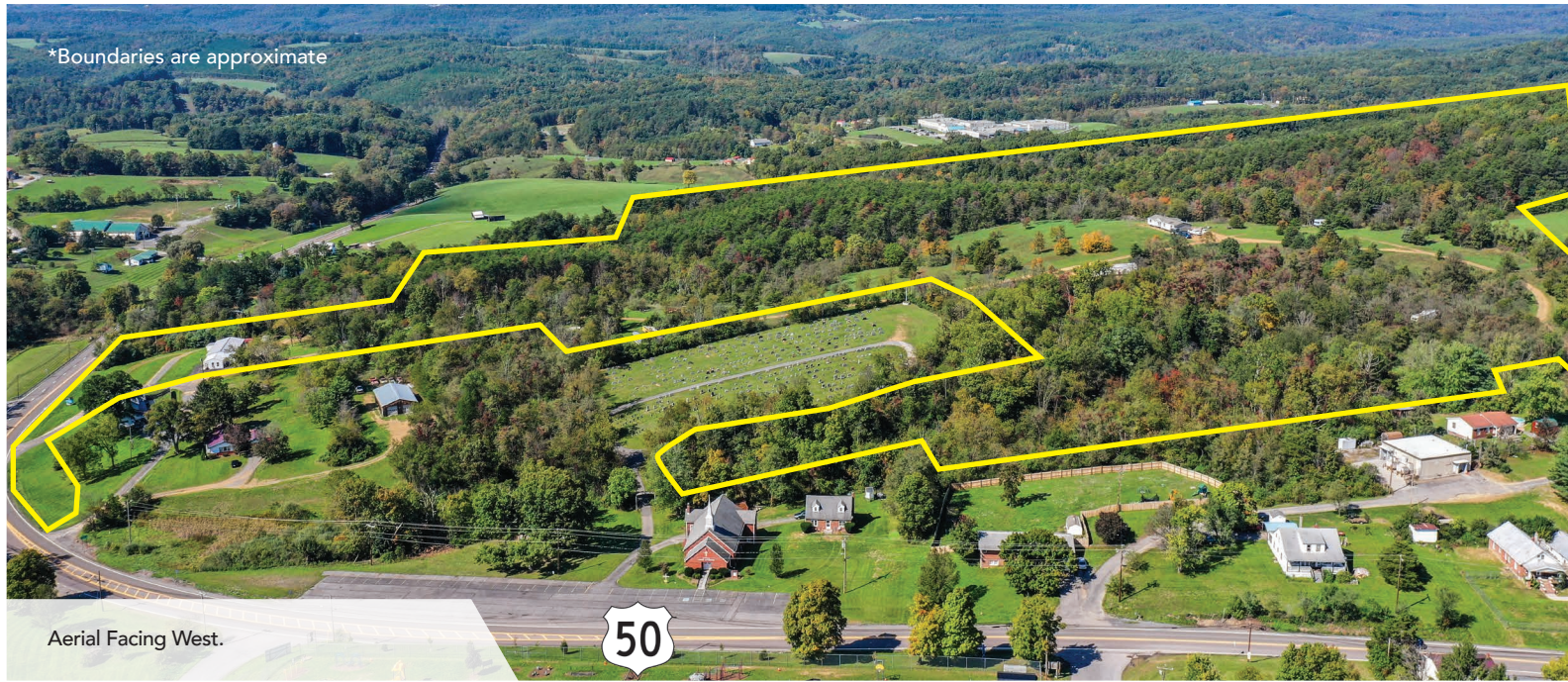
*Boundaries are approximate



FOR SALE LAND / DEVELOPMENT

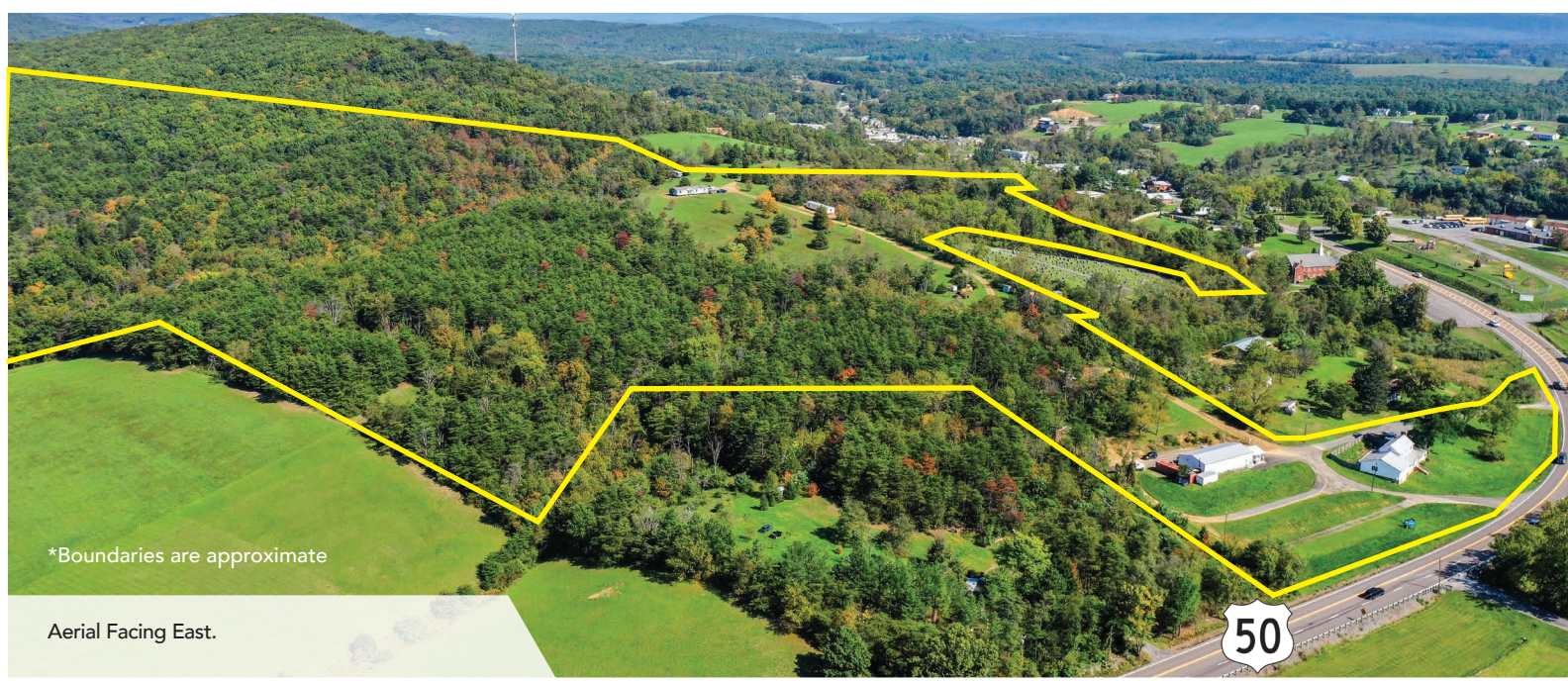
17282-17303 NORTHWESTERN PIKE · AUGUSTA, WV 26704 · 63 (+/-) ACRES

*Boundaries are approximate



Aerial Facing West.

*Boundaries are approximate



Aerial Facing East.



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