



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER

44,416 VEHICLES PER DAY

EXIT 137



13,173 VEHICLES PER DAY



190 HOMEWOOD AVENUE
FAIRMONT, WV 26554

FAIRMONT AIRPORT
FAIRMONT MUNICIPAL-FRANKMAN FIELD

FAIRMONT GATEWAY CONNECTOR
EXIT 136

44,416 VEHICLES PER DAY

EXIT 137



190 HOMEWOOD AVENUE

13,173 VEHICLES PER DAY

KFC

MCDONALD'S

SPEEDWAY BUSINESS PARK
ACREAGE AVAILABLE

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the land, utilities and access.	02
Location Analysis / Surrounding Amenities Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics 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

304.413.4350
BlackDiamondRealty.net

Drew Paton, Associate / Salesperson
dpaton@blackdiamondrealty.net
M. 304.680.6809

13,173 VEHICLES PER DAY

LAND / DEVELOPMENT FOR SALE

SALE PRICE / \$500,000

LOT SIZE / 0.41 ACRE

PROPERTY TYPE / LAND / DEVELOPMENT

ZONING / COMMERCIAL

PROPERTY FEATURES / QUICK INTERSTATE
ACCESS, EXCELLENT VISIBILITY, PRIME
CORNER LOT, FLAT TOPOGRAPHY

190 HOMEWOOD AVENUE FAIRMONT, WV 26554

High-Visibility Corner Lot Near I-79 in Fairmont, WV

Location & Accessibility

- Prime corner lot with excellent visibility from Homewood Avenue.
- Conveniently located near Interstate 79, Exit 137, offering easy access for local and regional traffic.
- High traffic counts: approximately 13,173 vehicles per day in front of the property and 44,416 vehicles per day along I-79 near Exit 137. (Esri and Data Axle, 2025)

Site Features

- Flat, build-ready lot ideal for new commercial development.
- High-exposure location suited for attracting both commuters and nearby residents.

Development Potential

- Corner lot provides flexibility for building design and access points.
- Strong commercial corridor location supports long-term growth and visibility for new businesses.

FOR SALE

LAND / DEVELOPMENT - LOCATED 0.3 MILE FROM I-79, EXIT 137
190 HOMEWOOD AVENUE · FAIRMONT, WV 26554 · 0.41 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Lot Size: 0.41 (+/-) acres flat and build-ready
- Property Type: Commercial Land
- Topography: Level
- Excellent Visibility from main roadway and interstate access route I-79, Exit 137

LEGAL DESCRIPTION / ZONING

- Inside city limits of Fairmont
- Parcel 128, Tax Map 26, Union District
- Deed Book 1235, Page 694
- Zoning: Commercial

INGRESS / EGRESS

- Ingress/egress along Homewood Avenue, directly off of Speedway Avenue
- 20 (+/-) parking spaces

DIRECTIONS

1. Head West on I-79
2. Take Exit 137
3. Merge onto E Grafton Road
4. Turn left to stay on E Grafton Road
5. Turn left onto Homewood Avenue
6. 190 Homewood Avenue is located on the left

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	City Of Fairmont
Sewer	City Of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers



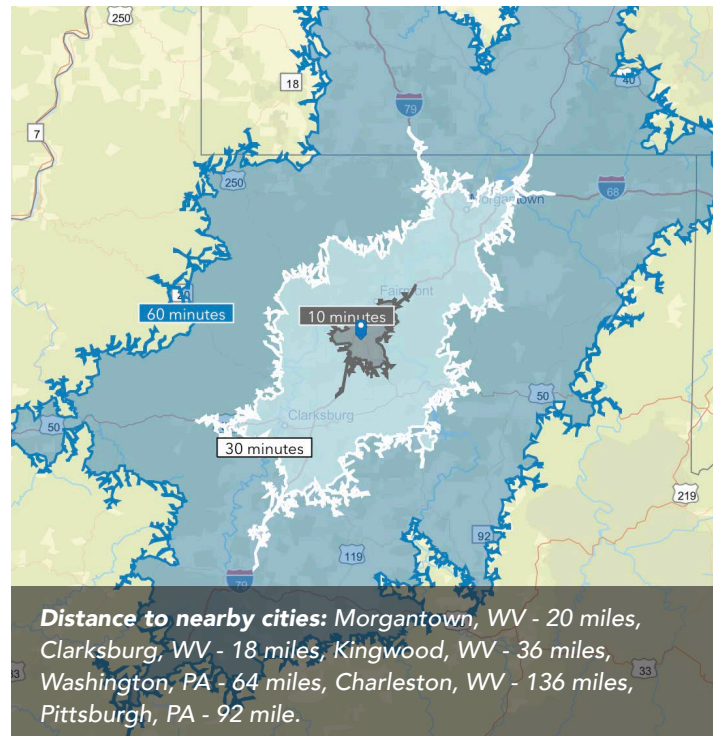
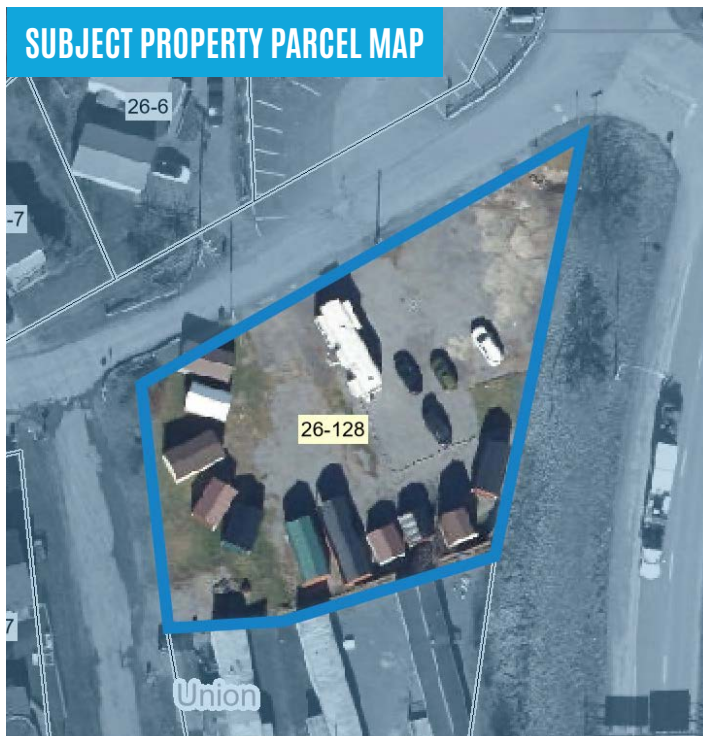
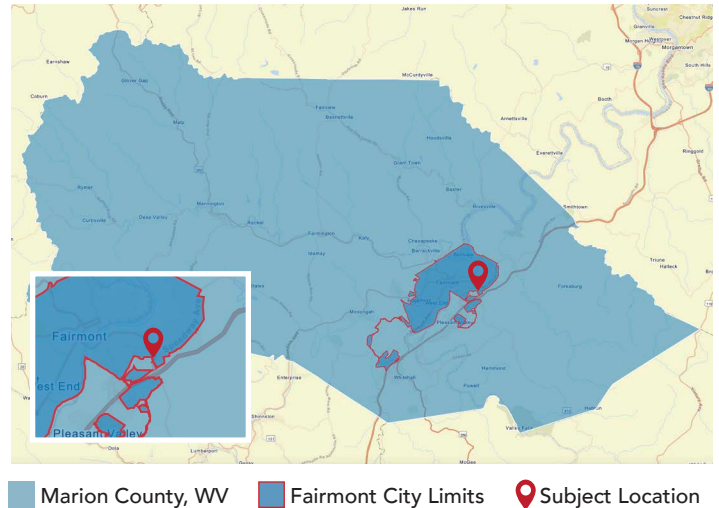
LOCATION ANALYSIS

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 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

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



FOR SALE

LAND / DEVELOPMENT - LOCATED 0.3 MILE FROM I-79, EXIT 137
190 HOMEWOOD AVENUE · FAIRMONT, WV 26554 · 0.41 (+/-) ACRE

AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, has been reference with a yellow star.

● Along I-79, there is a daily traffic count of 44,416 vehicles per day. (Esri and Data Axle, 2025)

- | | | |
|------------------------------|--|-----------------------------------|
| 1 Dairy Creme Corner | 12 Speedway Appliance | 22 U-Pack |
| 2 Shell Gas Station | 13 Clarion Inn | 23 GCR Tires & Service |
| 3 Castle | 14 D&M Welding | 24 Equipment Transport |
| 4 Wendy's | 15 Lynch Hydr Manufacturing | 25 Northern Mountain State Metals |
| 5 Subway | 16 Coal Country Miniature Golf | 26 Novelis |
| 6 RPM Motors | 17 Family Dollar | 27 The UPS Store |
| 7 BcBank | 18 Advance Auto Parts | 28 East Park Elementary School |
| 8 McDonald's | 19 Domino's Pizza | |
| 9 East Fairmont Price Cutter | 20 Country Roads Physical Therapy and Rehabilitation | |
| 10 KFC | 21 Crosby's K-9 Country Club | |
| 11 Dollar General | | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,136

Total
Population



903

Businesses



24,610

Daytime
Population



\$159,897

Median Home
Value



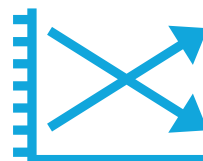
\$33,271

Per Capita
Income



\$59,548

Median Household
Income



0.2%

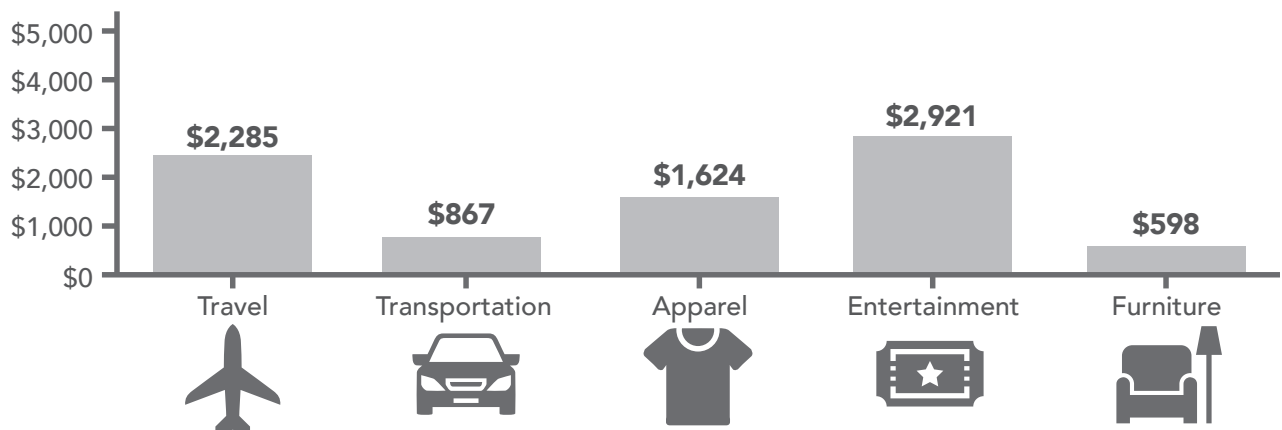
2025-2030
Pop Growth Rate



11,822

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



37,150

Total
Population



1,330

Businesses



36,883

Daytime
Population



\$174,606

Median Home
Value



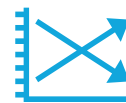
\$35,188

Per Capita
Income



\$63,814

Median
Household
Income



-0.2%

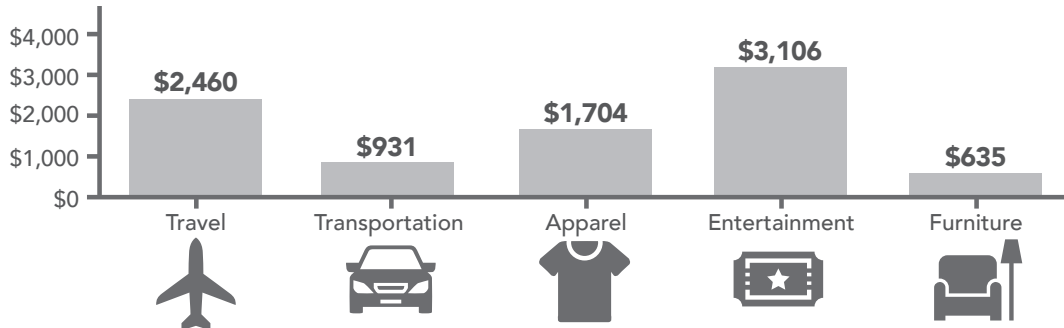
2025-2030
Pop Growth
Rate



17,793

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



61,980

Total
Population



1,762

Businesses



56,482

Daytime
Population



\$186,479

Median Home
Value



\$36,610

Per Capita
Income



\$67,559

Median
Household
Income



-0.2%

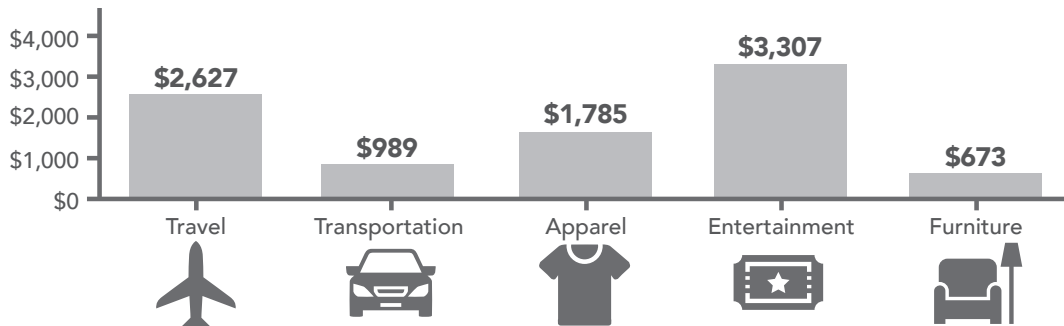
2025-2030
Pop Growth
Rate



28,812

Housing Units
(2020)

KEY SPENDING FACTS



AERIALS

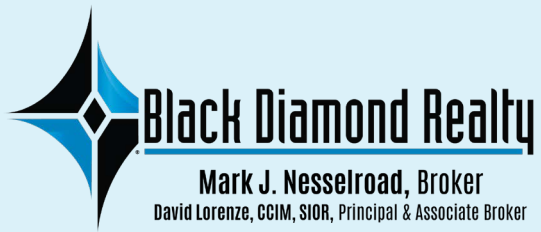


FOR SALE

LAND / DEVELOPMENT - LOCATED 0.3 MILE FROM I-79, EXIT 137
190 HOMEWOOD AVENUE · FAIRMONT, WV 26554 · 0.41 (+/-) ACRE



Aerial View of the Property Facing East.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Drew Paton, Associate / Salesperson

M. 304.680.6809

dpaton@blackdiamondrealty.net