



STUDENT HOUSING PORTFOLIO

DALLAS, WALL & MCLANE • MORGANTOWN, WV 26505

THREE LOCATIONS | 22 UNITS / 38 BEDS

MILAN PUSKAR STADIUM



MCLANE

WEST VIRGINIA UNIVERSITY

WESTOVER

HIGH STREET



WALL



DALLAS



TABLE OF CONTENTS

Investment Overview

Introduction of the portfolio including asset specifications and utilities.

02

459, 471 Dallas Street / Photos

Description of the asset including specifications, legal description, zoning, parking/access, parcel map and walking map to West Virginia University.

04

214 Wall Street / Photos

Description of the asset including specifications, legal description, zoning, parking/access, parcel map and walking map to West Virginia University.

10

101 McLane Avenue / Photos

Description of the asset including specifications, legal description, zoning, parking/access, parcel map and walking map to West Virginia University.

16

Location Overview / Demand Drivers

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

20

Demographics/ Key Facts

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

26

Comparable Sales

Comparable sales of assets sold in the area.

28

Aerial Photos

Aerial photos of the assets in proximity to WVU Campus.

30

INVESTMENT OVERVIEW

DALLAS, WALL & MCLANE

MORGANTOWN, WV 26505

SALE PRICE / \$2,660,000

NUMBER OF BUILDINGS / 3

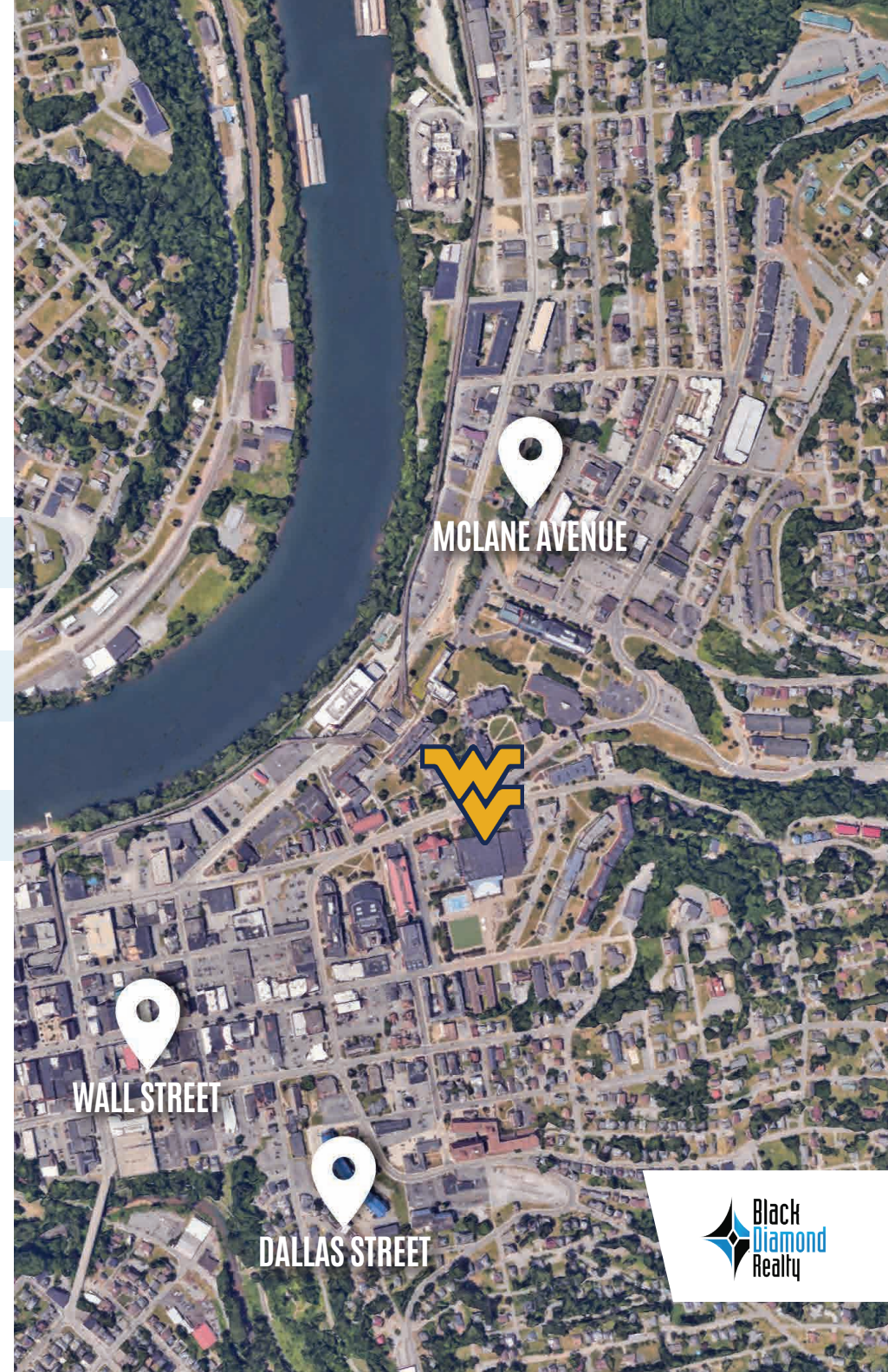
NUMBER OF STUDENT HOUSING UNITS / 22 (38 TOTAL BEDS)

NUMBER OF COMMERCIAL UNITS / 3

CITY LIMITS / INSIDE

Unlock a rare investment opportunity with this portfolio of three student housing assets ideally situated in the heart of Morgantown, WV, just steps from West Virginia University's Downtown Campus. With a combined 22 units and 38 beds, this collection of well-positioned properties caters directly to the area's strong and consistent student housing demand. Tenants enjoy walkable access to WVU classrooms, night-life, restaurants, shopping, and entertainment, making this portfolio a highly desirable and convenient living option. Don't miss out on these unbeatable locations, solid occupancy history, and income-producing potential.

Other local amenities within walking distance or a short drive include High Street, multiple PRT systems which offer access to the Mon Health Medical Center, WVU's Health Sciences Center campus and Ruby Memorial Hospital.



ADDRESS	BUILDING SQ FT	# OF UNITS	# OF BEDS	OFF-STREET PARKING	DISTANCE TO CAMPUS
459, 471 Dallas Street	2,542 (459) / 5,120 (471)	6	18	YES - 10 +/- Spaces	10 Minute Walk
214 Wall Street (Apartments)	6,547	6	10	YES - 5 Spaces	8 Minute Walk
214 Wall Street (Commercial)	2,395	3	--	NO - Street Parking	8 Minute Walk
101 McLane Avenue	5,293	10	10	YES - 10 Spaces	9 Minute Walk

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers

PURCHASE OPTIONS

The assets in this portfolio can be purchased separately, or as a portfolio. Individual pricing is listed below.

ADDRESS	SALE PRICE
459, 471 Dallas Street	\$990,000
214 Wall Street	\$885,000
101 McLane Avenue	\$785,000

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze or Caleb Wooldridge at dlorenze@blackdiamondrealty.net or cwooldridge@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

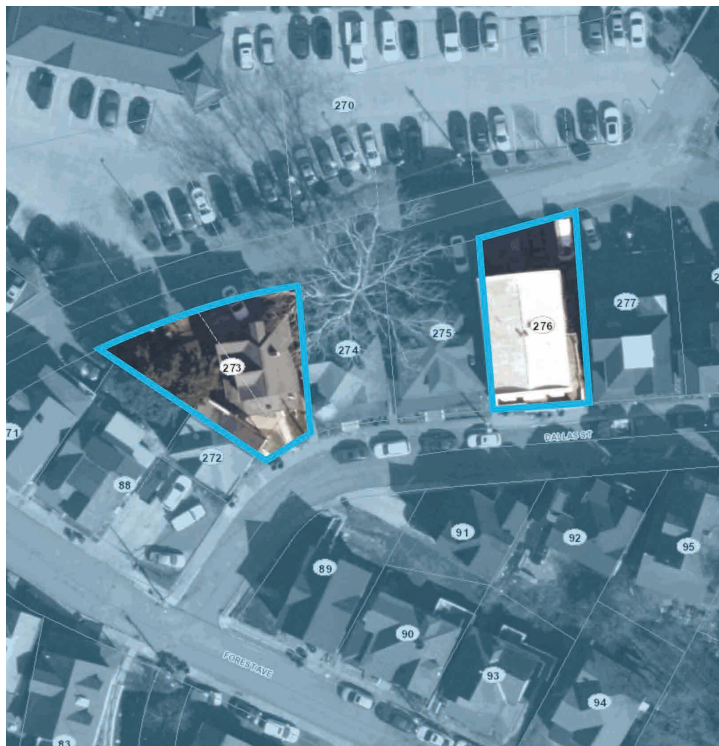
459, 471 DALLAS STREET

7,662 SQ FT | 6 UNITS | 18 BEDS

Built in 1928, this subject includes two single family houses converted to student housing. Combined, 459 and 471 Dallas Street have six units and 18 beds.

The site is comprised of two irregular shaped parcels totaling 0.19 (+/-) acre. The property is identified as Fifth Ward District, Tax Map 26, Parcels 273 and 276. This can be referenced in Deed Book 1665, Page 576.

This location offers a total of ten off-street parking spaces. 459 Dallas has four spaces available and 471 Dallas has six spaces available. Additional street parking is available on a first-come, first-served basis.





Front View of 471 Dallas Street.



Rear View of 471 Dallas Street.



Front View of 459 Dallas Street.



Rear View of 459 Dallas Street.



471 Dallas - Living Room and Kitchen.



471 Dallas - Kitchen.



471 Dallas - Living Room.



471 Dallas - Bedroom.

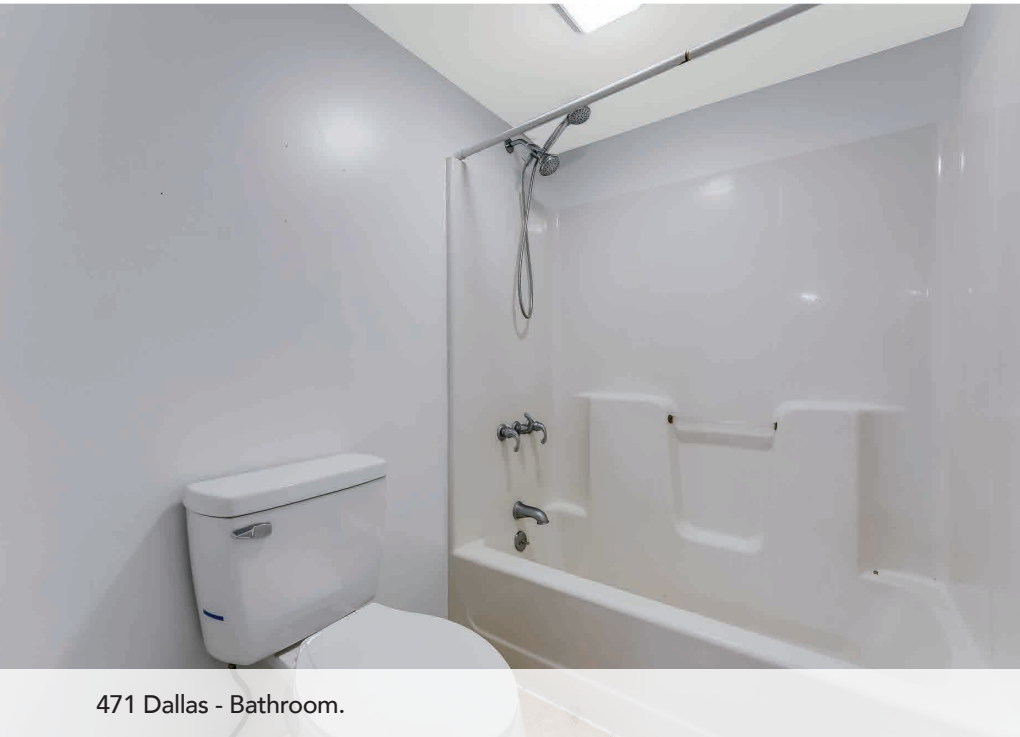




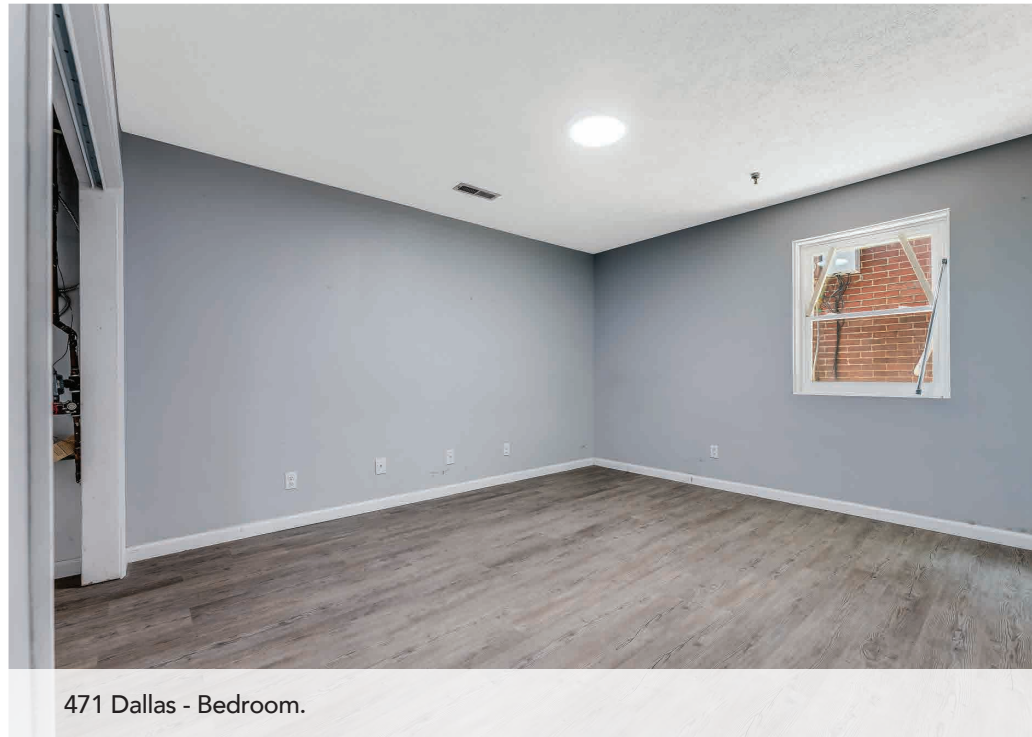
471 Dallas - Bedroom.



471 Dallas - Bathroom.



471 Dallas - Bathroom.



471 Dallas - Bedroom.



459 Dallas - Living Room.



459 Dallas - Kitchen.



459 Dallas - Bedroom.



459 Dallas - Bathroom.





459 Dallas - Kitchen.



459 Dallas - Bedroom.



459 Dallas - Bedroom.



459 Dallas - Bedroom.

214 WALL STREET

8,942 SQ FT | 6 UNITS | 10 BEDS | 3 COMMERCIAL SUITES

Built in 1934, the subject consists of a multi-level, mixed use, retail and apartment building. There are three retail suites along High Street, an upper level apartment, three, two-level apartment units and two, one-level apartment units. Two units are 1-bedroom and 1-bathroom, two units are 2-bedroom, 1-bathroom and two units offer 2-bedroom, 2-bathroom. Units range in size from 760 to 1,330 (+/-) square feet. The commercial units range from 576 (+/-) square feet to 967 (+/-) square feet.

The site is comprised of one irregular shaped parcel totaling 0.19 (+/-) acre. The property is identified as Fourth Ward District, Tax Map 20, Parcel 119. This can be referenced in Deed Book 1703, Page 454.

This location offers a total of five off-street parking spaces at the rear of the property, a benefit that few downtown buildings offer.





Front View of the Building from High Street.



North Alley Facing Rear.



North Alley Facing High Street.



Rear Parking Lot.



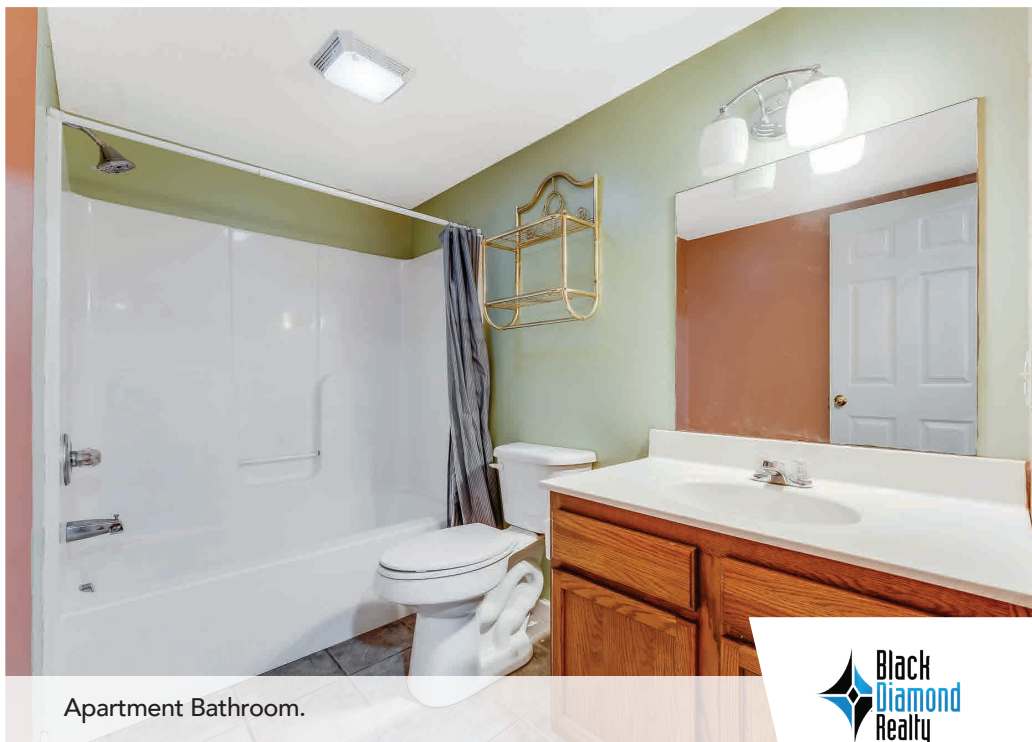
Apartment Living Room and Kitchen.



Apartment Living Room and Kitchen.



Apartment Kitchen.



Apartment Bathroom.





Apartment Bedroom.



Apartment Bedroom and Closet.



Apartment Bedroom.



Apartment Laundry Room.



Apartment Living Room and Kitchen.



Apartment Living Room and Kitchen.



Apartment Kitchen.



Apartment Kitchen and Hallway.





Apartment Bedroom.



Apartment Bathroom and Laundry.



Apartment Living Room and Kitchen.



Apartment Bedroom.

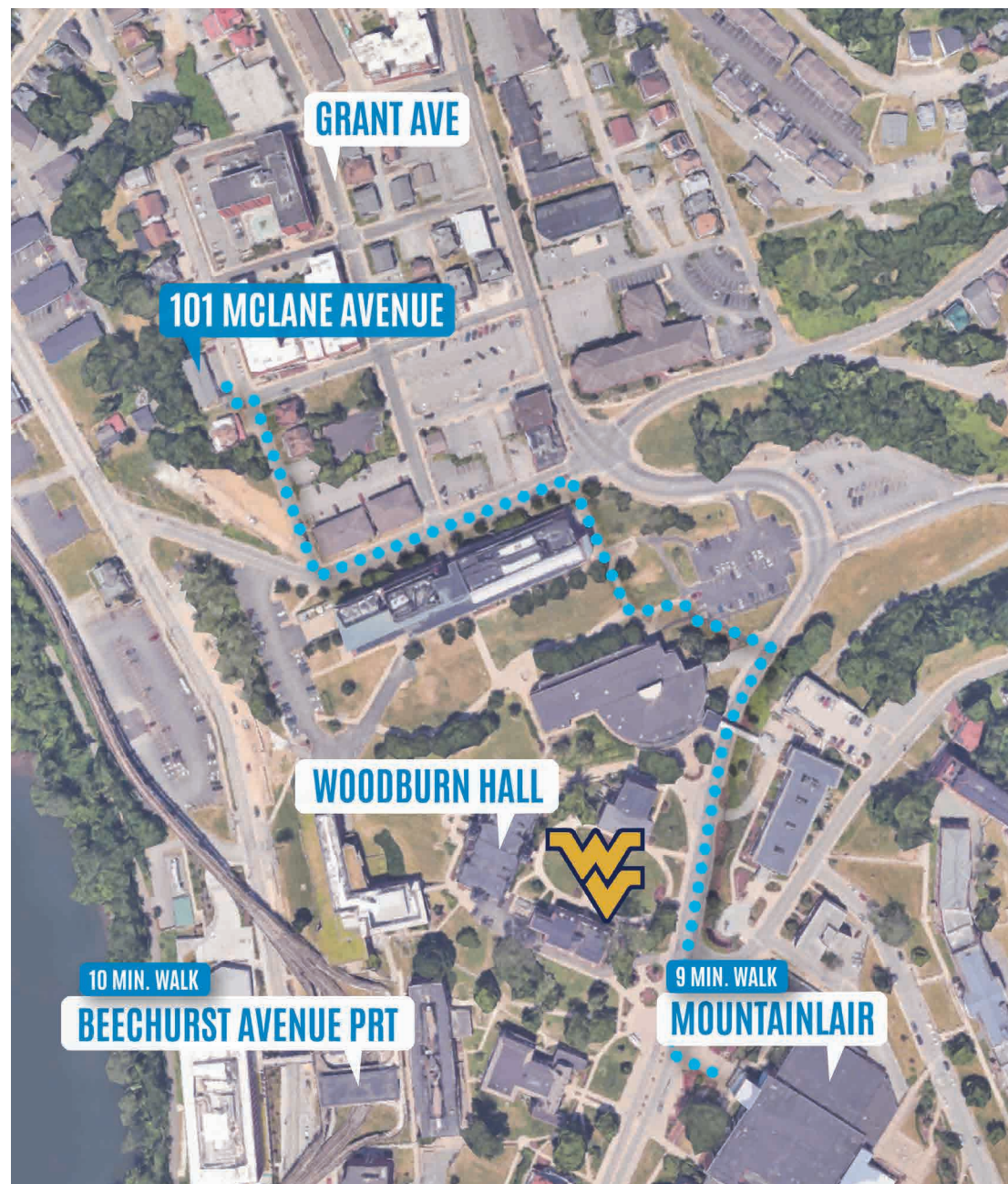
101 MCLANE AVENUE

5,293 SQ FT | 10 UNITS | 10 BEDS

Built in the 1960s, this subject property is improved with a 5,293 (+/-) square foot, three-story apartment building containing ten units. All ten units have 1-bedroom, 1-bathroom. The building contains a total of 4,234 (+/-) square feet above grade with a full walk-out basement that is partially below grade. The basement area is approximately 50% finished with two apartments. The remaining basement area is utilized for tenant laundry, tenant storage lockers and building mechanical systems.

The site is comprised of one irregularly shaped parcel totaling 0.32 (+/-) acre. The property is identified as Fourth Ward District, Tax Map 20, Parcel 59. This can be referenced in Deed Book 1758, Page 486.

This location offers ten off-street parking spaces via a paved lot. One assigned space is permitted per unit. Additional street parking is available on a first-come, first-served basis. An 11th parking spot is currently utilized for the on-site dumpster.





Front of Building Along McLane Avenue.



Front of Building Along McLane Avenue.



North Side of the Building, Lower Level Entrance.



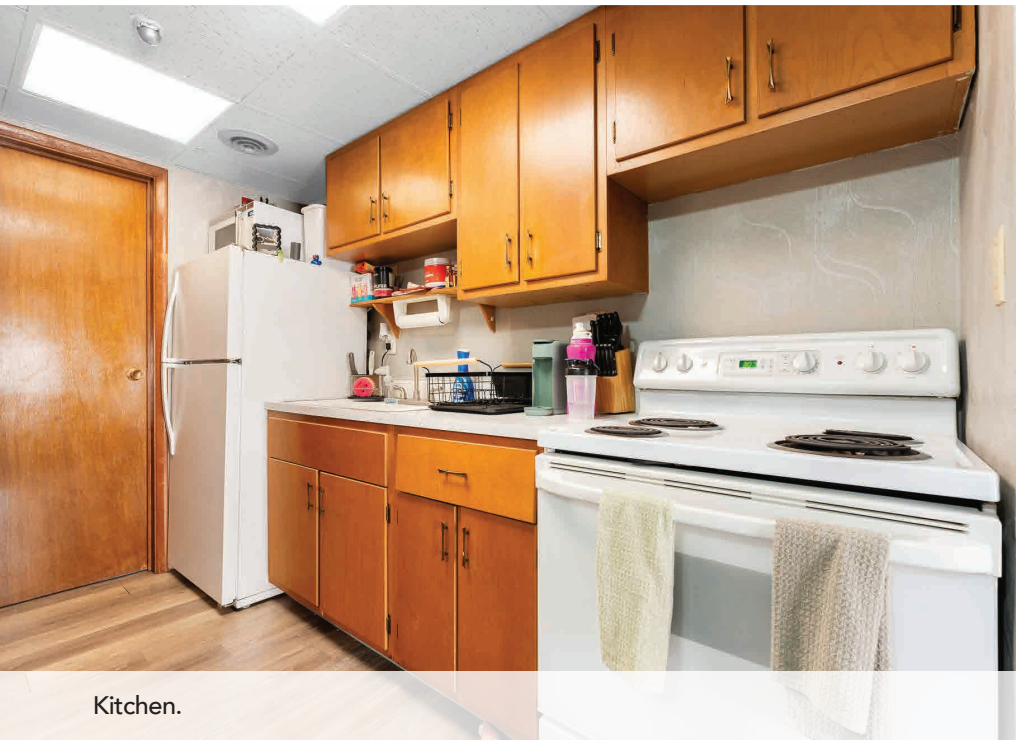
South Side of the Building, Lower Level Entrance.



Living Room.



Living Room and Kitchen.



Kitchen.



Living Room and Kitchen.

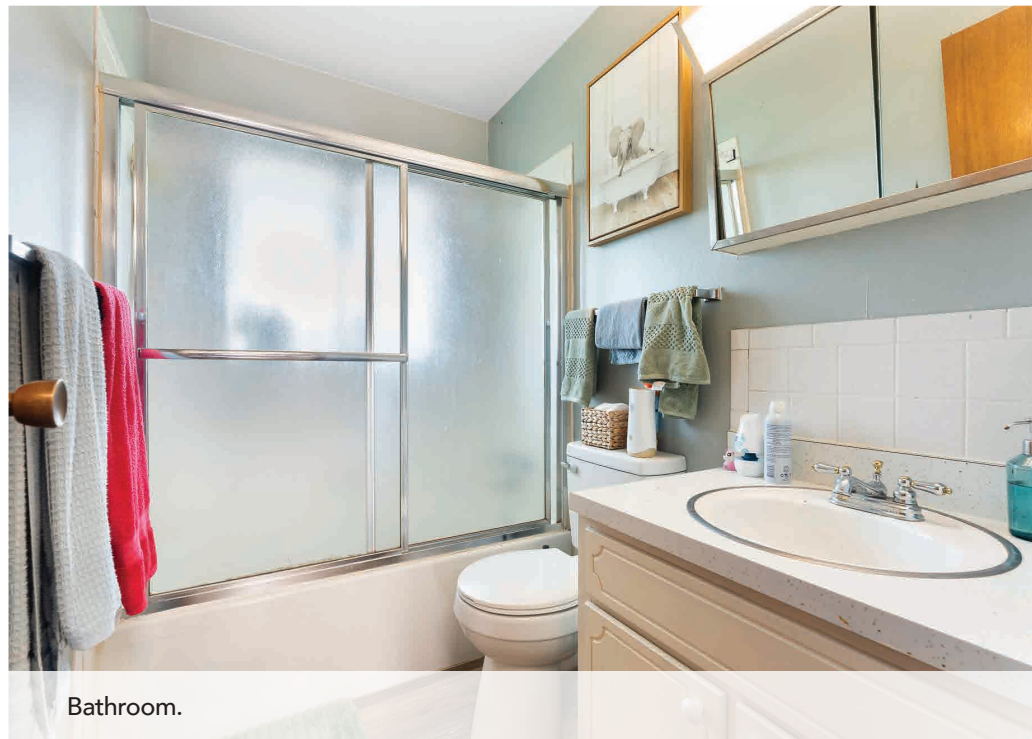




Bedroom.



Bedroom.



Bathroom.

LOCATION OVERVIEW

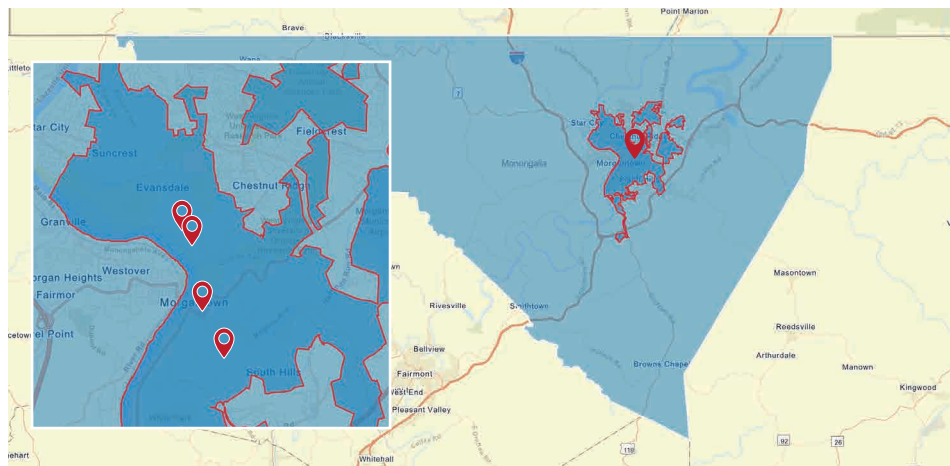
MONONGALIA COUNTY

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

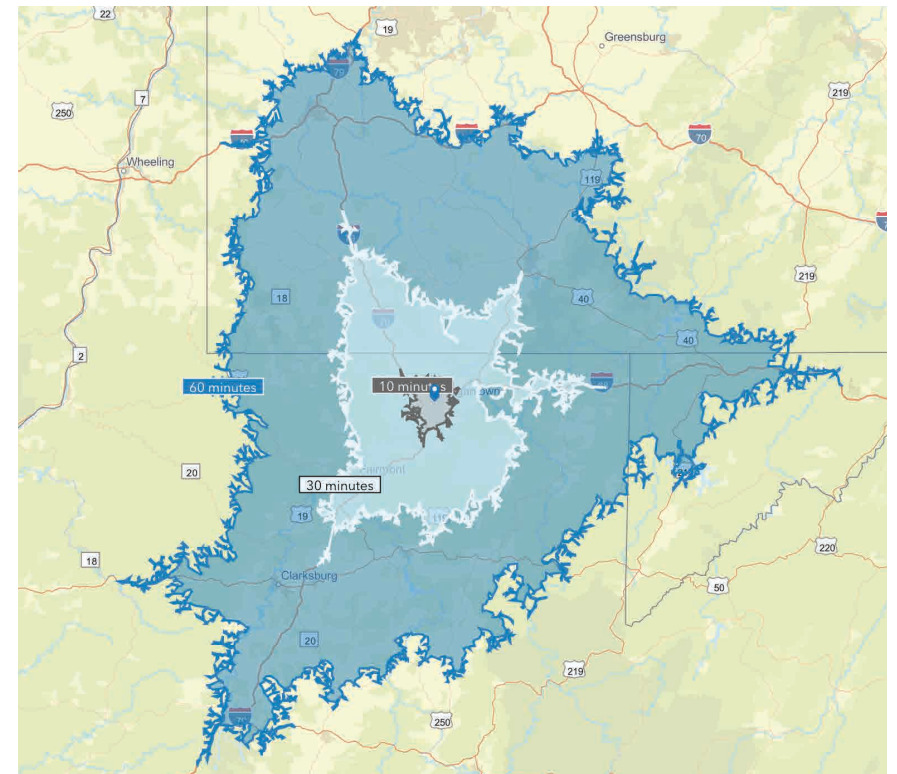
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject assets have been referenced with yellow stars. Stars: 1-101 McLane Ave, 2-Wall Street, 3-Dallas Street.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- ① Westover Area
- ② Sheetz
- ③ Morgantown Chamber of Commerce
- ④ Starbucks, Underground Printing
- ⑤ Monongalia Magistrate
- ⑥ Iron Horse Tavern
- ⑦ Huntington Bank
- ⑧ Dollar General
- ⑨ Monongalia County Clerk
- ⑩ Almost Heaven Bar & Grill
- ⑪ Subway
- ⑫ Chase Bank
- ⑬ Public Safety Center
- ⑭ Morgantown Public Library
- ⑮ Morgantown Municipal Building
- ⑯ Morgantown Farmers Market
- ⑰ Truist Bank
- ⑱ Chipotle
- ⑲ CVS
- ⑳ WV Junior College
- ㉑ Downtown Campus Library
- ㉒ Mountainlair
- ㉓ West Virginia University Main Campus
- ㉔ University Place Housing
- ㉕ State On Campus Housing
- ㉖ Wharf District Parking Garage
- ㉗ Oliverio's Ristorante
- ㉘ Mountain State Brewing
- ㉙ Adams Legal Group, PLLC
- ㉚ Milan Puskas Stadium
- ㉛ MonHealth Medical Center
- ㉜ WVU medicine Health Sciences Campus
- ㉝ Ruby Memorial Hospital
- ㉞ WVU Evansdale Campus
- ㉟ WVU Coliseum

DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.²

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.²

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.²

SOURCES

² - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2024 remained steady at ~26,000 students and full-time and part-time faculty and staff includes 5,811 employees. ¹
- Among its 12 colleges, WVU's Morgantown campus offers 300+ majors and hundreds of distance education and online classes. ¹
- WVU has produced 25 Rhodes scholars, 27 Truman scholars, 82 Fulbright scholars, 53 Goldwater scholars, and 116 Gilman scholars. ¹



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

³ - <https://wvumedicine.org/about/hospitals-and-institutes/>

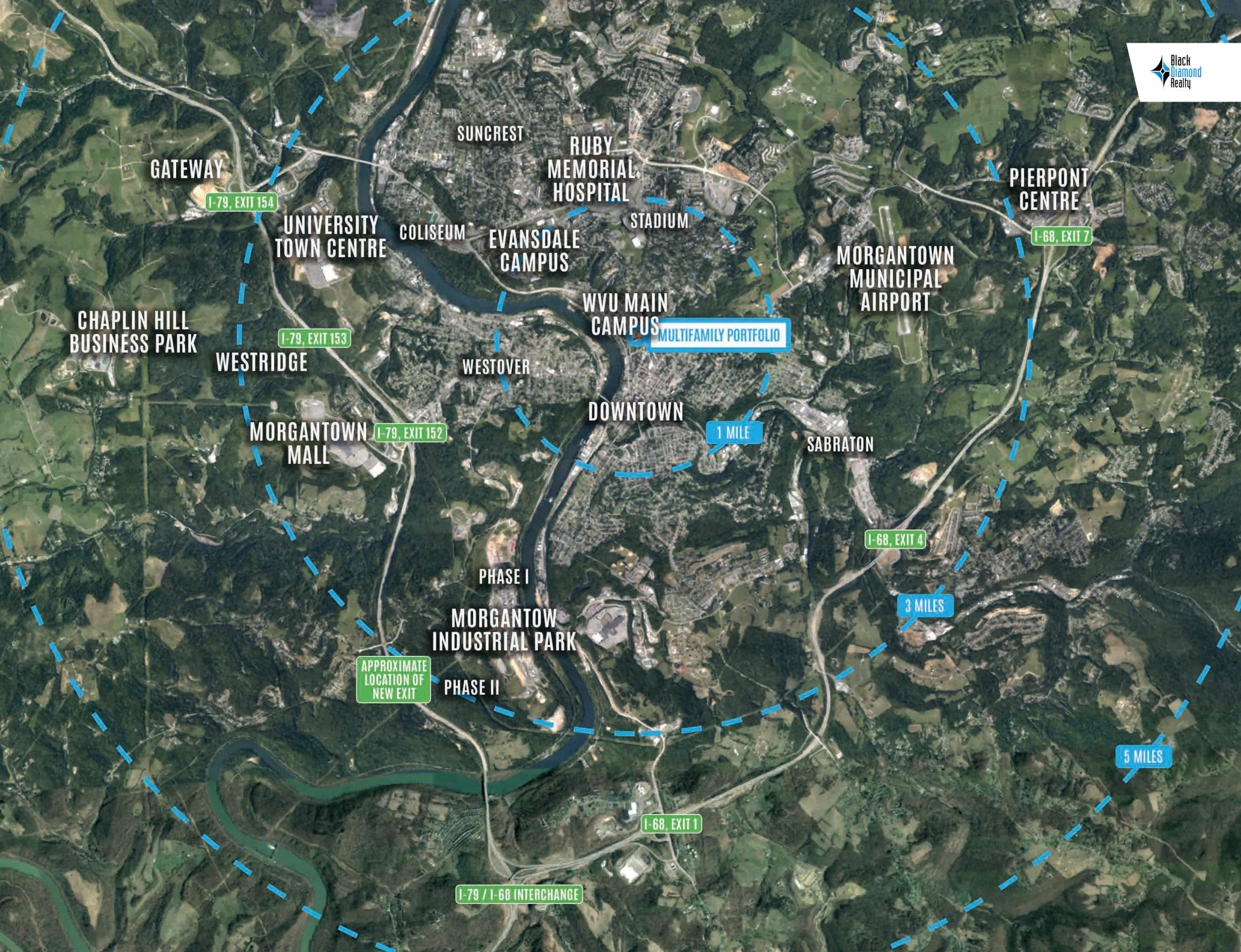
⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvumedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvumedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>





DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



59,891

Total
Population



2,819

Businesses



80,320

Daytime
Population



\$262,237

Median Home
Value



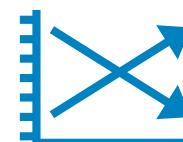
\$34,680

Per Capita
Income



\$51,434

Median
Household
Income



0.4%

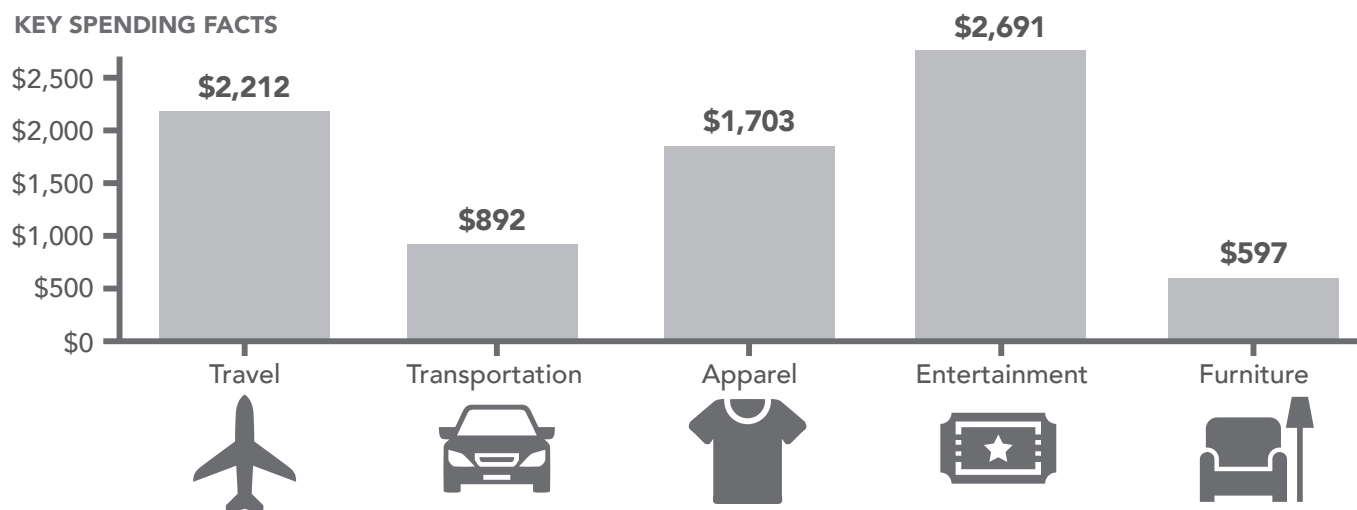
2025-2030
Pop Growth
Rate



29,776

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



77,800

Total
Population



3,425

Businesses



96,873

Daytime
Population



\$269,684

Median Home
Value



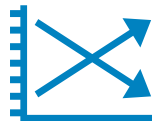
\$38,331

Per Capita
Income



\$57,136

Median
Household
Income



0.4%

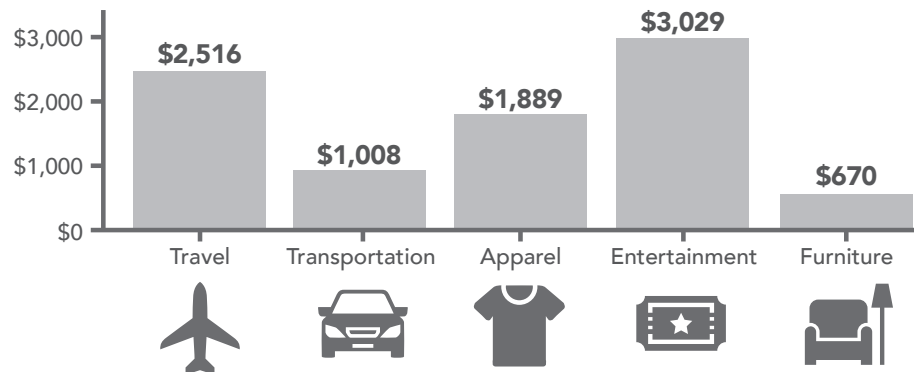
2025-2030
Pop Growth
Rate



37,975

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,070

Total
Population



3,953

Businesses



119,227

Daytime
Population



\$280,340

Median Home
Value



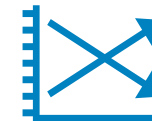
\$41,476

Per Capita
Income



\$64,021

Median
Household
Income



0.4%

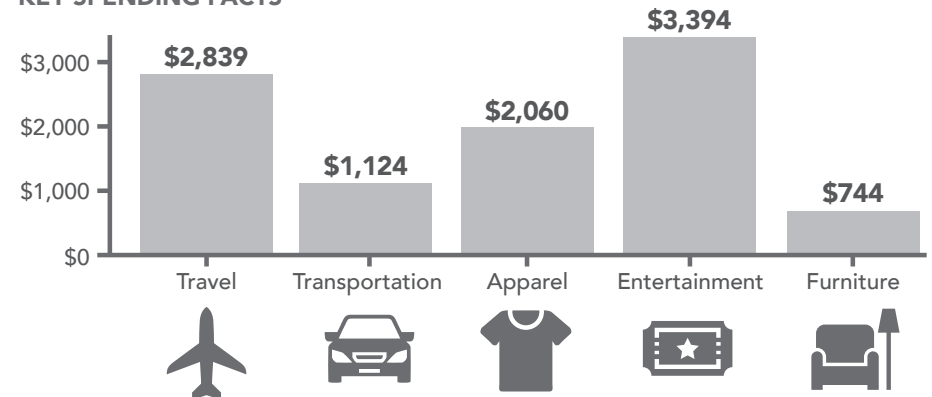
2025-2030
Pop Growth
Rate



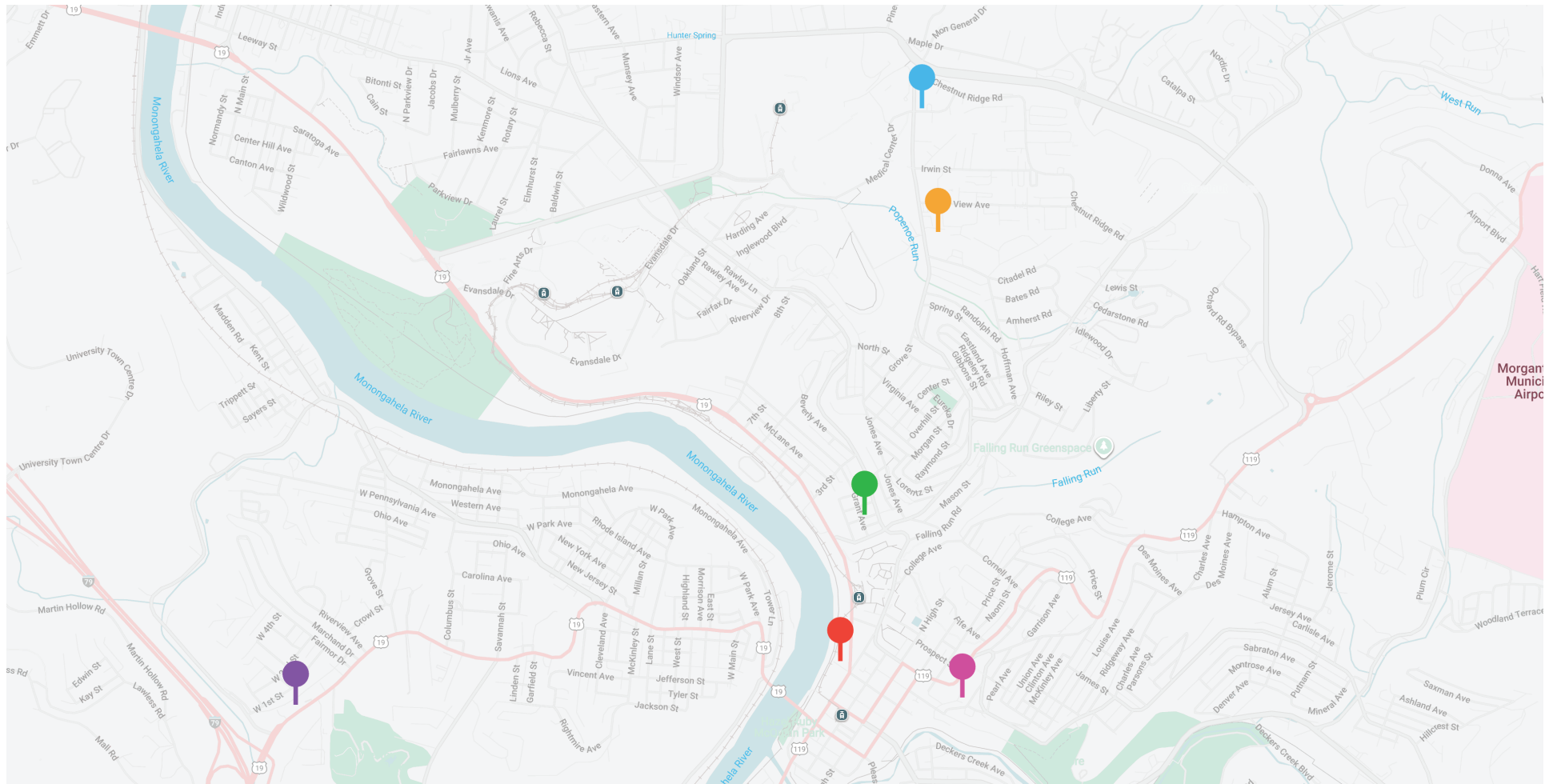
50,917

Housing Units
(2020)

KEY SPENDING FACTS



COMPARABLE SALES





1993 WATER STREET, MORGANTOWN, WV

Square Feet: 31,632	Price: \$2,385,830
Year Built: 1994	Price/SF: \$75.42
Sale Date: 5/8/2023	Price/Bed: \$29,822.87



1064 WILLOWDALE ROAD, MORGANTOWN, WV

Square Feet: 13,924	Price: \$2,100,000
Year Built: 1994	Price/SF: \$150.82
Sale Date: 4/18/2024	Price/Bed: \$70,000.00



26 SOUTHEAST COURT, MORGANTOWN, WV

Square Feet: 18,522	Price: \$2,200,000
Year Built: 1999	Price per SF: \$118.78
Sale Date: 3/28/2025	Price/Bed: \$50,000.00



18 POWERS COURT, MORGANTOWN, WV

Square Feet: 15,680	Price: \$797,000
Year Built: 1970	Price/SF: \$50.83
Sale Date: 4/1/2022	Price/Bed: \$34,652.17



301 FIRST STREET, MORGANTOWN, WV

Square Feet: 14,592	Price: \$2,150,000
Year Built: 1991	Price/SF: \$147.34
Sale Date: 8/29/2024	Price/Bed: \$71,666.67



32 BAIRD STREET, MORGANTOWN, WV

Square Feet: 9,145	Price: \$1,875,000
Year Built: 2009	Price/SF: \$221.24
Sale Date: 12/18/2024	Price/Bed: \$60,483.87



EVANSDALE CAMPUS

RUBY MEMORIAL HOSPITAL

MYLAN PUSKAR STADIUM



HIGH STREET

Aerial of Downtown Morgantown and West Virginia University's Main Campus.





Aerial View of McLane Avenue Asset.



Aerial View of Wall Street Asset.



Aerial View of Dallas Street Assets.



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

SECONDARY CONTACT

Caleb Wooldridge

Associate / Salesperson

M. 681.209.6619

cwooldridge@blackdiamondrealty.net