



**FOR SALE /
BUILD-TO-SUIT**
LAND MARKETING FLYER



192 POOL DRIVE
MOUNT CLARE, WV 26408

BRIDGEPORT

EXIT 115

INTERSTATE 79


 **192 POOL DRIVE**

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LAND FOR SALE / BTS

192 POOL DRIVE MOUNT CLARE, WV 26408

SALE PRICE / NEGOTIABLE

SUBDIVIDE OPTIONS / YES

GROSS LOT SIZE / 10.5 ACRES

CITY LIMITS / OUTSIDE

**PROPERTY HIGHLIGHTS / INTERSTATE
VISIBILITY, EASY ACCESS TO MAJOR
THOROUGHFARES, ALL PUBLIC UTILITIES
AVAILABLE, BUILD-TO-SUIT OPTIONS**

Located immediately along I-79, just off Exit 115 in Mount Clare, 192 Pool Drive is a 10.5 (+/-) acre lot open to endless possibilities. The property is available for sale as-is, or as a build-to-suit opportunity. The property has been rough graded and will support a 5.42 (+/-) acre lot when pad ready. See page 8 for site plan details. This property is best suited for, but not limited to an industrial retailer looking for a high-traffic, highly visible and accessible location.

The subject property is situated 4 miles south (5 minute drive) of Route 50, Bridgeport and Clarksburg. Along I-79, there is an average daily traffic count of 33,665 vehicles per day. (provided by Esri and Data Axle, 2021).

FOR SALE / BUILD-TO-SUIT

LAND - LOCATED 0.4 MILE TO I-79 / EXIT 115

192 POOL DRIVE · MOUNT CLARE, WV 26408

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject lot has been cleared of trees and is ready for further development. The site is elevated above I-79 and is highly visible to traffic traveling both north and south. As it sits today, the property is comprised of 10.5 (+/-) acres, however the pad ready size would be 5.42 (+/-) acres.

The property offers access to all utilities including electric, gas, water and sewer. An abandoned structure currently exists on the property near the southern border and highest point.

LEGAL DESCRIPTION / ZONING

Located outside city limits, this property is situated within the Elk District of Harrison County. The site consists of two irregular shaped parcel totalling 10.5 (+/-) acres. The property is identified as Elk District, Map 368, Parcels 61 and 61.3. This can be referenced in Deed Book 1364, Page 1298. The property is not restricted by zoning regulations.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Greater Harrison PSD
Sewer	Greater Harrison PSD
Trash	Multiple Providers
Cable	Multiple Providers
Internet	Multiple Providers

ACCESS

The property can be accessed by exiting I-79 via Exit 115 and turning east onto Buckhannon Pike. Continue just past the 7-Eleven to Pool Drive on the right. Continue on Pool Drive until you reach the property entrance.



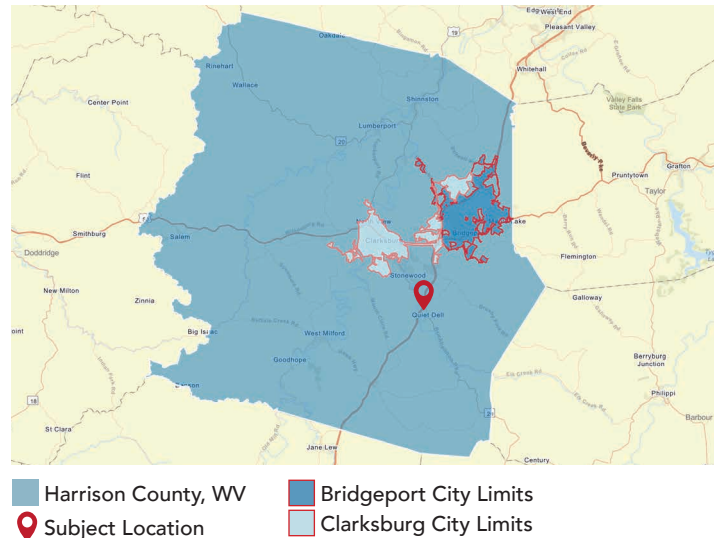
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

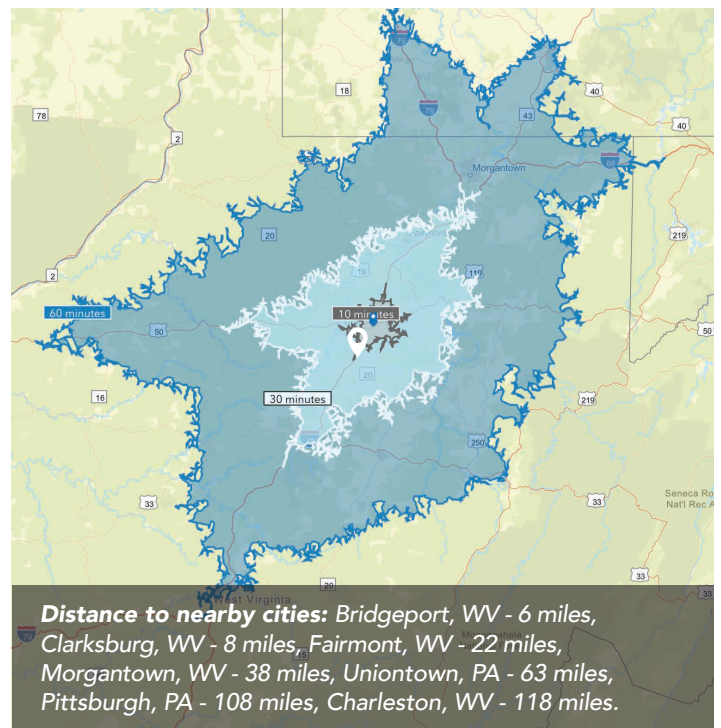
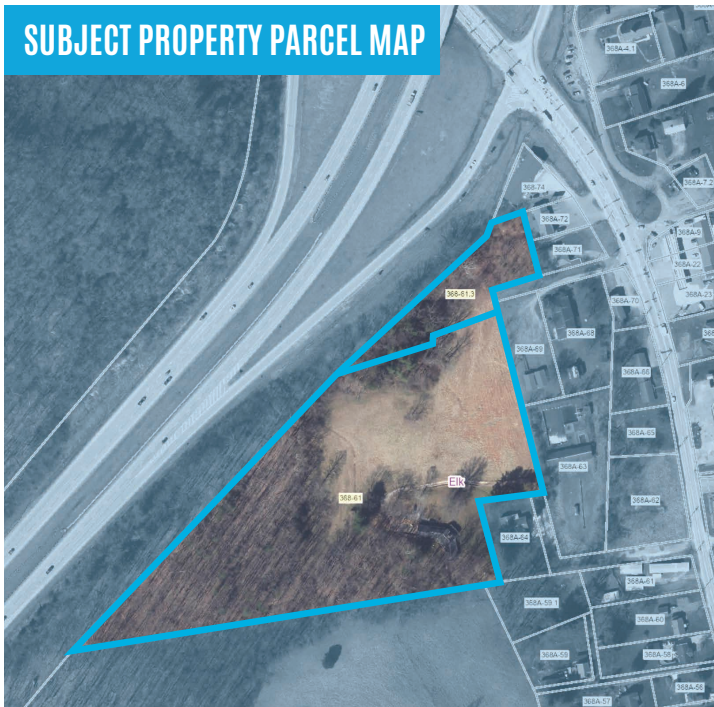
Harrison County has a total population of 69,576 and a median household income of \$55,420. Total number of businesses is 2,534.

The **City of Bridgeport** has a total population of 8,342 and a median household income of \$90,770. Total number of businesses is 693.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.

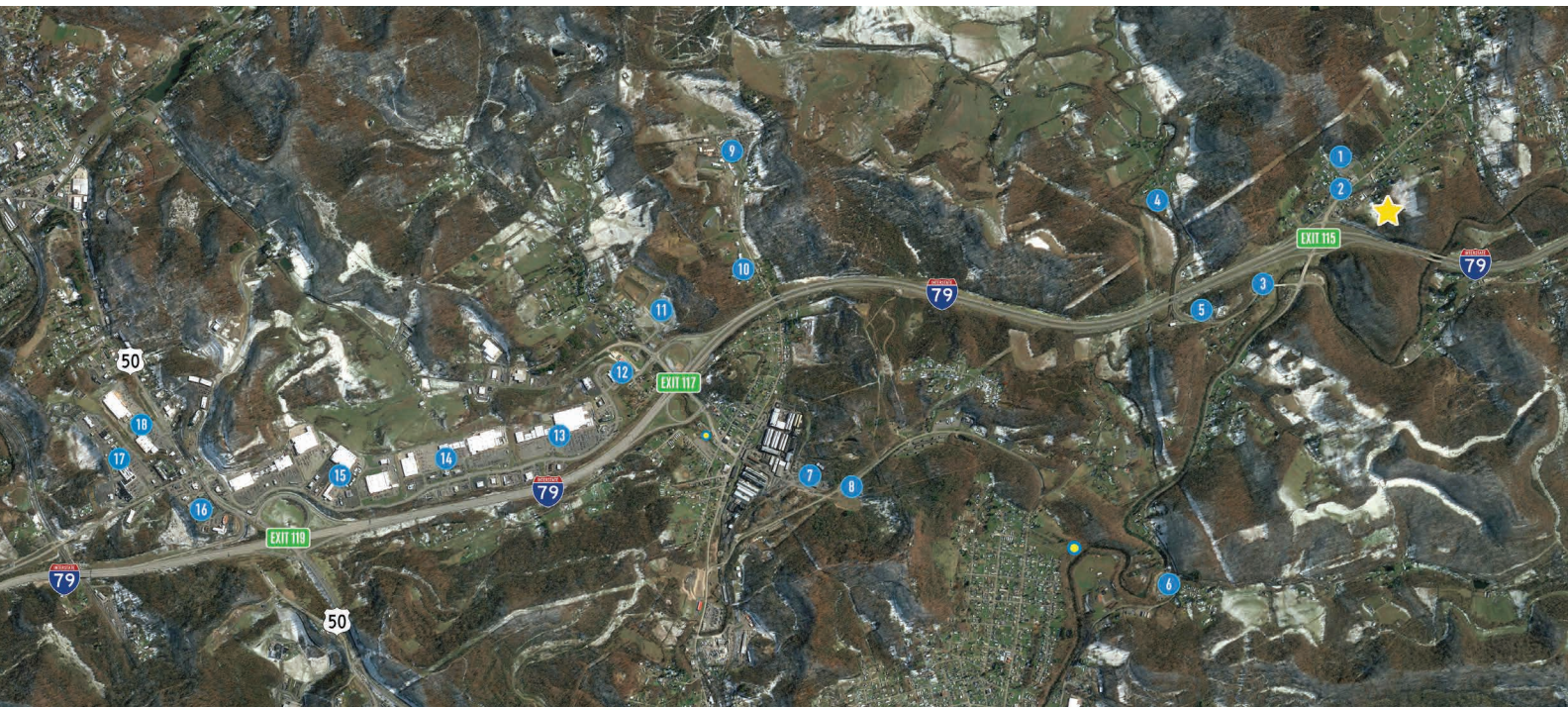


SUBJECT PROPERTY PARCEL MAP



FOR SALE / BUILD-TO-SUIT
LAND - LOCATED 0.4 MILE TO I-79 / EXIT 115
192 POOL DRIVE · MOUNT CLARE, WV 26408

SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations. Referenced with a yellow star, 192 Pool Drive is located approximately 0.2 mile from I-79 (Exit 115) with exceptional interstate visibility to traffic traveling in both directions.

- ① InfoCision Management Corporation
- ② 7-Eleven Gas Station
- ③ WolfPack Industries, Bobcat of Clarksburg
- ④ Prebena North American Fastener Corporation
- ⑤ C & B Material Handling
- ⑥ iLease and Rentals
- ⑦ GrafTech Shipping Dept
- ⑧ Woodford Oil Company
- ⑨ Frontier Communications
- ⑩ Sturm Environmental Services
- ⑪ Kaufman & McPherson, PLLC
- ⑫ Aldi
- ⑬ New Pointe Plaza: Walmart Supercenter, Arby's, Party City, Ashley Furniture, Game Stop, Staples, Applebee's, One Main Financial
- ⑭ Lowe's, Tuscan Sun Spa and Salon, T-Mobile, Dollar Tree, Ruby Tuesday, Tidal Wave Auto Spa, Chick-fil-A, West Union Bank, McDonald's, Kohl's, Prmanti Bros.
- ⑮ Eastpointe Shopping Center : United States Postal Service, Tractor Supply Co., Texas Roadhouse, Zen Leaf, Long John Silver's, Sams Club, Hobby Lobby, Great Clips, KFC, Kroger, Taco Bell, Panera Bread, MedExpress
- ⑯ Days Inn & Suites, WV Fitness 24, Quality Inn, Longhorn Steakhouse
- ⑰ Big Lots, Rent-A-Center, Gabe's, WDTV 5
- ⑱ Best Western, Papa Johns Pizza, Ollie's Bargain Outlet, Anytime Fitness, The Home Depot

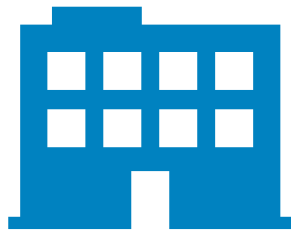
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



5,653

Total
Population



175

Businesses



4,598

Daytime
Population



\$158,973

Median Home
Value



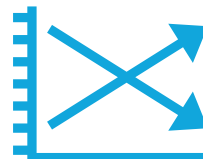
\$35,484

Per Capita
Income



\$55,448

Median Household
Income



-0.12%

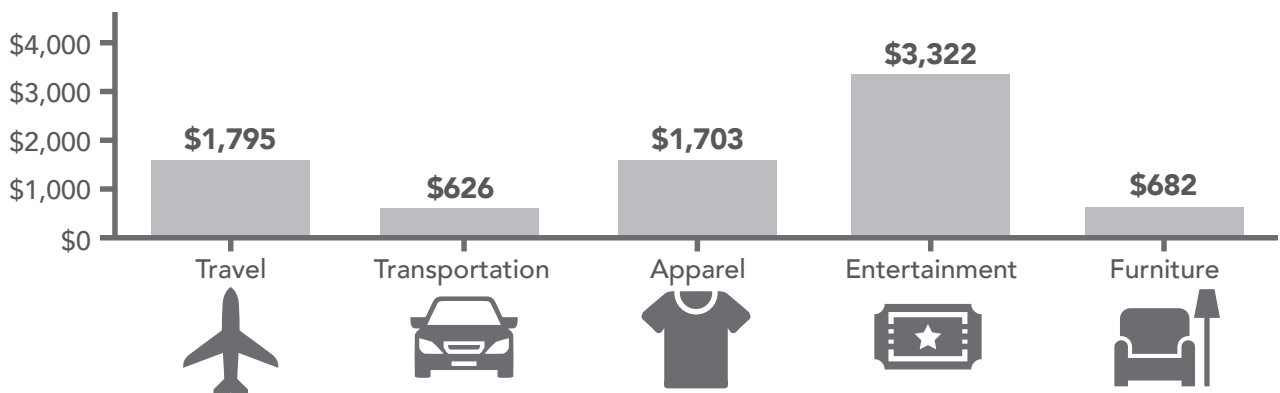
2020-2023
Pop Growth Rate



2,587

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



23,610

Total
Population



1,251

Businesses



28,863

Daytime
Population



\$137,759

Median Home
Value



\$33,442

Per Capita
Income



\$49,674

Median
Household
Income



-0.53%

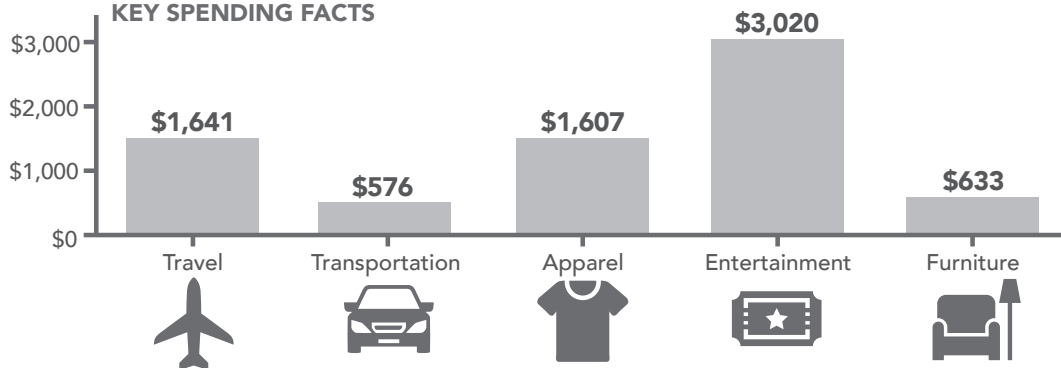
2020-2023
Pop Growth
Rate



11,413

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



55,044

Total
Population



2,203

Businesses



64,384

Daytime
Population



\$148,691

Median Home
Value



\$35,186

Per Capita
Income



\$53,982

Median
Household
Income



-0.57%

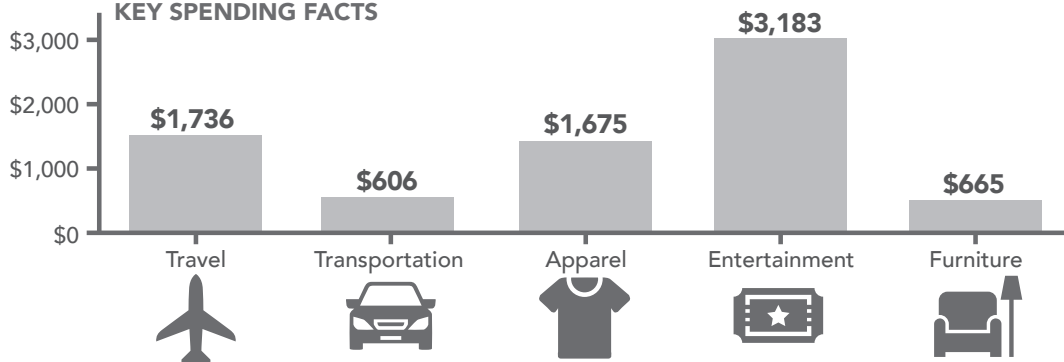
2020-2023
Pop Growth
Rate



25,966

Housing Units
(2020)

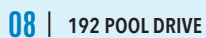
KEY SPENDING FACTS





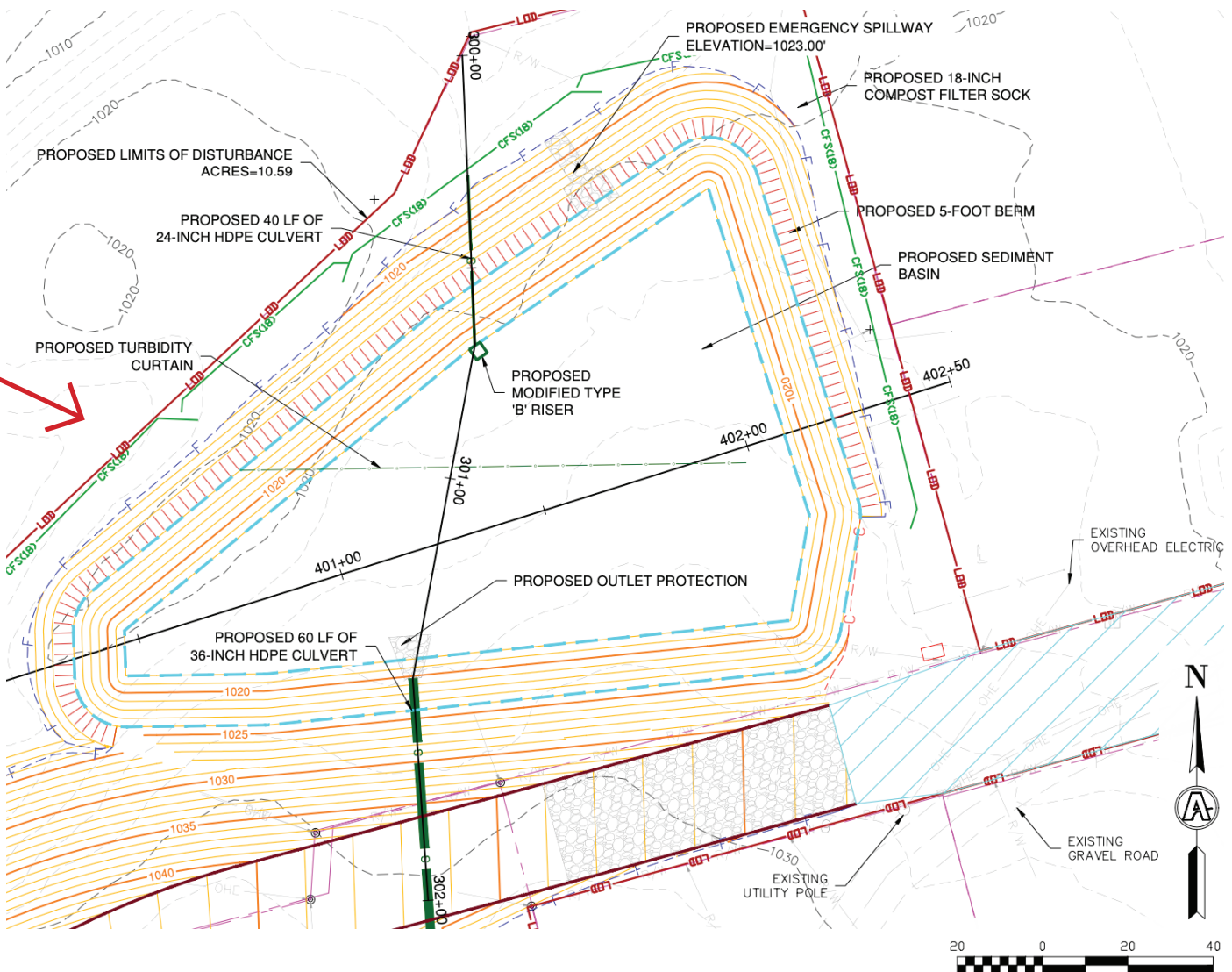
LEGEND

---	EXISTING CONTOURS
---	EXISTING PROPERTY LINE
---	EXISTING BUILDING
---	EXISTING EDGE OF GRAVEL DRIVEWAY
---	EXISTING EDGE OF ROAD
---	EXISTING CENTERLINE OF ROAD
OH	EXISTING OVERHEAD ELECTRIC
STM	EXISTING CULVERT
---	PROPOSED CONTOURS
---	PROPOSED TOPSOIL STOCKPILE
---	PROPOSED EDGE OF PAD
---	PROPOSED SEDIMENT BASIN
---	PROPOSED EDGE OF ROAD
→ →	PROPOSED DITCH LINE
S	PROPOSED CULVERT
F	PROPOSED FILL LINE
C	PROPOSED CUT LINE
CS18	PROPOSED 18-INCH COMPOST FILTER SOCK
---	PROPOSED BERM



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PROPOSED SEDIMENT BASIN



GROUND PHOTOS



Ground Photo Facing North.

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Ground Photo Facing East.



Ground Photo Facing North.



Ground Photo Facing South.

AERIAL PHOTOS



Aerial Facing South.

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Aerial Facing North.



Aerial Facing The Property Entrance.



Aerial Facing South.



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