



**Black Diamond Realty**

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



**192 POOL DRIVE  
MOUNT CLARE, WV 26408**



BRIDGEPORT

INTERSTATE 79

EXIT 115

 192 POOL DRIVE

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## LAND FOR SALE / BTS

**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**

## 192 POOL DRIVE MOUNT CLARE, WV 26408

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).

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# PROPERTY SPECIFICATIONS

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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.

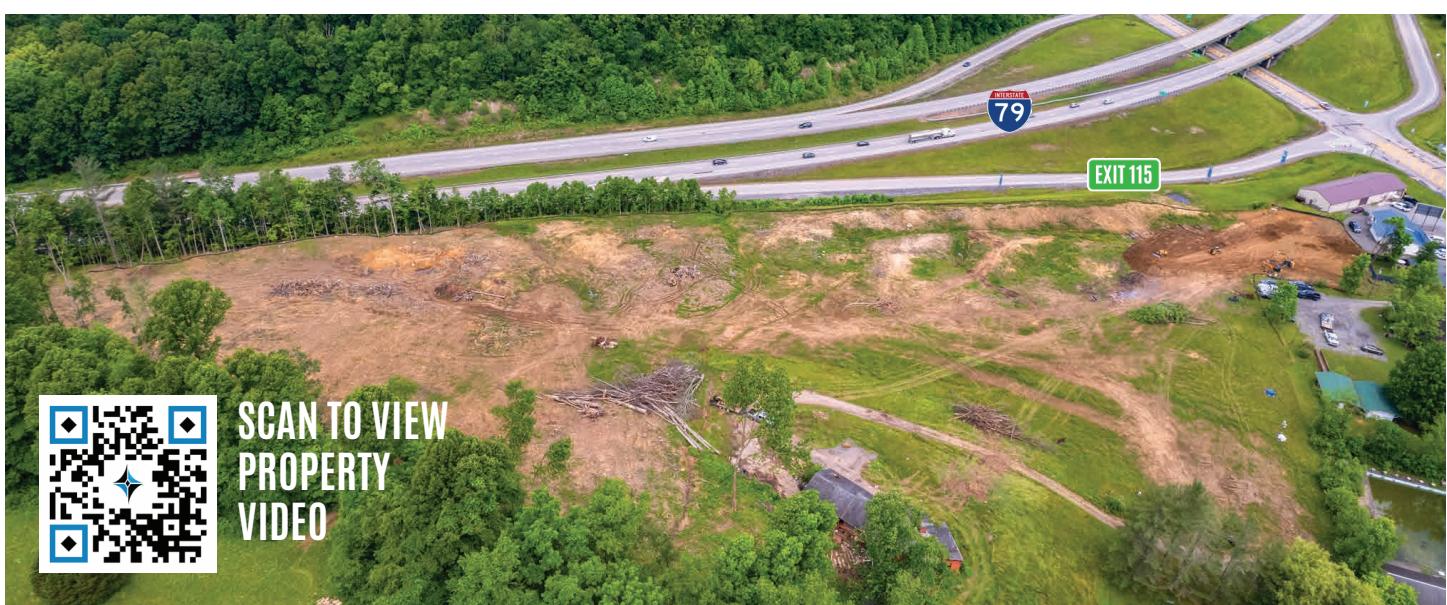
## UTILITIES

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

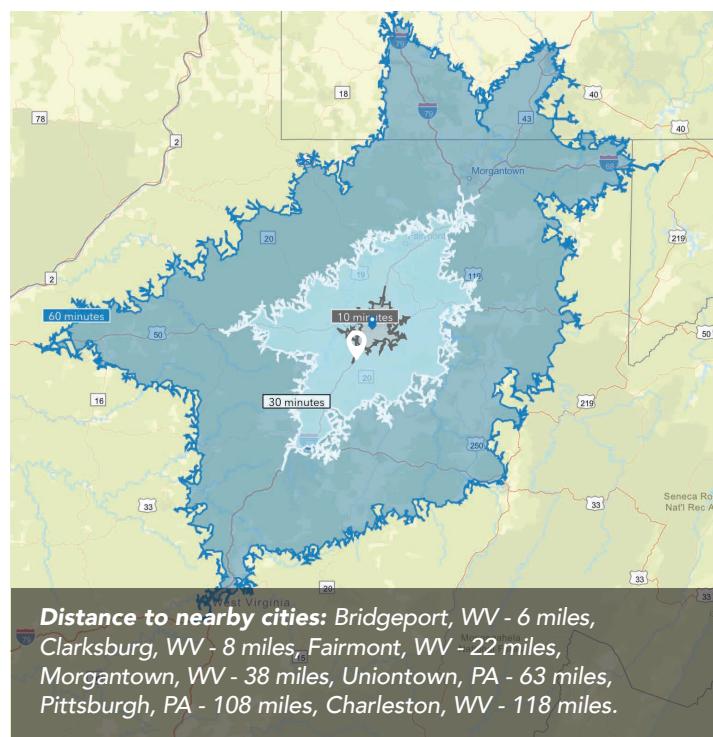
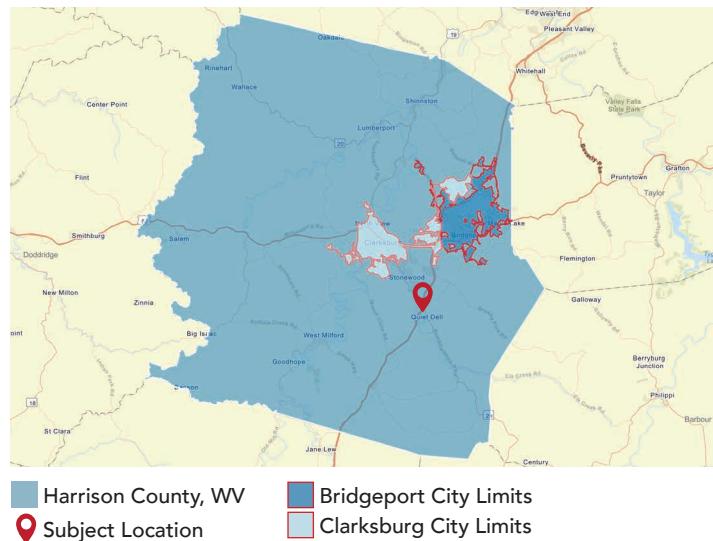
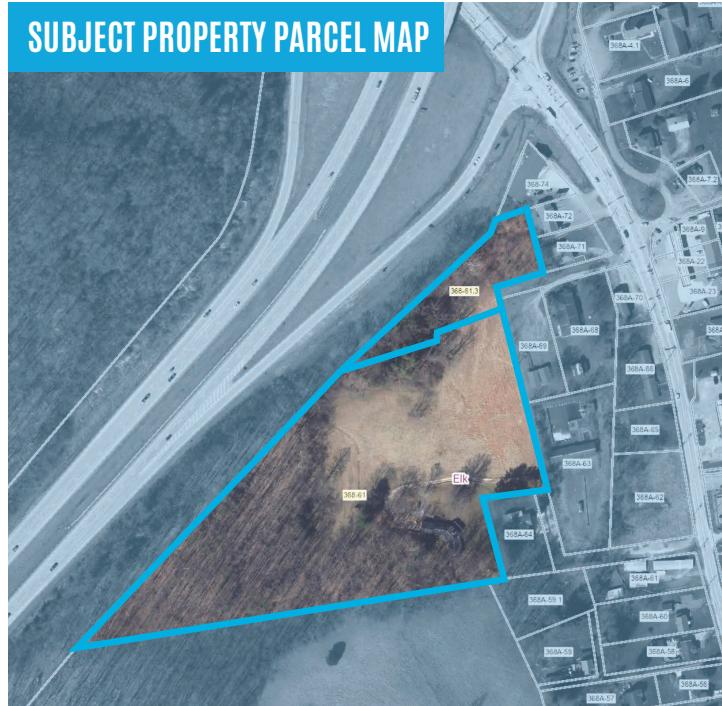
Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned 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.

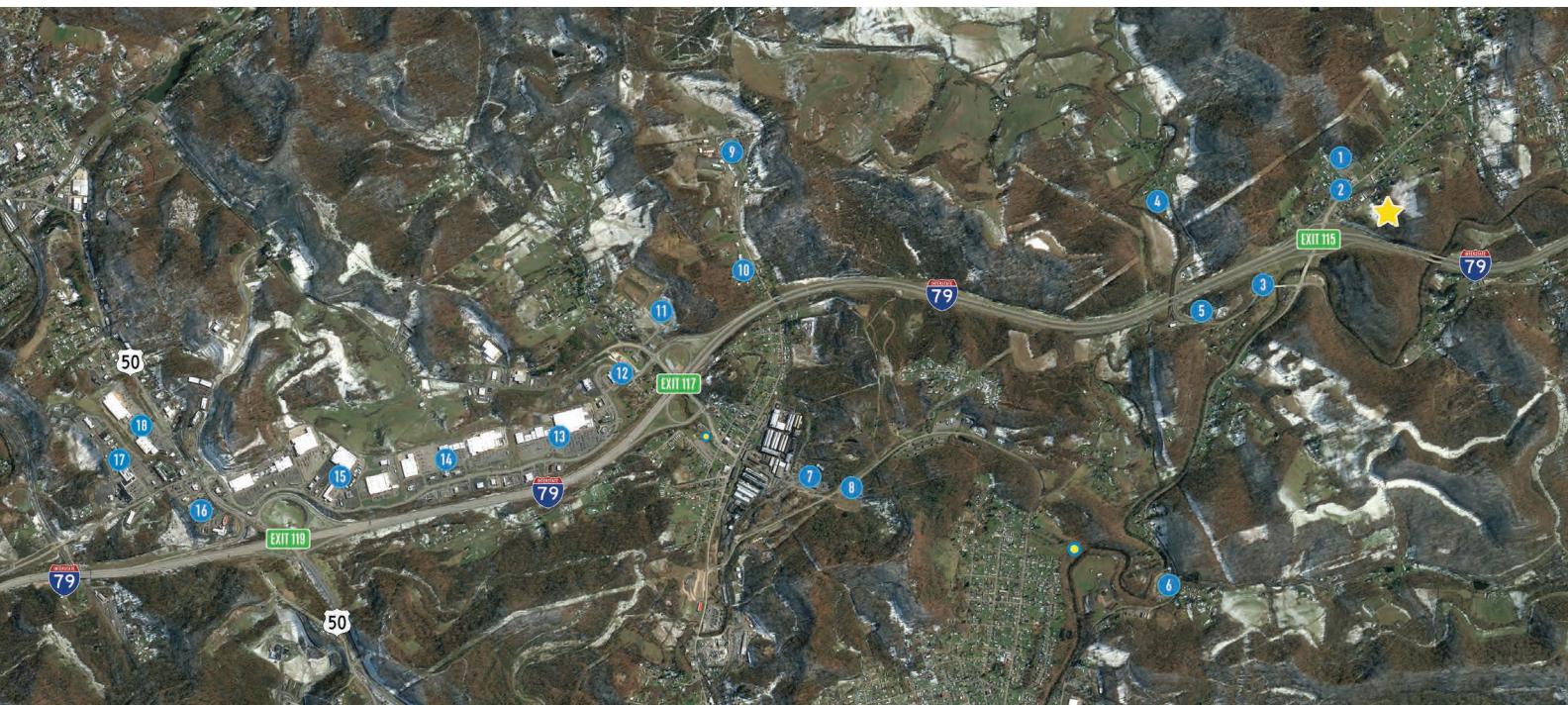
*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.*

## SUBJECT PROPERTY PARCEL MAP



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## 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, Prmant Bros.
- ⑮ Eastepointe 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

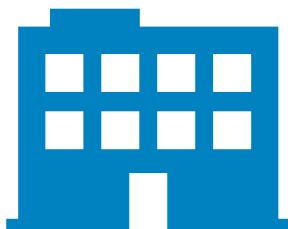
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**5,653**

Total Population



**175**

Businesses



**4,598**

Daytime Population



**\$158,973**

Median Home Value



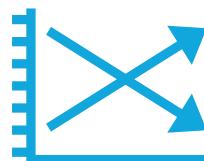
**\$35,484**

Per Capita Income



**\$55,448**

Median Household Income



**-0.12%**

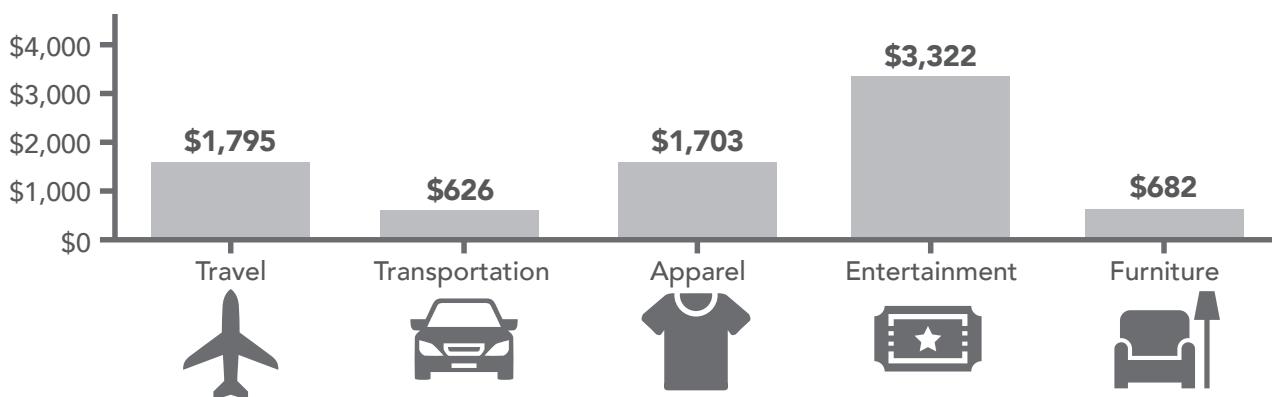
2020-2023 Pop Growth Rate



**2,587**

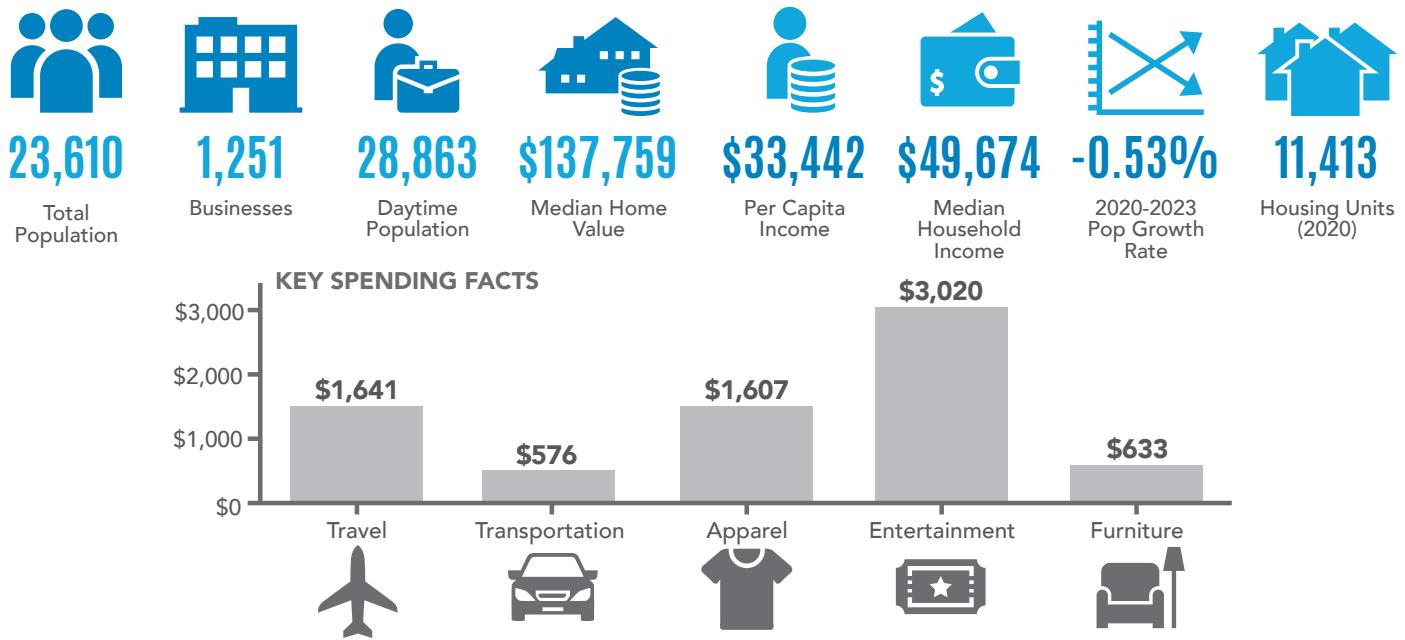
Housing Units (2020)

## KEY SPENDING FACTS

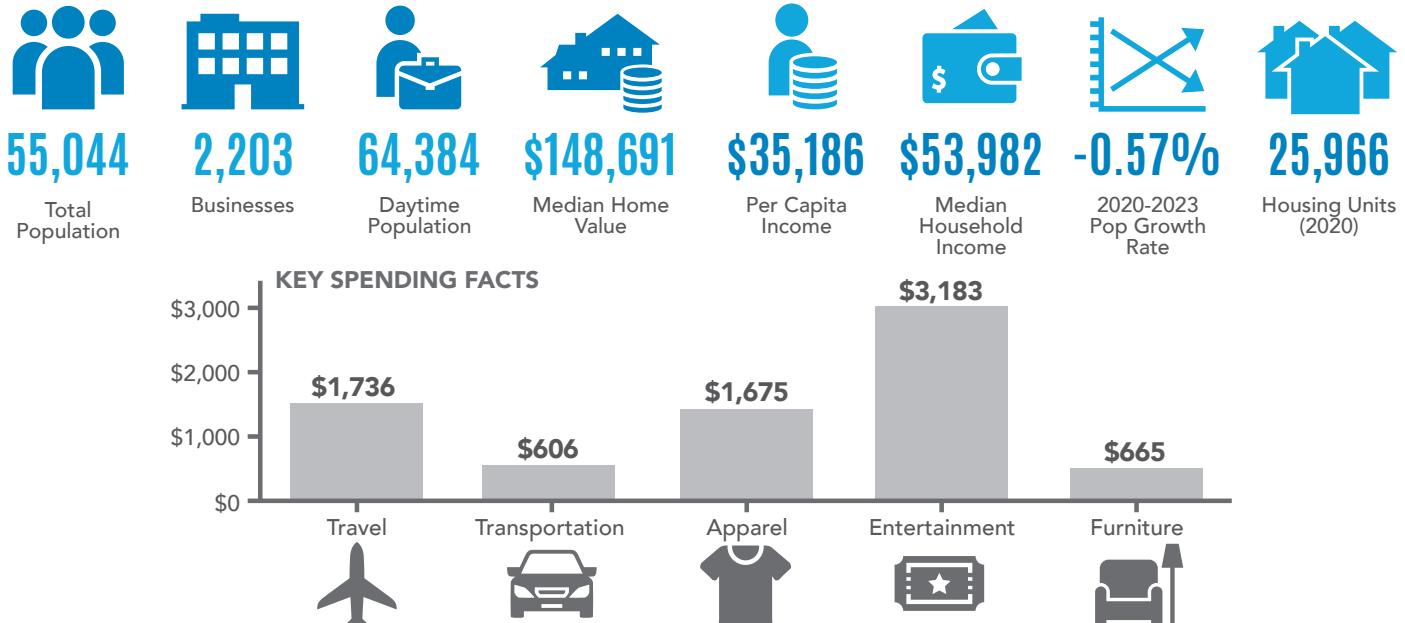


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS

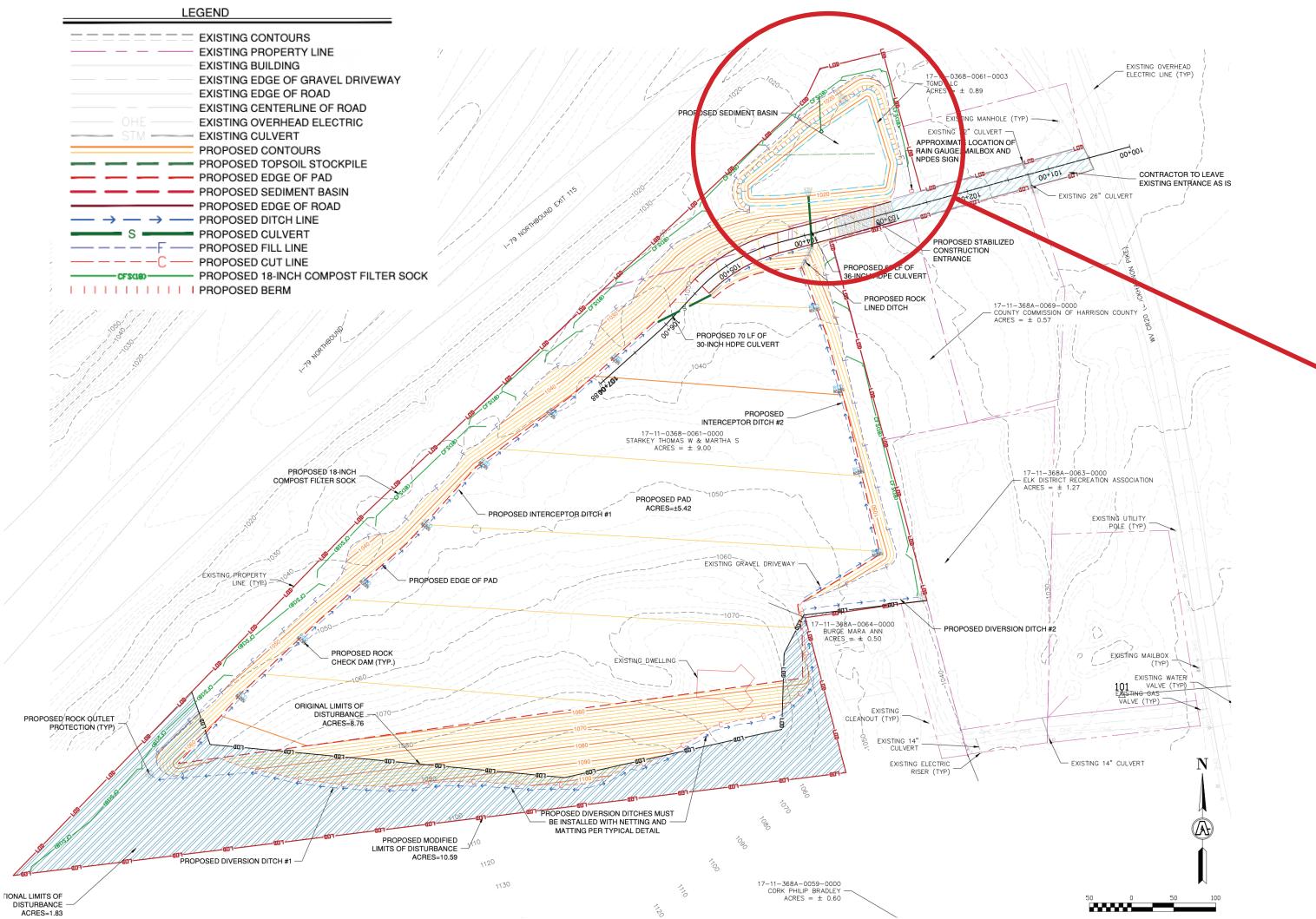


## 10 MILE RADIUS



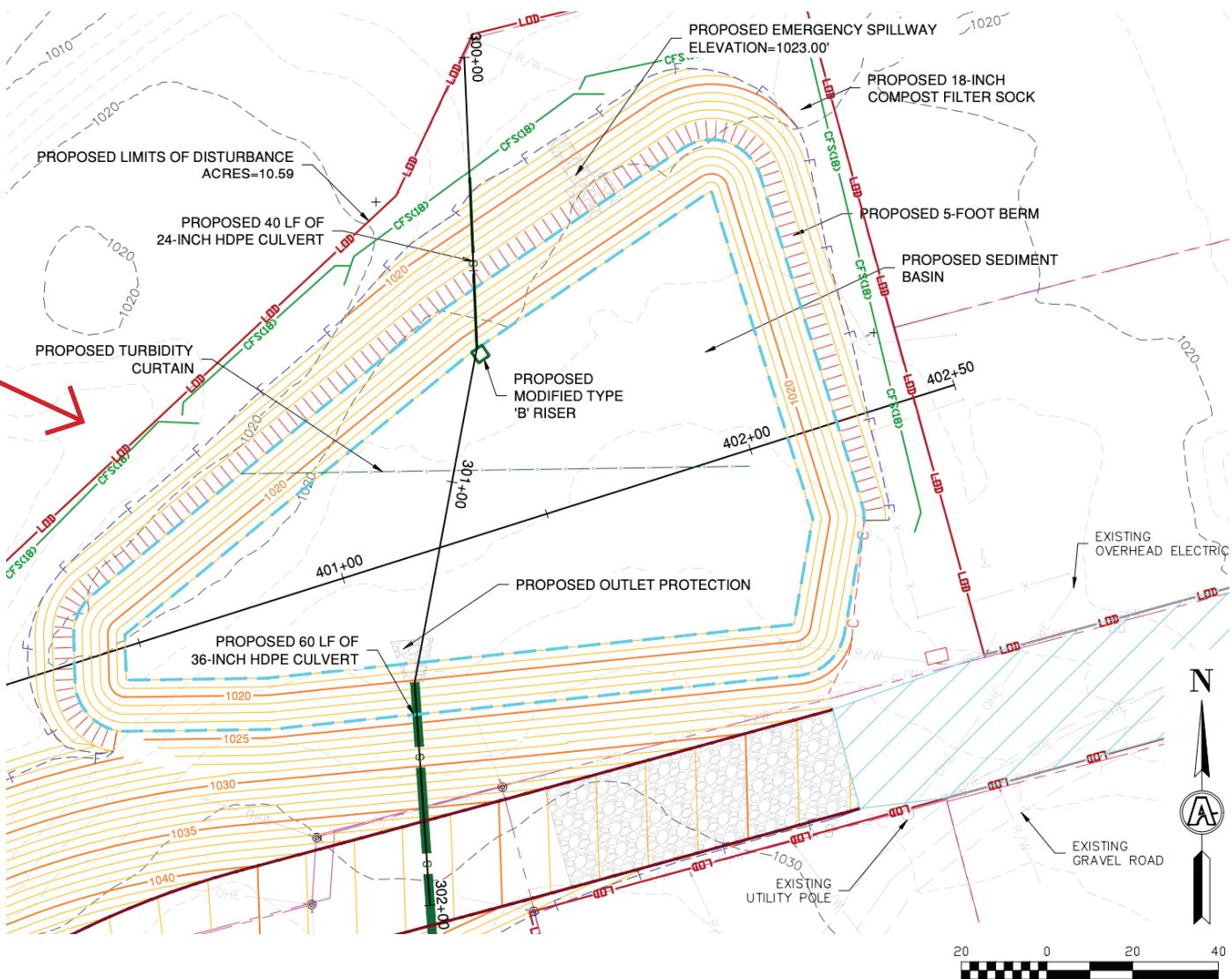
# SITE PLANS

## PROPOSED PAD



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**PROPOSED SEDIMENT BASIN**



# GROUND PHOTOS



Ground Photo Facing North.

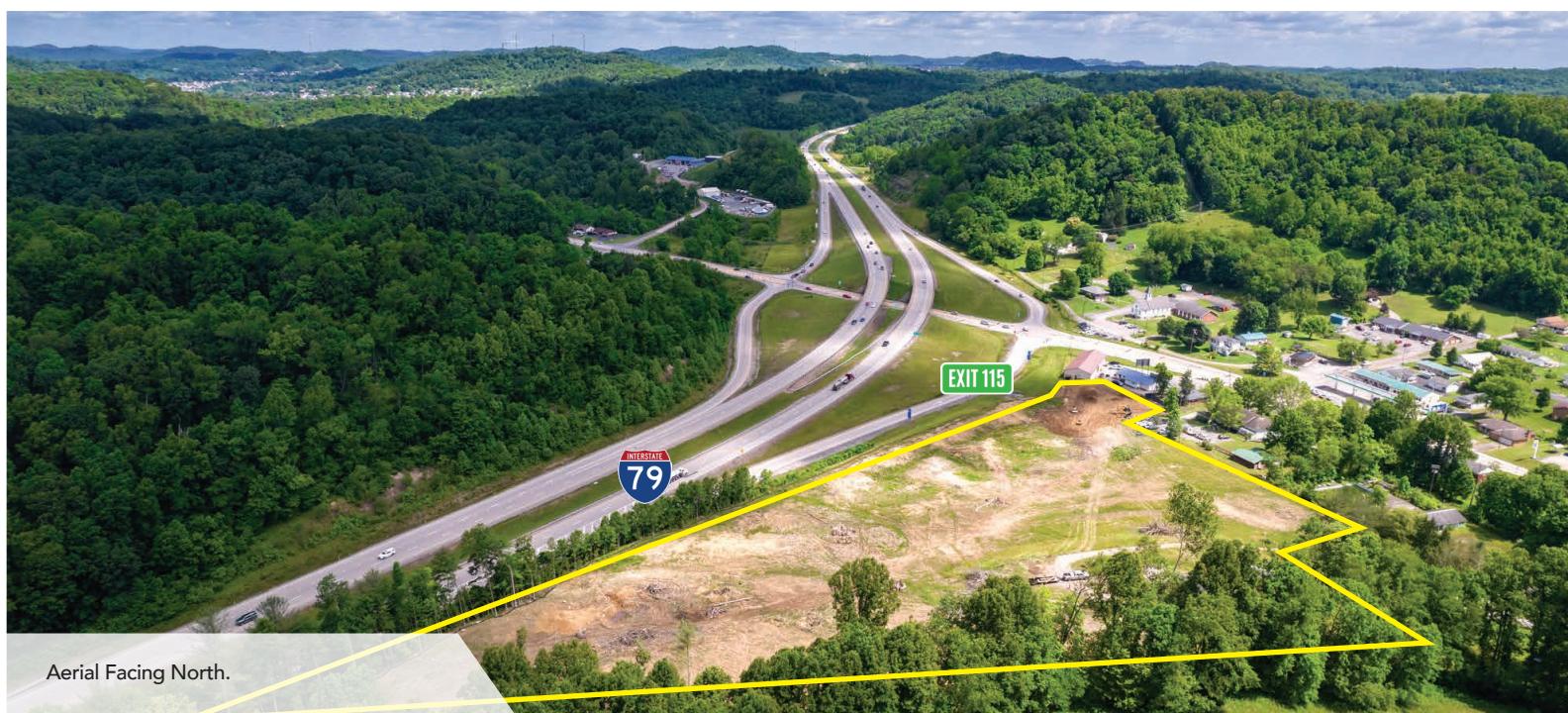
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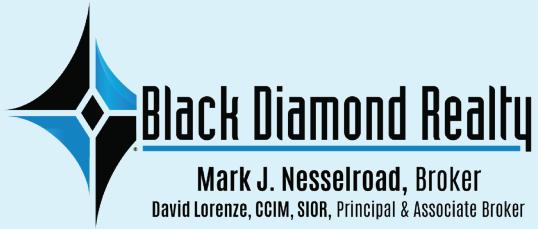


# AERIAL PHOTOS



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