

LAND FOR SALE

COMMERCIAL/INDUSTRIAL SITE 12.14 ACRES / BURR TECHNOLOGY CENTER

James Burr Blvd. Lot 7, Kearneysville, WV 25430



PROPERTY DESCRIPTION

Land parcel available located directly off Rt 9, in Jefferson County, Kearneysville WV in the Charles Town District, consisting of 12.14 acres zoned for commercial and industrial uses. Adjacent to the Burr Business Park, visibility from Rt.9 and convenient access to Rt. 340 and Rt.81 . Access to public water and sewer utilities and electricity from Potomac Edison. Potential to subdivide approximately 2 acres. Consider State and County tax incentives for new businesses and industrial development.

PROPERTY HIGHLIGHTS

- Site of 12.14 AC, Zoned for Commercial & Industrial Uses
- Directly off Rt. 9, easy access to Rt. 340 and Rt. 81
- Traffic Count 22,400 VPD
- Access to Utils and fiber optic - adjacent to Burr Business Park
- Potential tax incentives for new business and industrial development from County and State

Sale Price:	\$950,000
Lot Size:	12.14 Acres
Subdividable Parcel	2.0 Acres

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Households	10,518	21,410	39,236
Total Population	27,653	56,662	102,936
Average HH Income	\$119,092	\$123,396	\$112,153

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Gayle Bailey, II
KW Commercial
703 350 2955 (c)
703 679 1700 (o)
Lic # WVS220301999

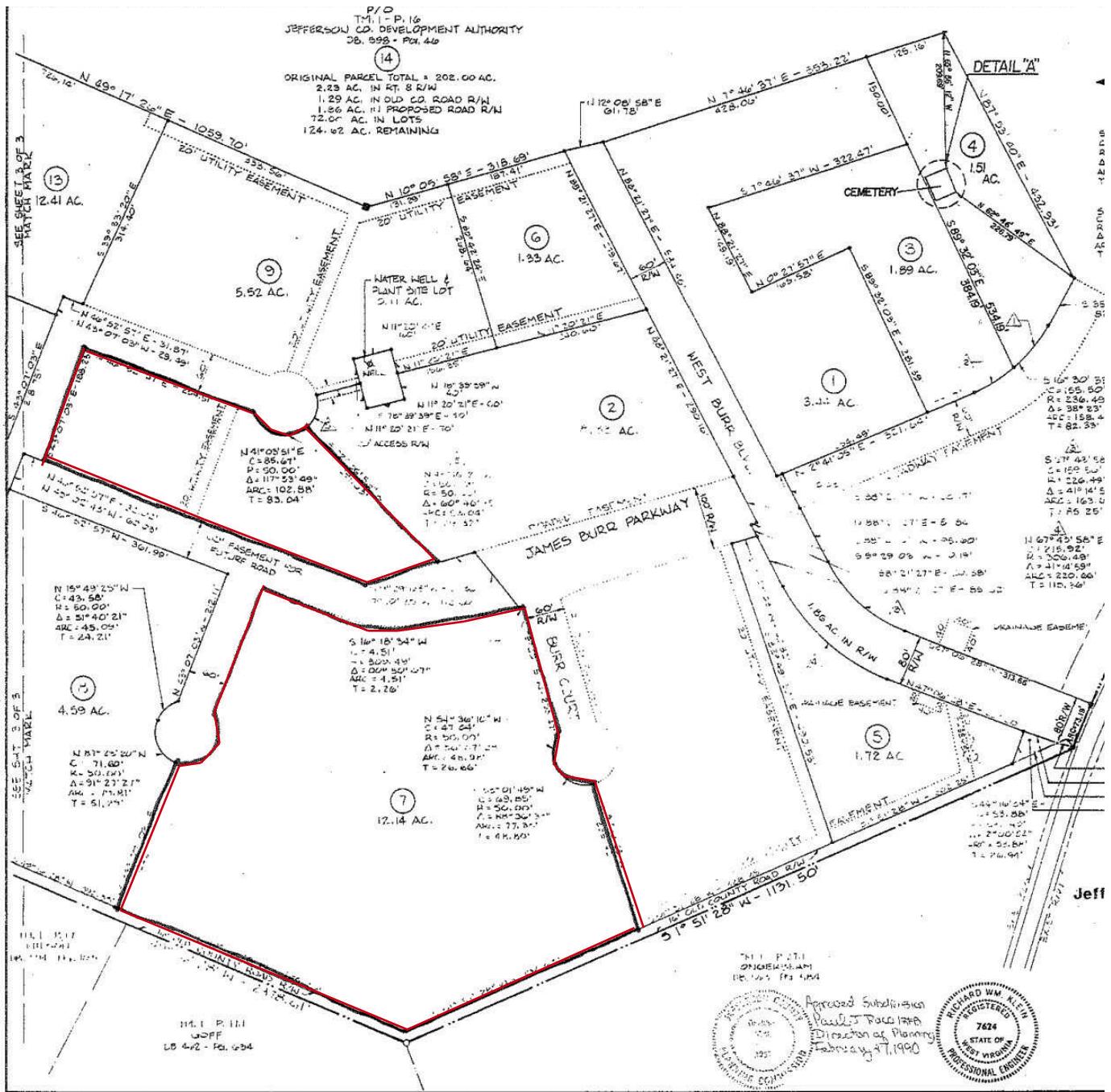
KW COMMERCIAL
LEESBURG
VENTURES LLC
201 N. Loudoun St.
#101 Winchester,
VA 22601

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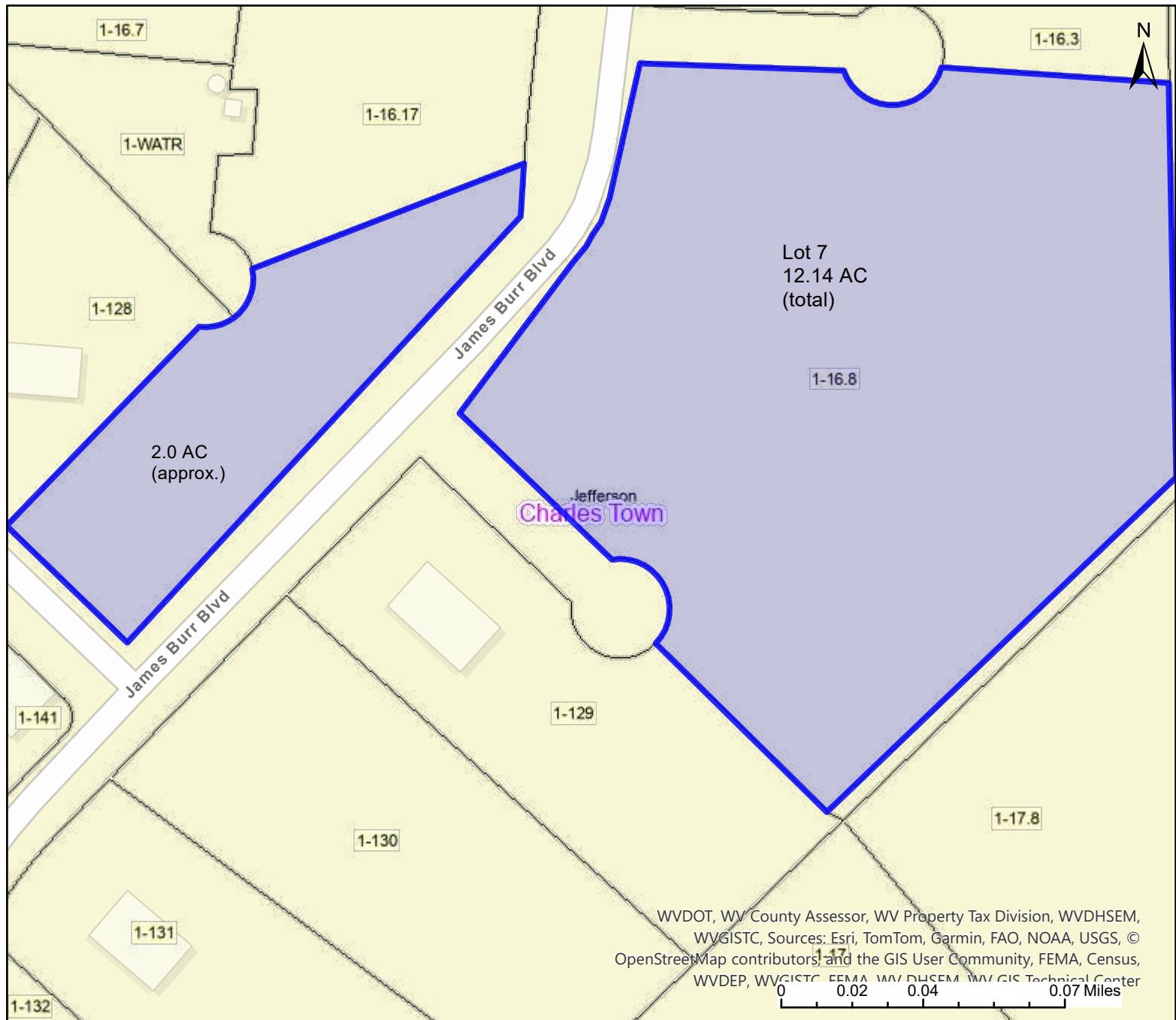
The logo for KW Commercial, featuring the letters 'KW' in a large, bold, white serif font inside a red square, with the word 'COMMERCIAL' in a smaller, white, sans-serif font below it.

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PARCEL ID: 19-02-0001-0016-0008



Legend

WV Parcels

Districts

WV Parcels

WVParcels

Owner(s):
BLUE RIDGE TECHNOLOGY

Address:
JAMES BURR BLVD

Class Type:
Commercial

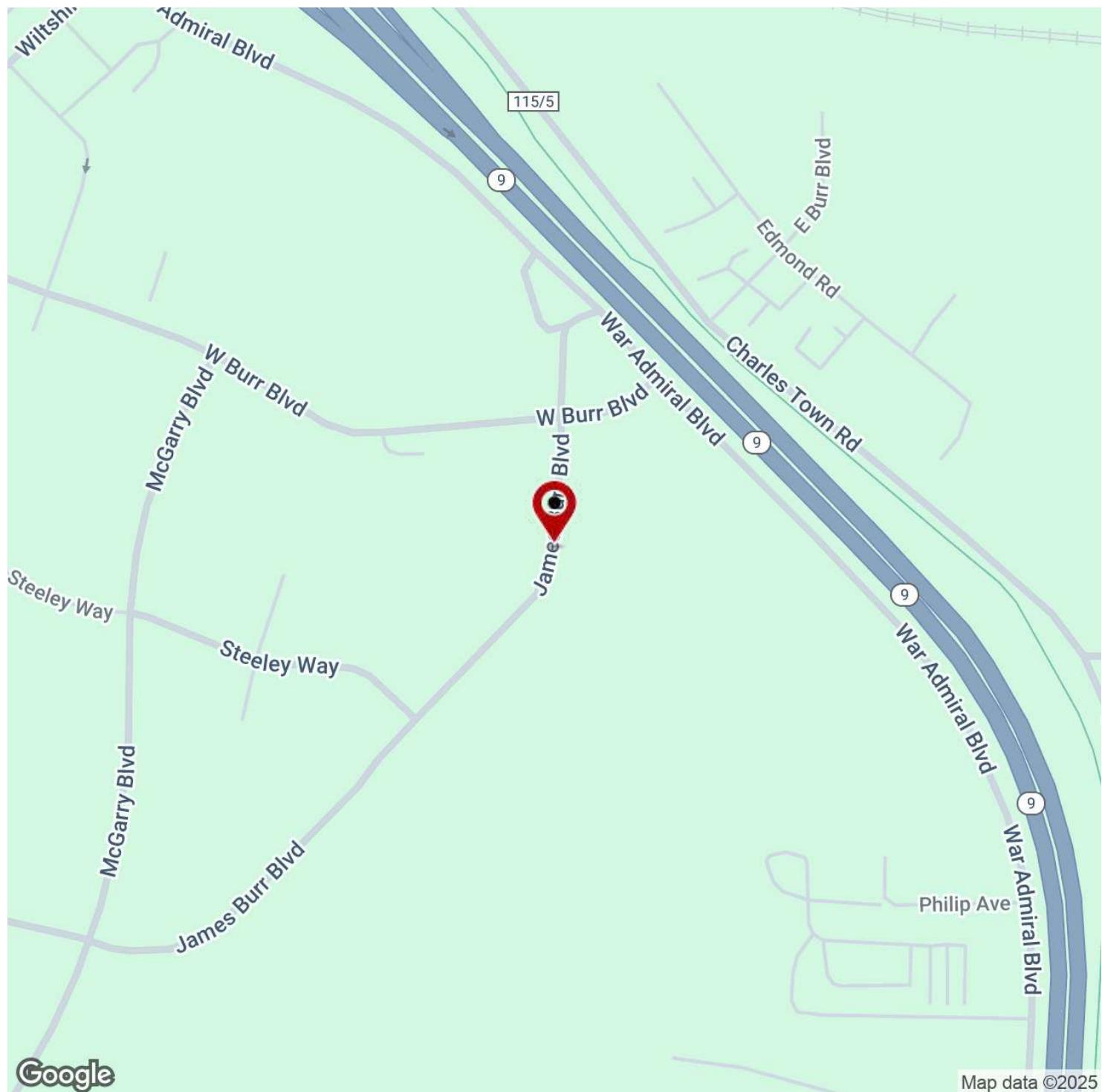
Legal Description:
LOT 7 (12.14A) JAMES BURR; TECHNOLOGY CENTER

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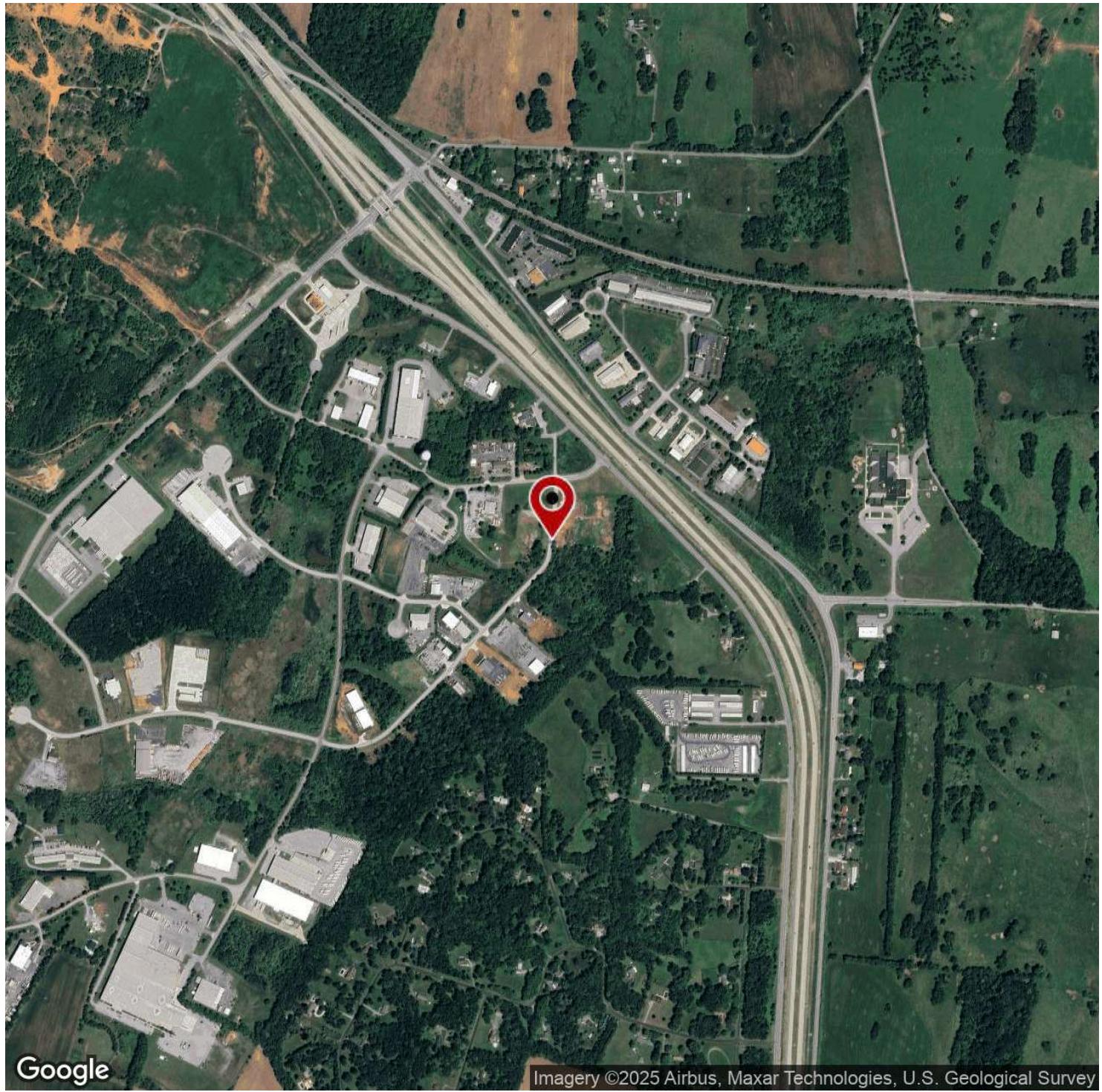


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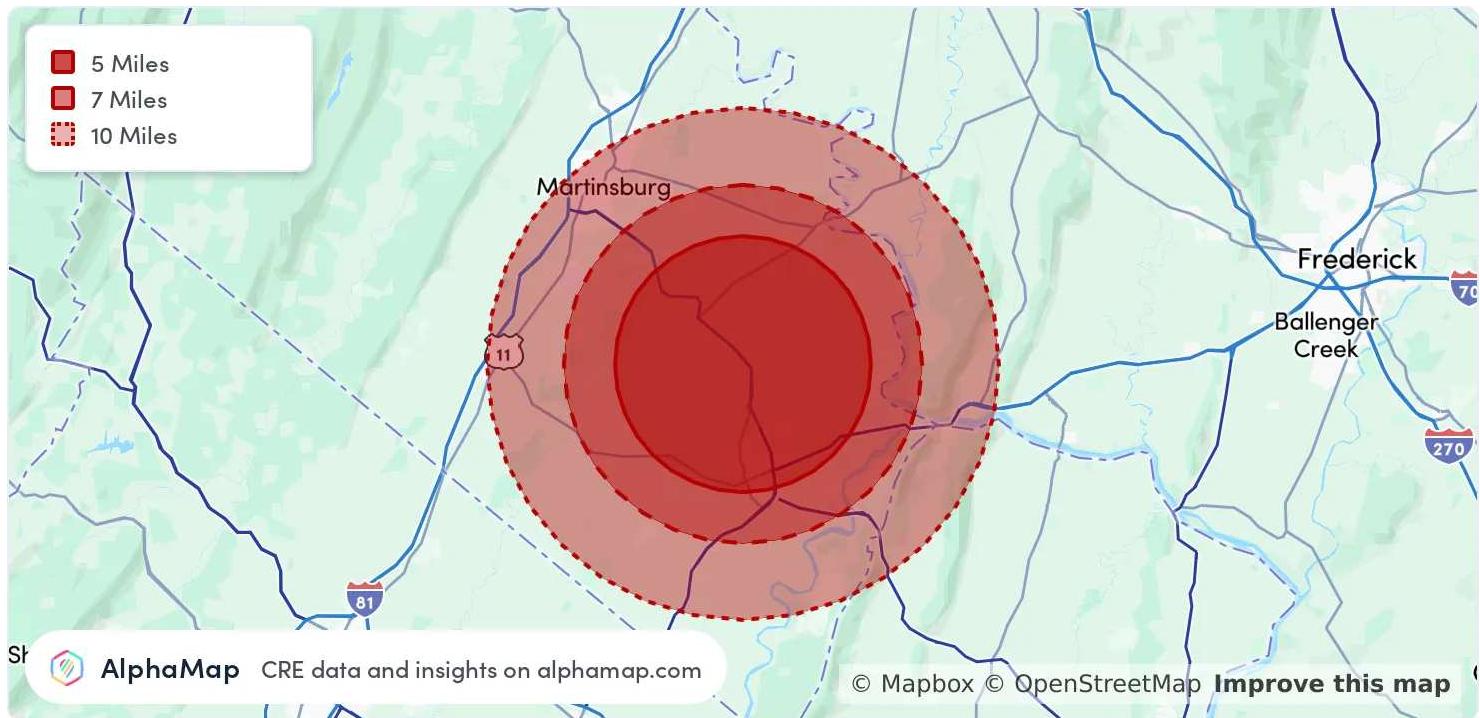
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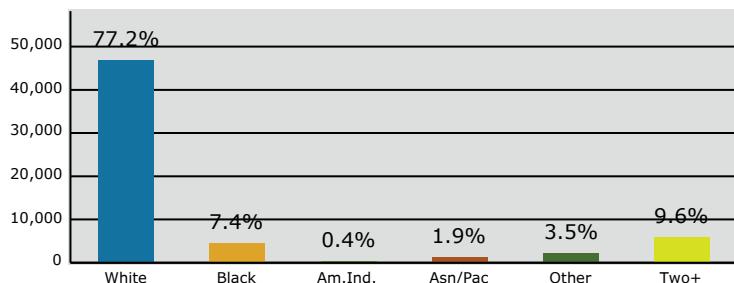
POPULATION	3 MILES	7 MILES	10 MILES
Total Population	5,646	56,662	102,936
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

HOUSEHOLD & INCOME	3 MILES	7 MILES	10 MILES
Total Households	2,141	21,410	39,236
Persons per HH	2.6	2.6	2.6
Average HH Income	\$133,728	\$123,396	\$112,153
Average House Value	\$420,823	\$368,282	\$335,183
Per Capita Income	\$51,433	\$47,460	\$43,135

Map and demographics data derived from AlphaMap

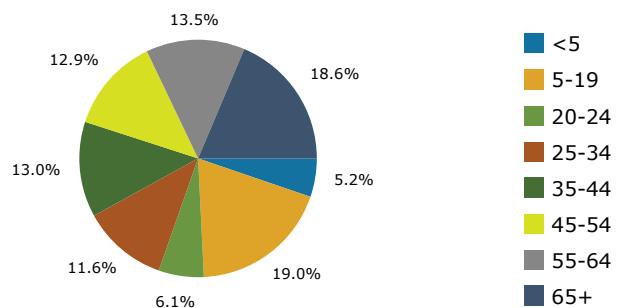
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2025 Population by Race

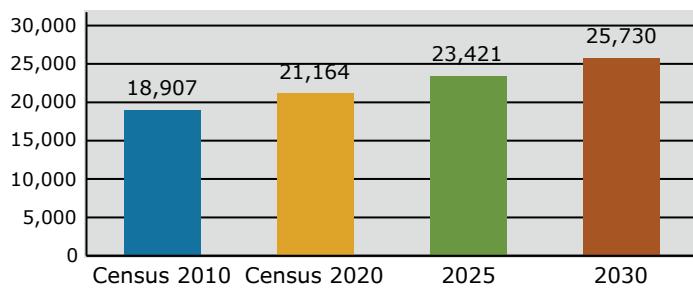


2025 Percent Hispanic Origin: 8.8%

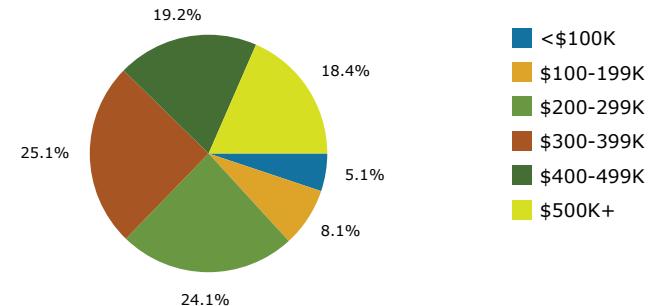
2025 Population by Age



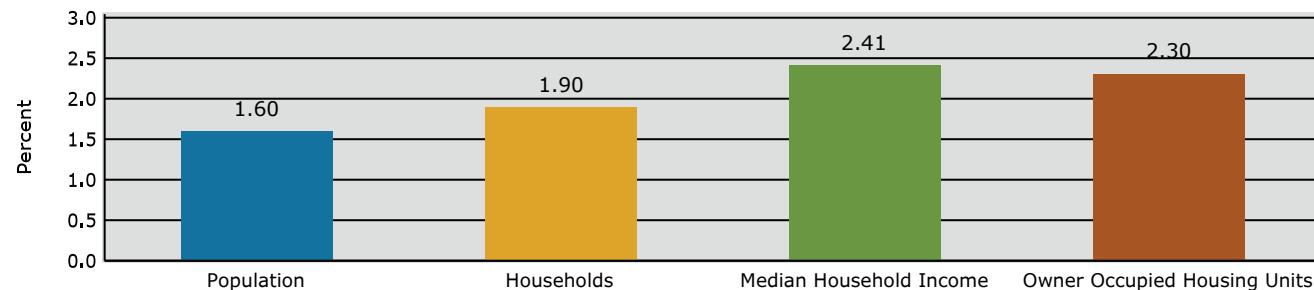
Households



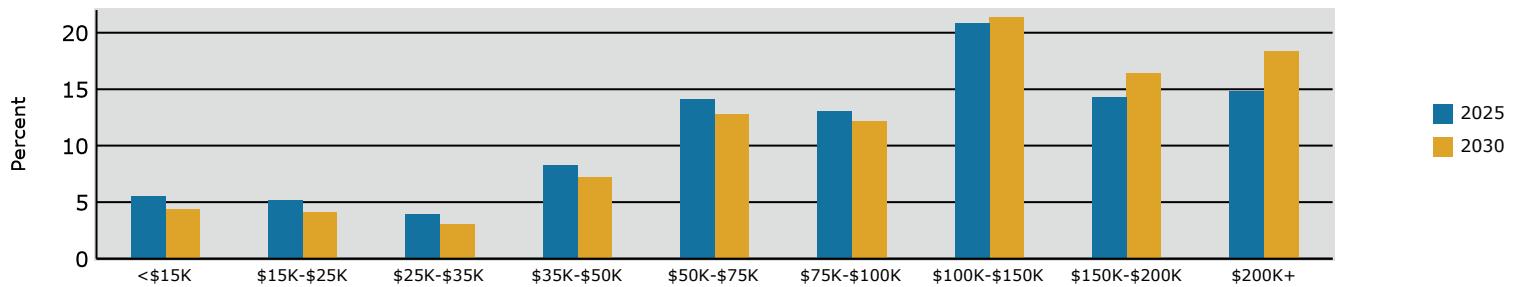
2025 Home Value



2025-2030 Annual Growth Rate



Household Income





Jefferson County, West Virginia, and the state as a whole offers a variety of tax incentives and economic development programs for commercial and industrial properties. The County is eager to attract new businesses, encourage expansion, and stimulate job creation

The following is an outline of some key programs and incentives. . Refer to the the link below for current information related to a potential development plan.

<https://jcda.net/site-selection/taxes-and-incentives>

State-Level Incentives (Applicable in Jefferson County)

Many of the most significant incentives are managed at the state level by the West Virginia Economic Development Authority and other state agencies.

Manufacturing Investment Credit: A credit against up to 60% of corporate net income tax based on investment in eligible manufacturing property. This credit does not require the creation of new jobs.

Manufacturing Inventory Credit: Allows property taxes paid on raw materials, goods in process, and finished goods to be used as a credit against a company's corporate net income tax.

Freeport Exemption: Exempts certain property from West Virginia's ad valorem property tax. This includes:

- Manufactured goods made in the state and stored for a limited time before being shipped out of state.
- Goods transported into the state and stored for a limited time before being shipped out of state.

Sales and Use Tax Exemptions:

Manufacturing: Exemption from the 6% state and 1% municipal sales tax on the purchase of materials and equipment used directly in the manufacturing process and for the construction of a manufacturing facility.



Warehouse and Distribution Centers: Exemption on the purchase of certain tangible personal property for qualified warehouse and distribution centers.

Research and Development: Purchases of tangible personal property and services used directly in R&D are exempt.

Corporate Headquarters Relocation Credit: A tax credit for businesses that relocate their corporate headquarters to West Virginia and create at least 15 new jobs within the first year. This can offset up to 100% of certain tax liabilities for up to 13 years.

High-Tech Manufacturing Credit: For businesses manufacturing certain high-tech products (e.g., computers, semiconductors) that create at least 20 new jobs, a tax credit can offset 100% of corporate net income tax for 20 years.

Jefferson County Specifics and Local Context

The JCDA works with businesses to help them leverage the state and local resources available.

Competitive Property Tax Structure: Jefferson County's property tax rate is competitively structured. The assessed value of a property is 60% of its appraised value, which helps to lower the overall tax burden on businesses.

No County Gross Receipts Tax: Jefferson County does not collect a gross receipts tax, further reducing the operating costs for businesses.

Additional Business Resources:

In addition to tax incentives, the state and county offer other forms of support to businesses:

Financial Assistance: The West Virginia Economic Development Authority (WVEDA) offers various direct loan programs and loan insurance to qualified manufacturing, distribution, and tourism entities.

Expedited Permitting: West Virginia offers a fast-track permitting process for certain development projects to ensure priority processing of permits and licenses.

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