

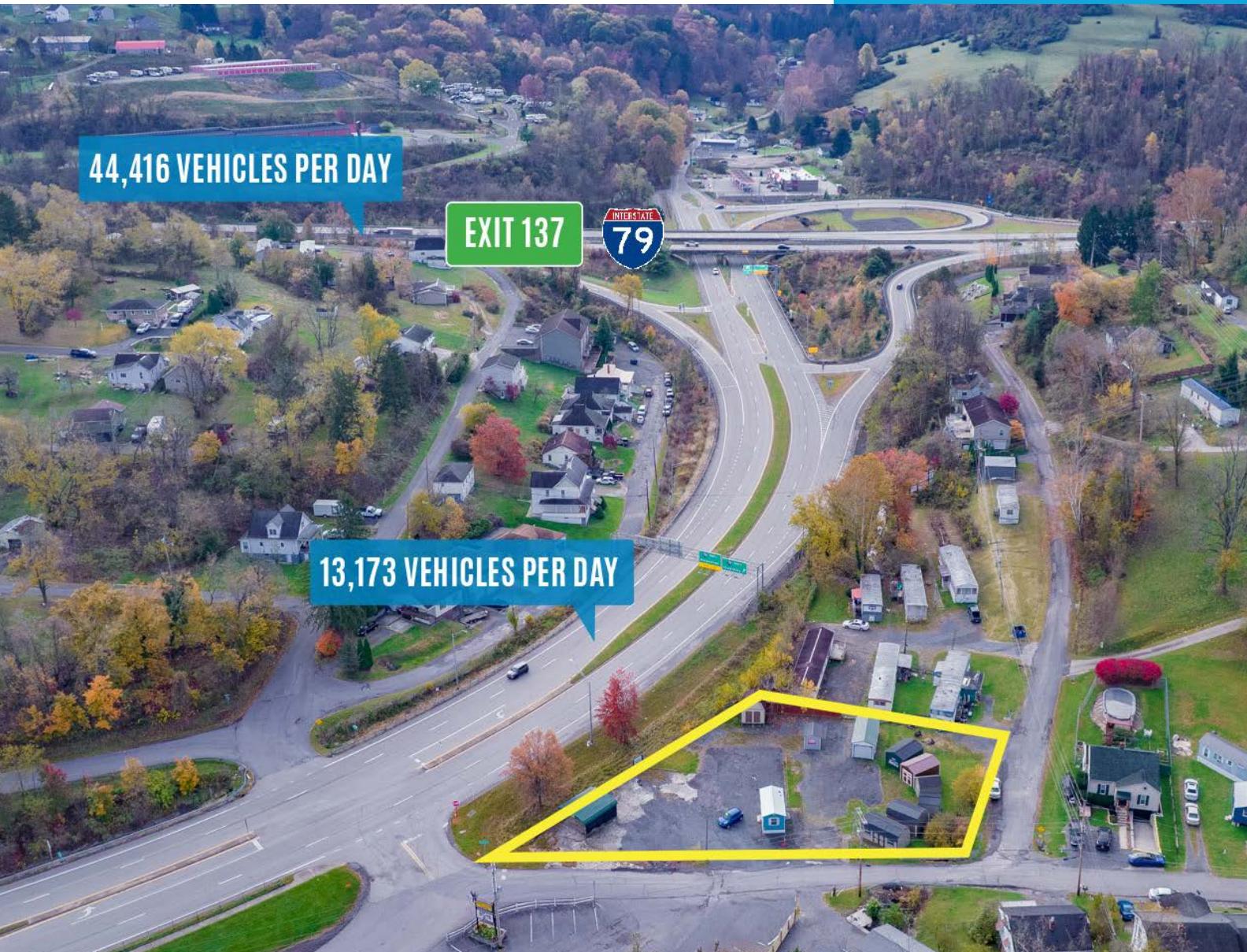


**Black Diamond Realty**

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR SALE**  
**LAND / DEVELOPMENT**  
**MARKETING FLYER**



**190 HOMEWOOD AVENUE**  
**FAIRMONT, WV 26554**

FAIRMONT AIRPORT  
FAIRMONT MUNICIPAL-FRANKMAN FIELD

FAIRMONT GATEWAY CONNECTOR  
EXIT 136

44,416 VEHICLES PER DAY

EXIT 137



13,173 VEHICLES PER DAY

190 HOMEWOOD AVENUE

KFC

MCDONALD'S

SPEEDWAY BUSINESS PARK  
ACREAGE AVAILABLE

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304.413.4350

BlackDiamondRealty.net

Drew Paton, Associate / Salesperson

dpaton@blackdiamondrealty.net

M. 304.680.6809



## 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 HOMWOOD 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



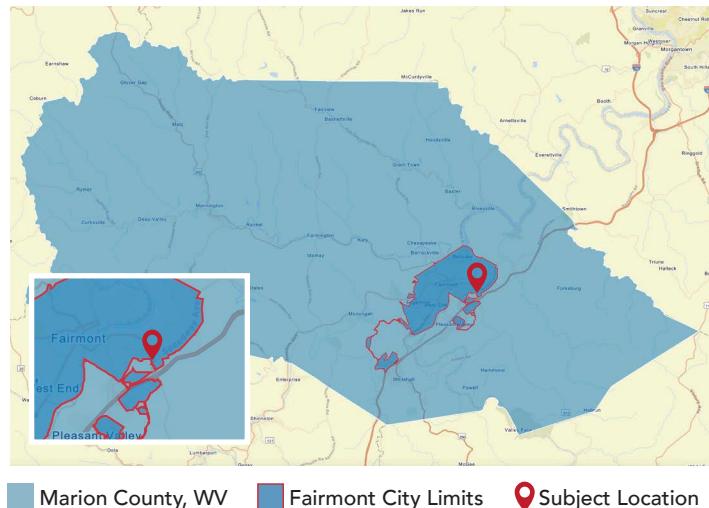
# LOCATION ANALYSIS

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.

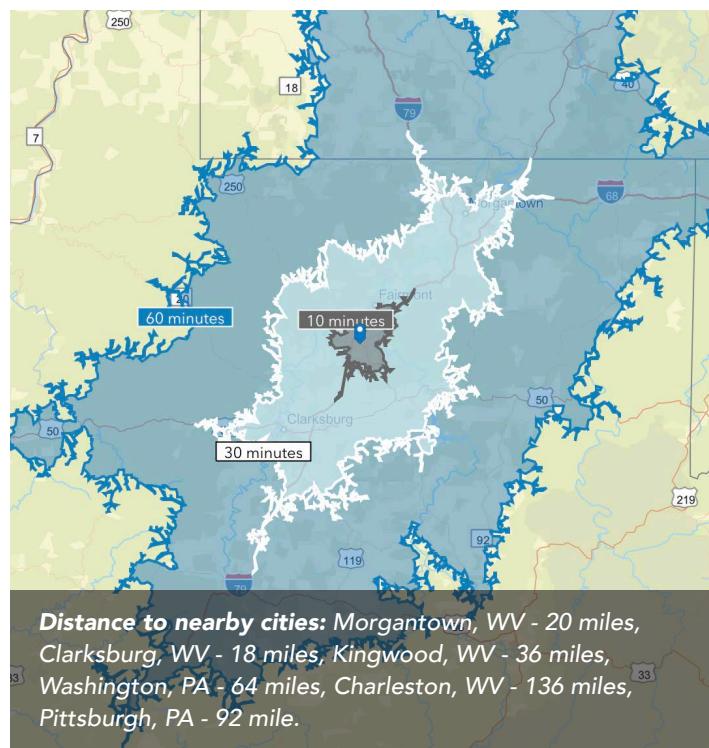
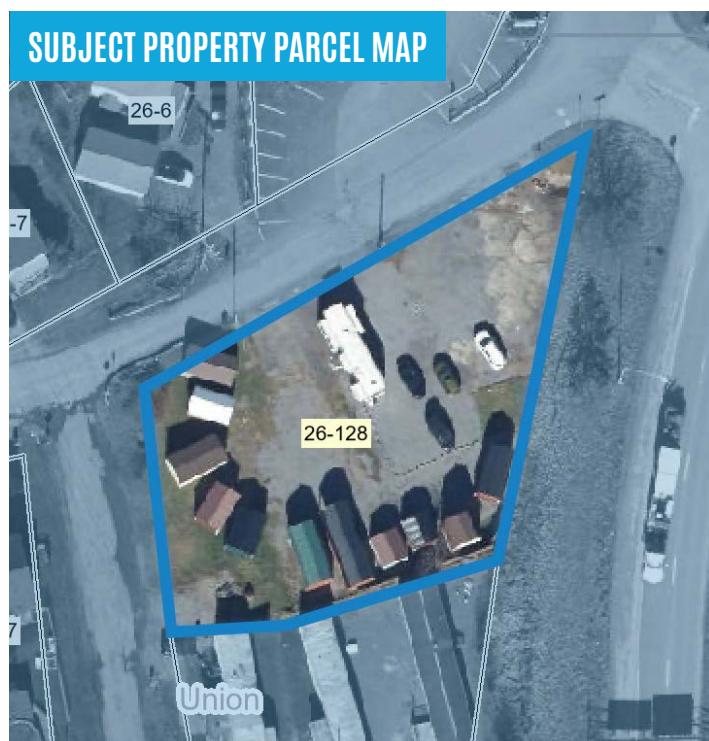
**Marion County** has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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 Axe, 2025.*



Marion County, WV      Fairmont City Limits      Subject Location



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# AERIAL PHOTO



\*Aerial image taken in 2017

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

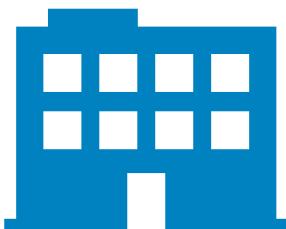
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**24,136**

Total Population



**903**

Businesses



**24,610**

Daytime Population



**\$159,897**

Median Home Value



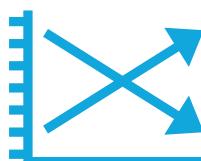
**\$33,271**

Per Capita Income



**\$59,548**

Median Household Income



**0.2%**

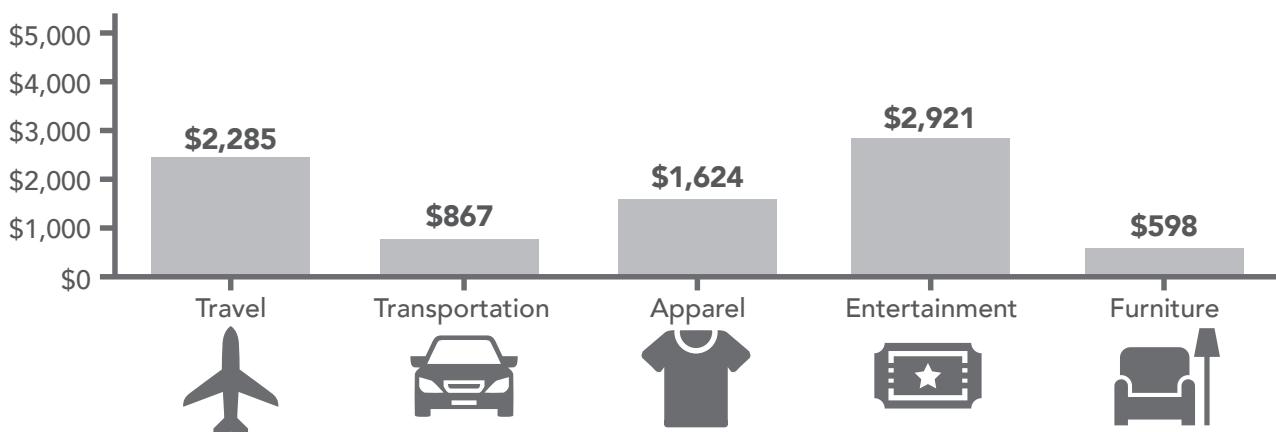
2025-2030 Pop Growth Rate



**11,822**

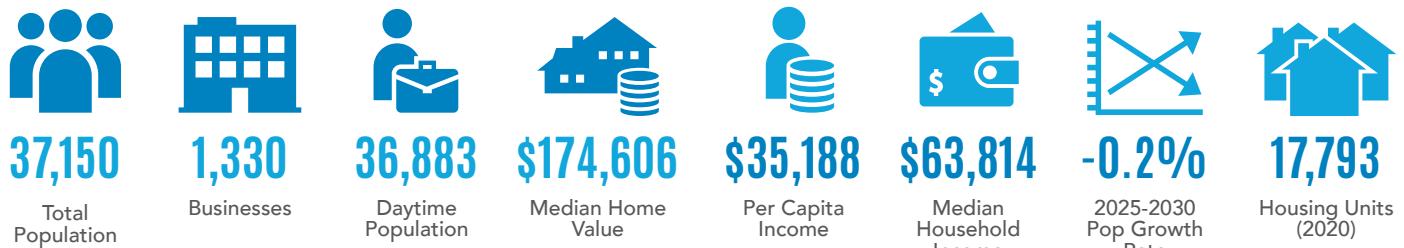
Housing Units (2020)

## KEY SPENDING FACTS

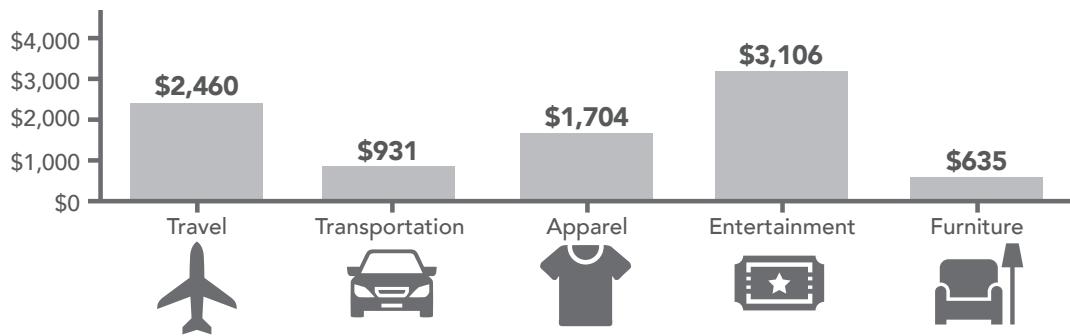


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

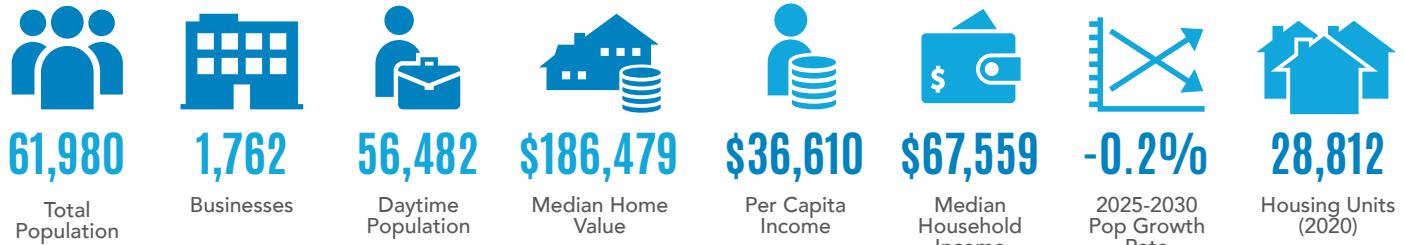
## 5 MILE RADIUS



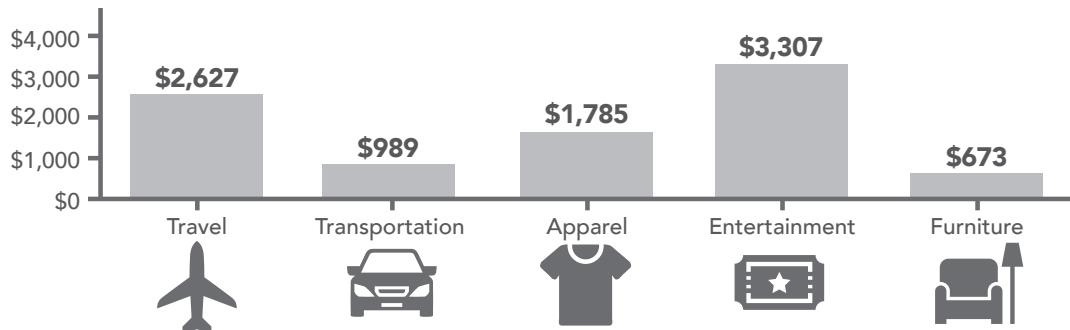
### KEY SPENDING FACTS



## 10 MILE RADIUS



### KEY SPENDING FACTS

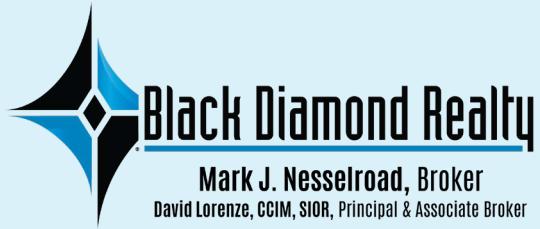


# AERIALS



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# CONTACT BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

## PRIMARY CONTACT

**Drew Paton, Associate / Salesperson**

**M.** 304.680.6809

[dpaton@blackdiamondrealty.net](mailto:dpaton@blackdiamondrealty.net)