



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

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



**1.04 AC LOT**

**GOSHEN ROAD & SMITHTOWN ROAD • MORGANTOWN, WV 26508**



 **1.04 AC - GOSHEN & SMITHTOWN ROAD**

**PILOT TRAVEL CENTER**

**NORTH CENTRAL AUTO REPAIR**

**TRANSPORTATION DEPARTMENT**

**EXIT 146**

**SWANSON INDUSTRIES HEADQUARTERS**



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

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## **Ground / Aerial Photos**

Ground and aerial photos of the property from various heights and angles.

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EXIT 146

PILOT TRAVEL CENTER

## LAND / DEVELOPMENT FOR SALE

# 1.04 AC LOT

GOSHEN ROAD & SMITHTOWN ROAD • MORGANTOWN, WV 26508

SALE PRICE / \$399,000

GROSS LOT SIZE / 1.04 ACRES

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY TYPE / LAND

PROPERTY FEATURES / VISIBILITY FROM  
I-79, EASY ACCESS FROM MAJOR  
THOROUGHFARES, SLOPING/FLAT  
TOPOGRAPHY, CLEARED LOT

Prime development opportunity boasting exceptional access from I-79!

- **1.04 (+/-) acres** of land
- Located **500 feet from I-79, Exit 146**
- Outstanding **interstate visibility** for maximum exposure
- Situated outside the city limits of Morgantown
- Mostly cleared lot, flat with a gentle slope
- **Convenient location** ideal for commercial or mixed-use development
- Strategic position along one of the region's most traveled corridors
- **46,935 vehicles per day** along I-79 (Provided by Esri and Data Axle, 2021).

**FOR SALE**

**LAND - LOCATED 500 FEET OFF I-79, EXIT 146**

**GOSHEN ROAD & SMITHTOWN ROAD · MORGANTOWN, WV 26508 · 1.04 (+/-) ACRES**

# PROPERTY SPECIFICATIONS

## LEGAL DESCRIPTION / ZONING

- Outside city limits of Morgantown
- Parcel 18, Tax Map 12, 5th District, Monongalia County
- Deed Book 1632, Page 809
- No zoning restrictions

## INGRESS / EGRESS

- Convenient access (500 feet) from I-79, Exit 146
- Ingress/egress from Smithtown Road/Goshen Road

## UTILITIES

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

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



# LOCATION ANALYSIS

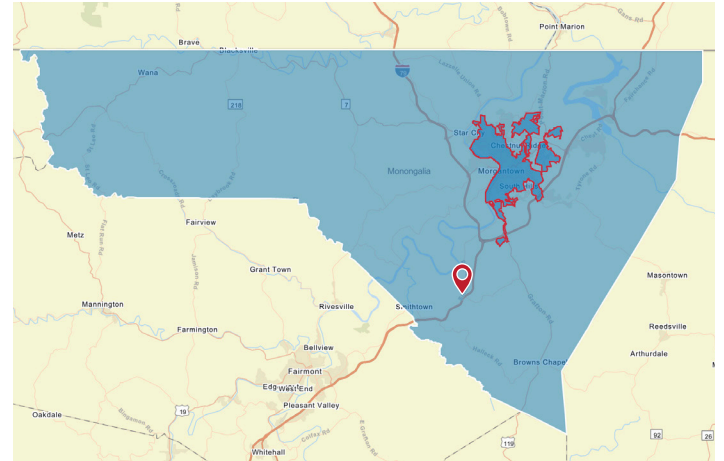
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's 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.

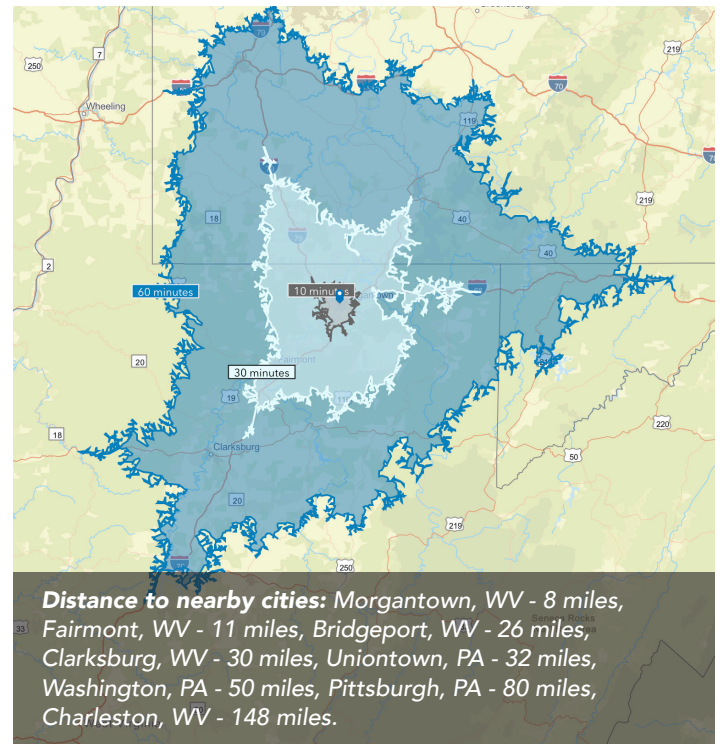
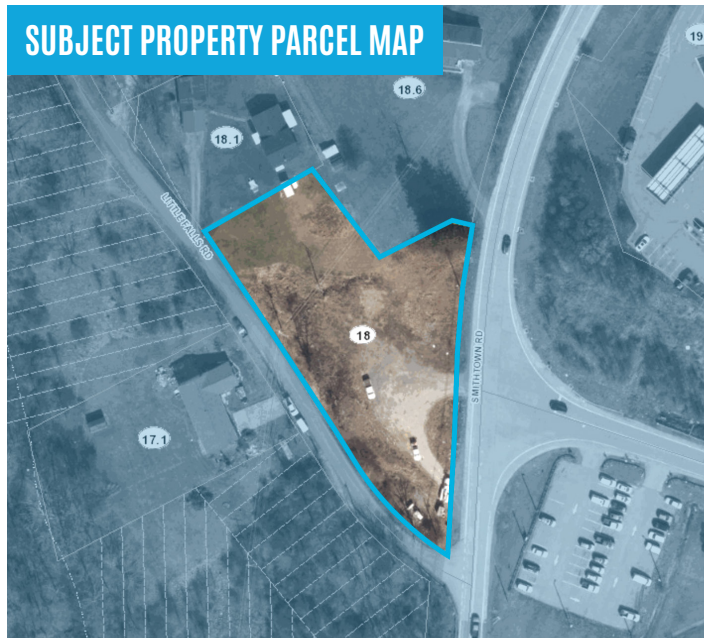
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

**See 3, 5 and 10-mile radius demographics on Page 6.**

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



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



**FOR SALE**

**LAND - LOCATED 500 FEET OFF I-79, EXIT 146**

**GOSHEN ROAD & SMITHTOWN ROAD · MORGANTOWN, WV 26508 · 1.04 (+/-) ACRES**

# SURROUNDING AMENITIES



The Google aerial above was faces north towards Downtown Morgantown. Several of the most popular surrounding locations have been highlighted. The subject property at the intersection of Goshen Road and Smithtown Road has been referenced with a yellow star.

- 1 Swanson Industries - Goshen Facility
- 2 Swanson Industries Corporate Headquarters
- 3 Pilot Travel Center
- 4 North Central Auto Repair, Interstate Storage
- 5 Mountain Harvest Farm
- 6 Harvest Ridge Community
- 7 Pilot Thompson Logistics
- 8 Exit 1 Storage
- 9 Walmart Supercenter
- 10 Sheetz, Enterprise Rent-A-Car
- 11 St. Francis Central Catholic School
- 12 Morgantown Industrial Park
- 13 Morgantown Mall
- 14 Westover
- 15 Downtown Morgantown, West Virginia University's Downtown Campus
- 16 Morgantown Municipal Airport
- 17 Sabraton
- 18 Caliber Collision
- 19 Central Van Lines
- 20 West Virginia Department of Transportation Division of Highways
- 21 Air Ground Xpress Inc
- 22 Ridgedale Elementary School
- 23 Paradise Homes Inc

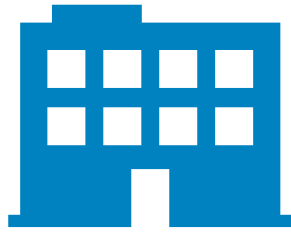
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



4,377

Total Population



68

Businesses



4,380

Daytime Population



\$406,652

Median Home Value



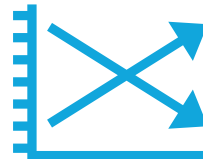
\$55,234

Per Capita Income



\$136,489

Median Household Income



0.7%

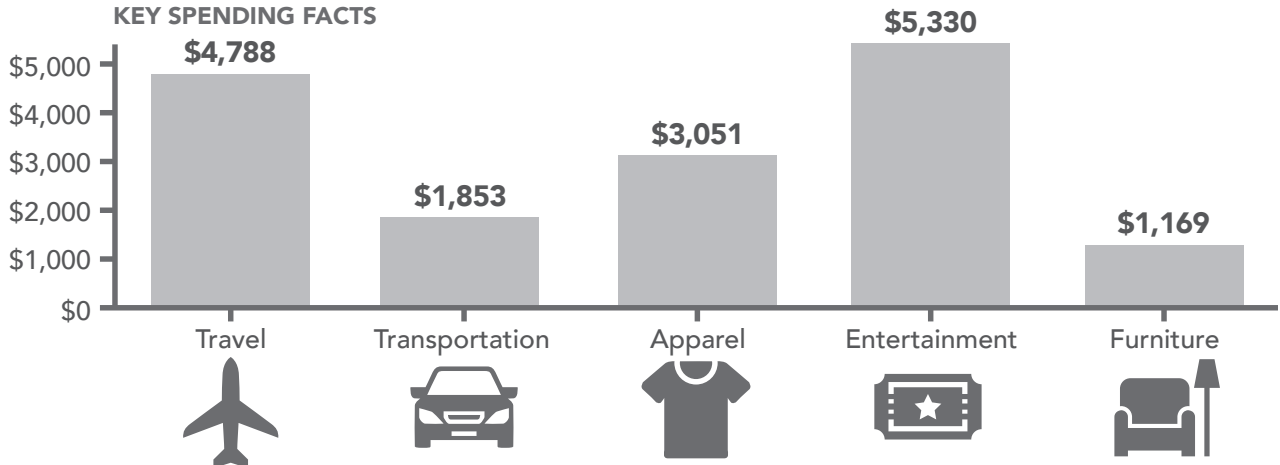
2025-2030 Pop Growth Rate



1,642

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



**10,903**

Total Population



**323**

Businesses



**12,141**

Daytime Population



**\$312,279**

Median Home Value



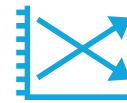
**\$49,627**

Per Capita Income



**\$100,618**

Median Household Income



**0.6%**

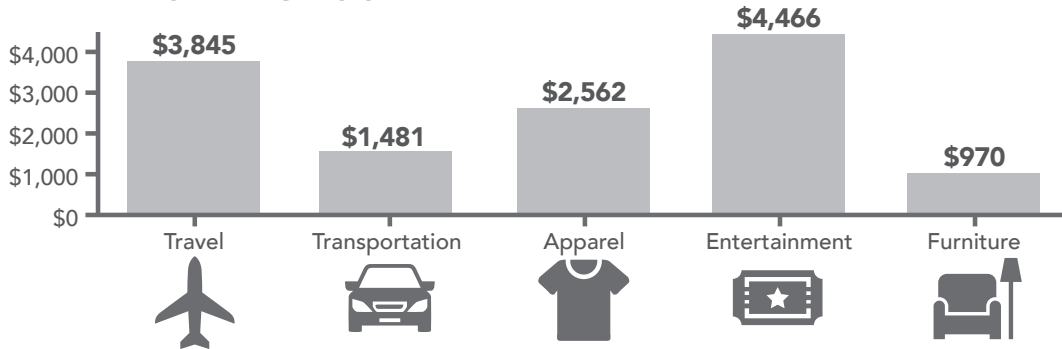
2025-2030 Pop Growth Rate



**4,552**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**115,693**

Total Population



**4,319**

Businesses



**129,202**

Daytime Population



**\$233,365**

Median Home Value



**\$37,681**

Per Capita Income



**\$60,763**

Median Household Income



**0.3%**

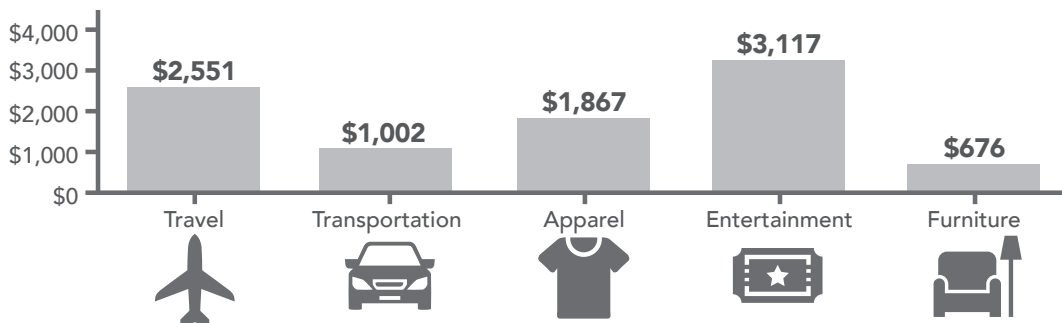
2025-2030 Pop Growth Rate



**55,156**

Housing Units (2020)

### KEY SPENDING FACTS



# GROUND / AERIAL PHOTOS



Ground View of the Property.



Ground View of the Property.



Aerial of the Property From Above.

# FOR SALE

LAND - LOCATED 500 FEET OFF I-79, EXIT 146  
GOSHEN ROAD & SMITHTOWN ROAD · MORGANTOWN, WV 26508 · 1.04 (+/-) ACRES



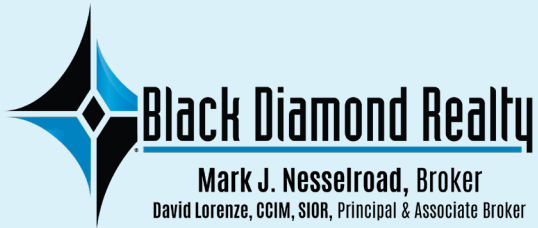
Aerial of the Property Facing East Towards I-79.



Aerial of the Property Facing West.



Aerial of the Property Facing South.



# CONTACT

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