



15 LAWLESS ROAD
MORGANTOWN, WV 26505

HOSPITALITY INVESTMENT

WESTRIDGE

UNIVERSITY TOWN CENTRE

EXIT 153

 15 LAWLESS ROAD

EXIT 152



BURGER KING

BOB EVANS



TABLE OF CONTENTS

Confidentiality & Disclosure Statement

Confidentiality and Disclosure Statement for 15 Lawless Road.

02

Investment Overview

Introduction of the property including pricing, location, features and amenities.

04

Franchise / Brand Overview

Information regarding Sonesta Essential Hotels franchise.

06

Floor Plans

Floor plans of each floor in the building.

08

Interior Photos

Interior photos throughout the building.

12

Exterior Photos

Exterior photos of the property.

20

Location Overview

Google Earth image of the property and its proximity to major surrounding businesses and locations.

22

Demographics/ Key Facts

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

24

Aerial Photos

Aerial photos of the property from various heights and angles.

26

CONFIDENTIALITY & DISCLOSURE STATEMENT

This Offering Memorandum is submitted to you on a confidential basis solely in connection with your consideration of purchase of **15 Lawless Road, Morgantown, WV** ("Property"). This Memorandum was prepared by Black Diamond Realty ("BDR") based on information supplied by Seller, BDR, and other sources believed to be reputable. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other confidential information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be comprehensive statements of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Broker. Neither Seller nor BDR, nor their owners, employees, or associates make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or implied with respect hereto. While the information contained in the Memorandum and any other confidential information is believed to be reliable, neither Broker nor Owner guarantees the accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other confidential information. Prospective purchasers should seek advice from their own attorneys, accountants, tax advisors, engineers, environmental consultants and other experts.

By acknowledging your receipt of this Offering Memorandum from Black Diamond Realty, you agree:

- 1) The Offering Memorandum and its contents are confidential.
- 2) You will hold the Memorandum and treat it in the strictest of confidence.
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.
- 4) You will not solicit or contact any current or former tenants, managers, or associates of the property.

Seller and Black Diamond Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Black Diamond Realty or any of their affiliates or any of their respective owners, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to the solicitation process or the marketing or sale of the Property.

All property showings are by appointment only. Please do not contact current or former property employees, managers, agents, or guests. Consult a Black Diamond Realty Associate for more information.



INVESTMENT OVERVIEW

15 LAWLESS ROAD

MORGANTOWN, WV 26505

SALE PRICE / \$4,200,000

GROSS BUILDING SIZE / 27,519 SQ FT

GROSS LOT SIZE / 1.29 ACRES

FRANCHISE / Sonesta Essential

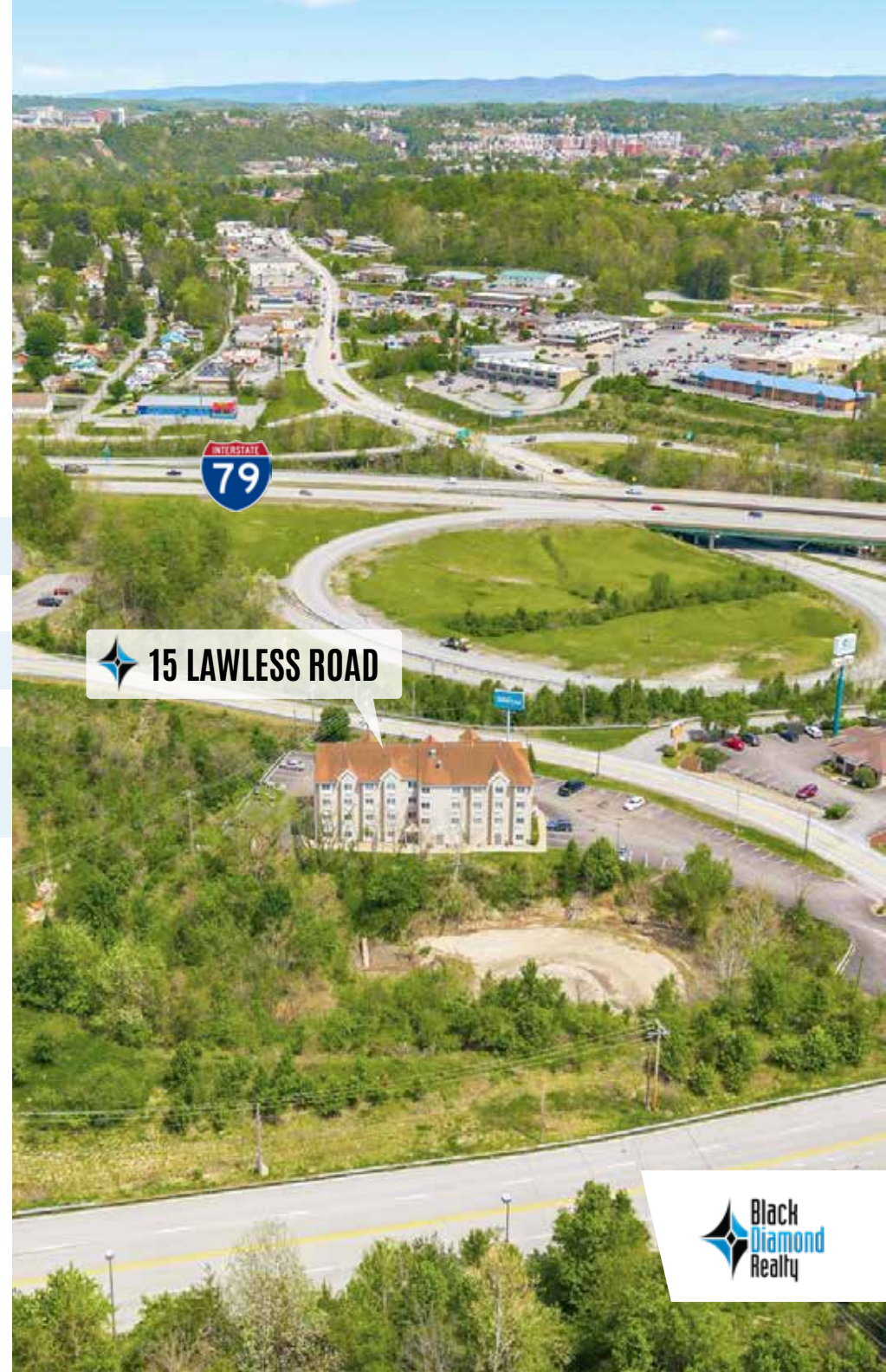
NUMBER OF KEYS / 57

Room Mix Includes 13 Singles, 30 Doubles and 14 Suites

ACCESS / 0.3 Mile from Interstate 79, Exit 152

Positioned in one of North Central West Virginia's most active commercial corridors, this exceptional hotel investment opportunity offers both immediate income potential and long-term upside. Located at 15 Lawless Road, this 27,519 (+/-) square foot, four-story hospitality asset operates under the Sonesta Essential flag. Featuring 57 guest rooms, Sonesta Essential caters to upper-midscale, select-service travelers seeking a comfortable, efficient, and cost-effective stay, offering essentials like high-speed Wi-Fi, premium bedding, and hot breakfast.

Strategically situated just off Interstate 79, Exit 152, the property benefits from outstanding visibility and convenient access, making it a highly desirable stop for travelers moving through the region.



FEATURES AND AMENITIES

- Built in 2007
- 27,519 (+/-) Gross Square Feet
 - 7,176 (+/-) Square Feet on the First Level
 - 6,781 (+/-) Square Feet on the Second, Third Level and Fourth Levels
- Fitness Room
- Breakfast Area
- Lobby & Reception Areas
- Staff Offices/Break Room
- Guest Laundry Area
- Elevator
- Automatic Sliding Front-Entry Doors
- Paved Parking Lot with 62 Spaces
- Covered Entry

UTILITIES

All public utilities are available to the site.

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

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Located outside city limits within the Grant District of Monongalia County.
- Property consists of two irregular shaped parcels totaling approximately 1.29 acres.
- Identified as Grant District, Tax Map 14, Parcel 29 (0.82 AC) and Tax Map 5, Parcel 4.3 (0.42 AC).
- Recorded in Deed Book 1421, Page 324 and Deed Book 1374, Page 465.
- Property is not restricted by zoning regulations.



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze at dlorenze@blackdiamondrealty.net, Josh Householder at jhouseholder@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

FRANCHISE / BRAND OVERVIEW



SONESTA ESSENTIAL HOTELS

Sonesta Essential Hotels are for the doers. This brand targets road-trippers, business travelers, and those attending tournaments or events, providing a simplified, quality experience. For those who need a place to rest along the way, or for the big day—a game, a meeting, or a celebration. Sonesta Essential Hotels are carefully designed and operated to offer guests hospitality essentials – a clean, comfortable room and a friendly, helpful staff.

That way they can focus on what brought them here in the first place.

KEY HOTEL ATTRIBUTES

- New brand focusing on what guests and owners are really looking for, the essentials
- Limited food and beverage requirements
- Reasonable brand standards
- Simplified conversion process



BRAND PILLARS

Focus on your Journey

Sonesta Essential Hotels believe guests should prioritize the thrill of travel, allowing Sonesta Essential Hotels to provide guests essential comforts to fully embrace the journey. Sonesta Essential Hotels are all about clean and comfortable rooms, essential amenities, minimal distractions, and a focus on the travel experience.

Essential Comfort

We deliver the ultimate comfort with a focus on quality over quantity. Sonesta Essential Hotels ensures that guests have everything they need for a comfortable stay, without unnecessary extras, so they can rest and rejuvenate after a day of travel.

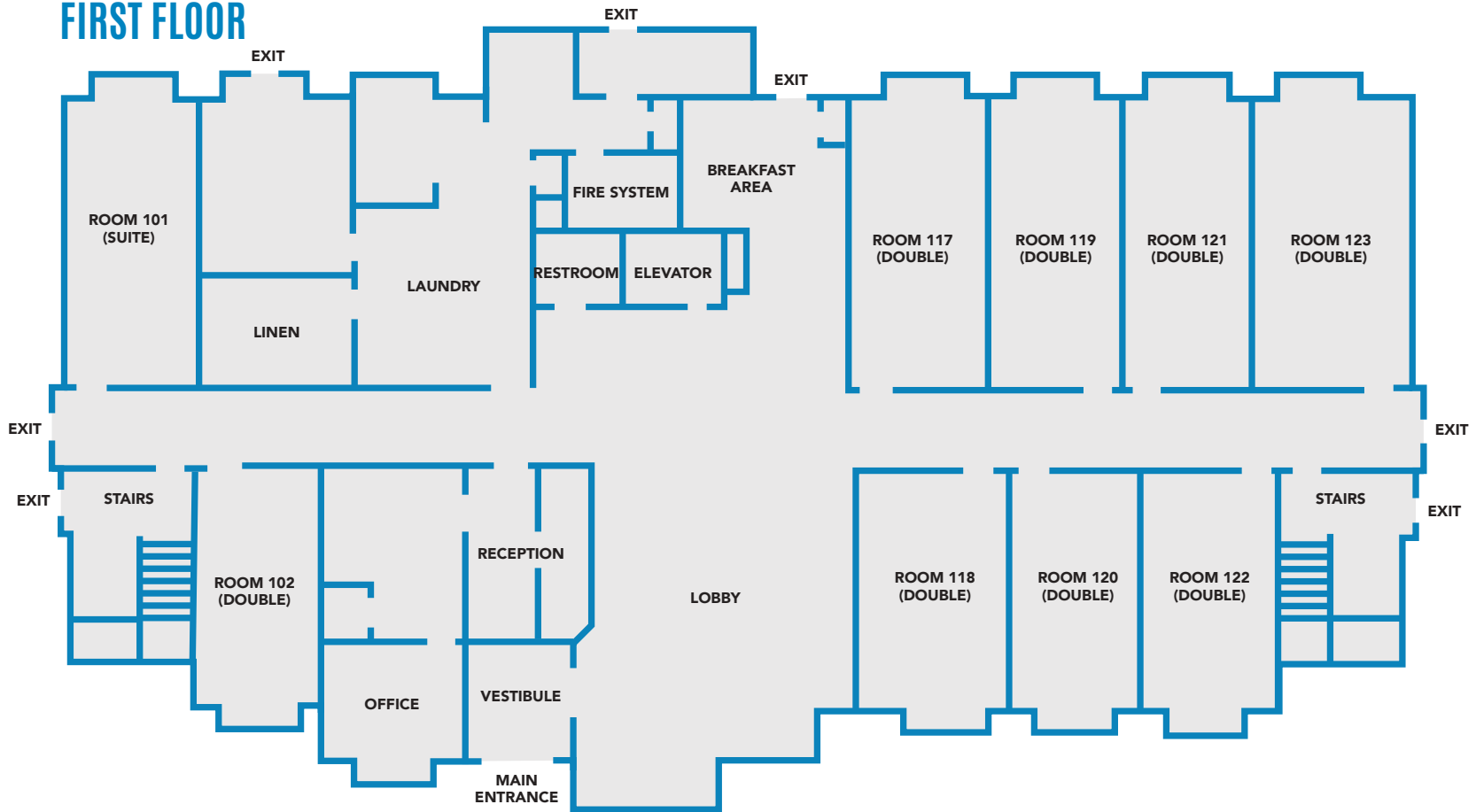
Genuine Hospitality

People value connections, especially when they're on the road in unfamiliar places. Staff members are warm and friendly, making guests feel personally welcomed from the moment they walk through the door. Whether it's a comforting smile at check-in or recommendations on where to find the best local eats, our guests know that at Sonesta Essential Hotels, it's all about them.

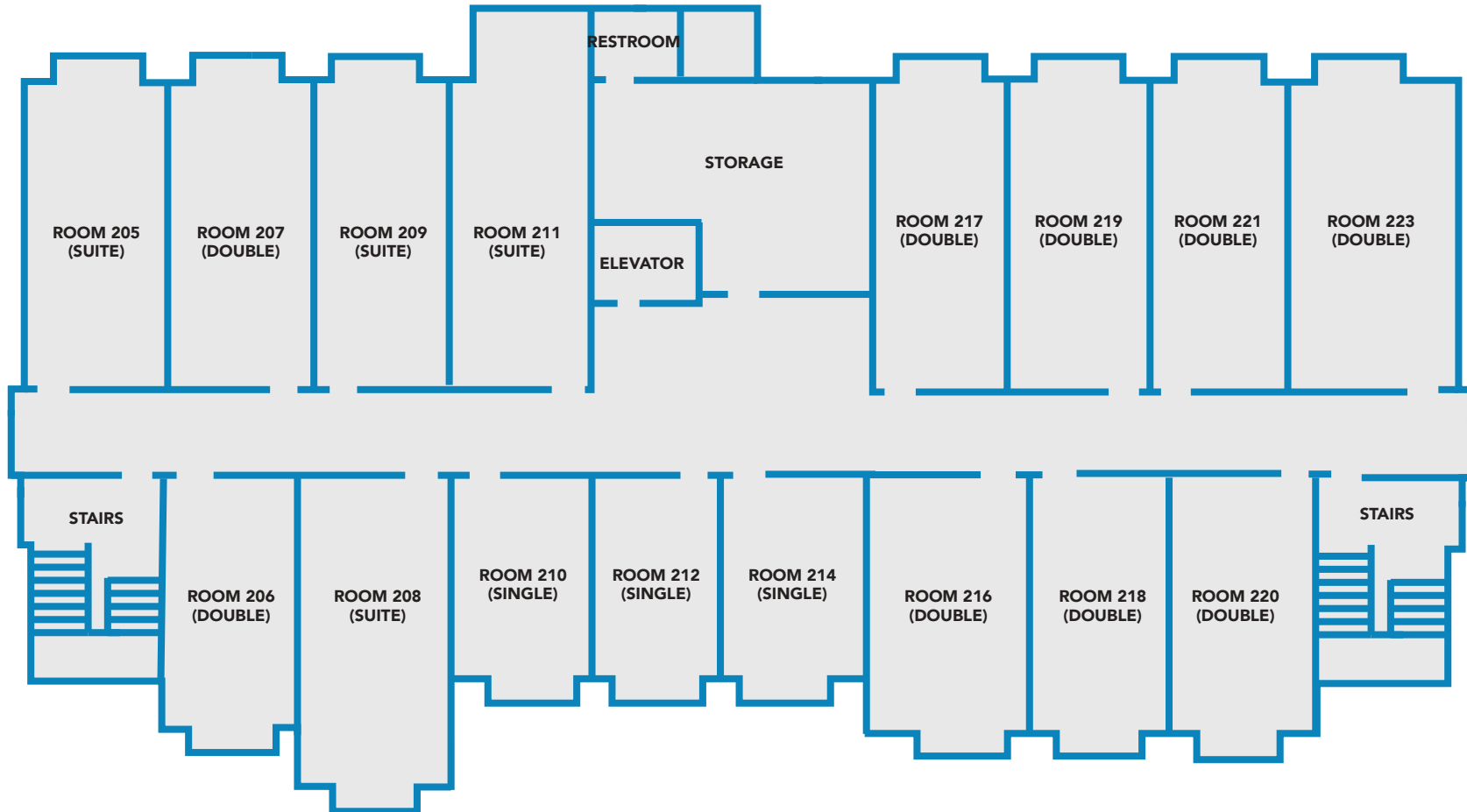


FLOOR PLANS

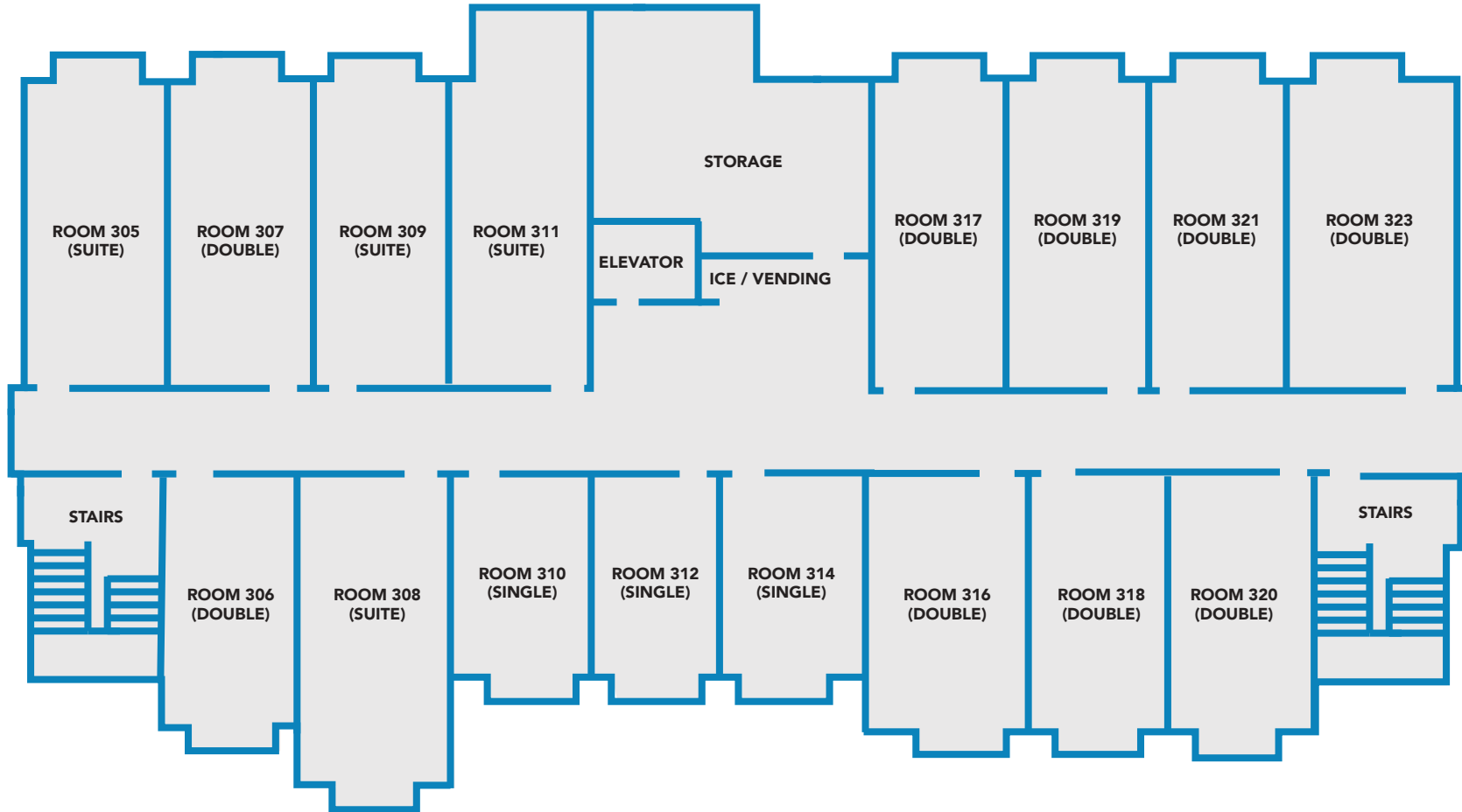
FIRST FLOOR



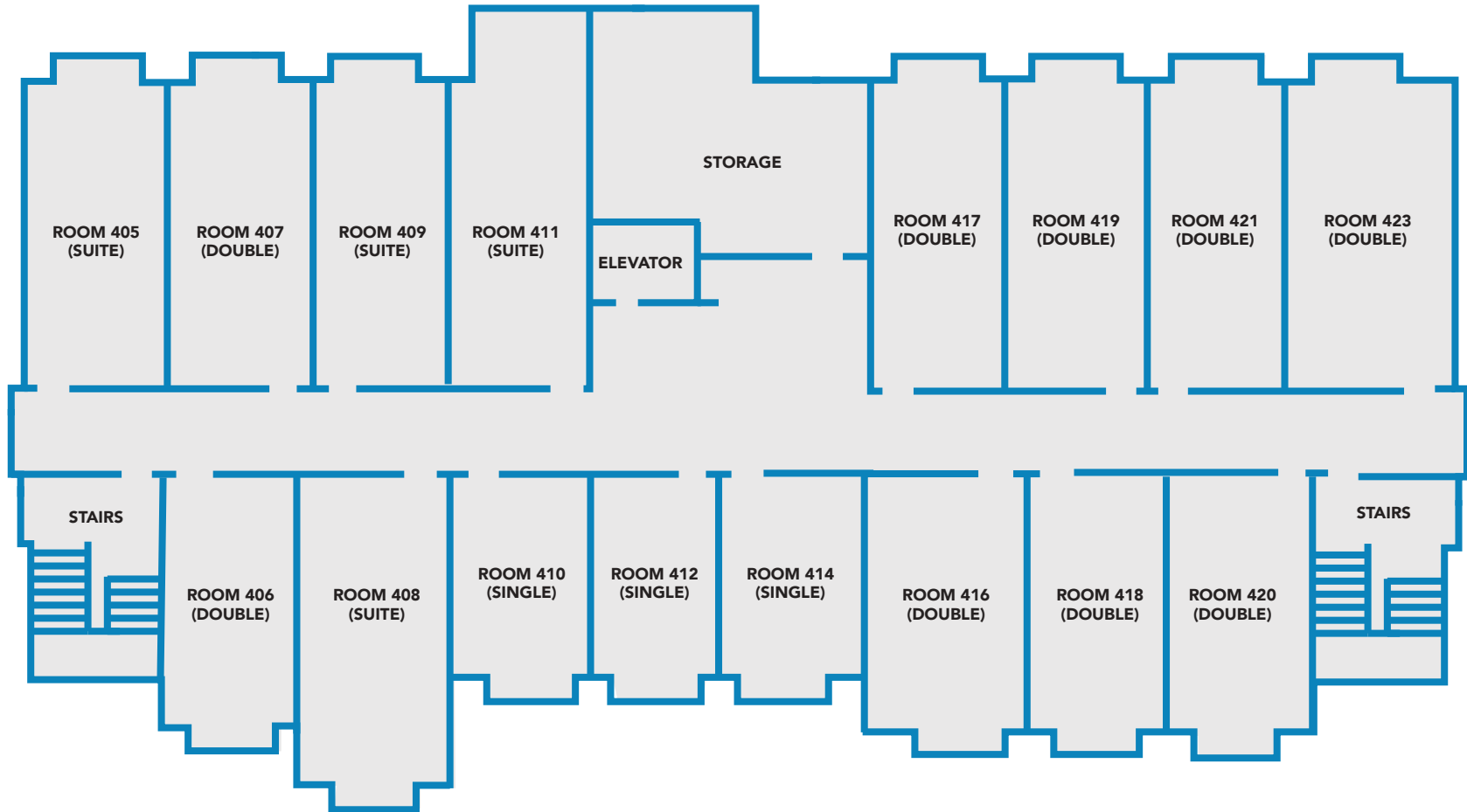
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





Main Entrance/Lobby.



Main Entrance/Lobby/Reception.



Breakfast Area.



Breakfast Area.





Sitting Area/Reception.



Reception Desk.



Storage Closet.



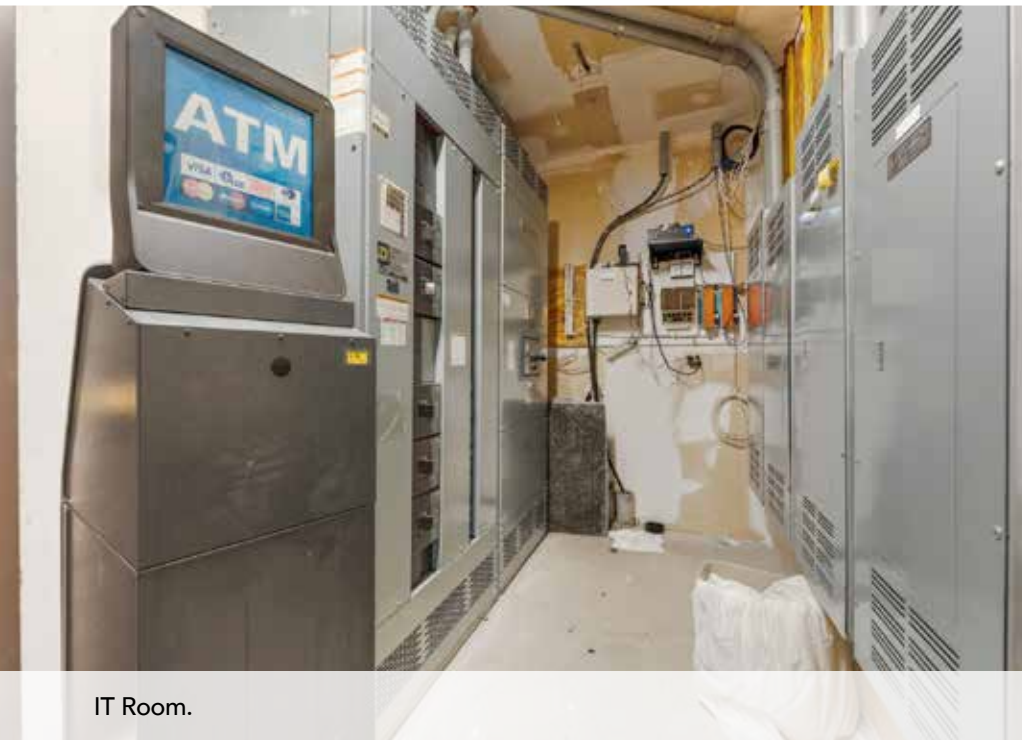
Utility Room.



Common Area Restroom.



Staff Laundry Room.



IT Room.



Staff Room/Storage.





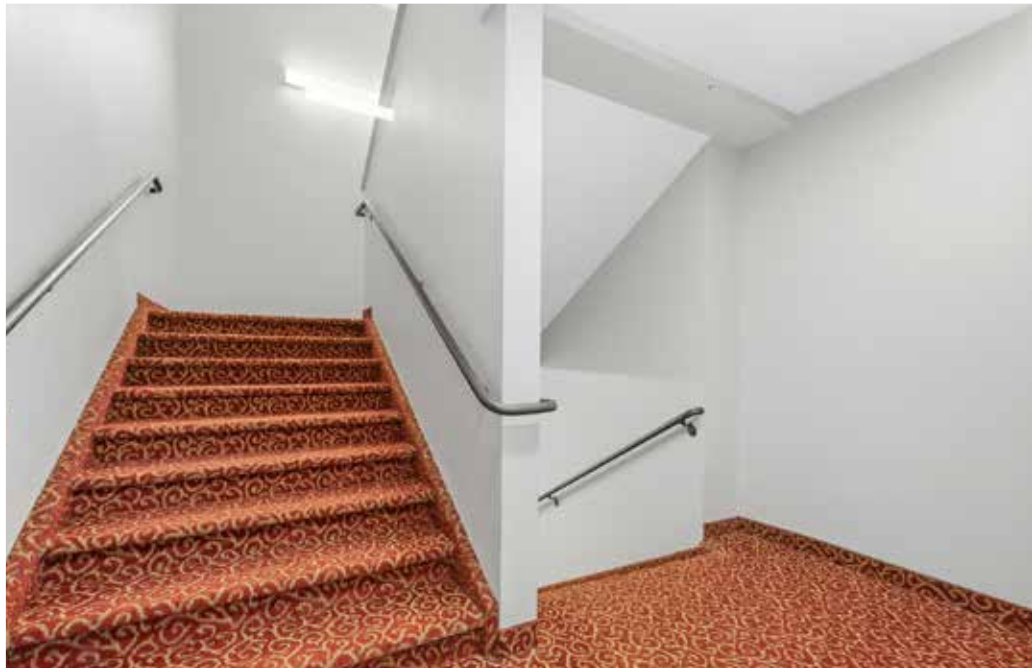
Staff Room/Storage.



Elevator/Hallway.



Hallway/Guest Laundry Area.



Stairs.



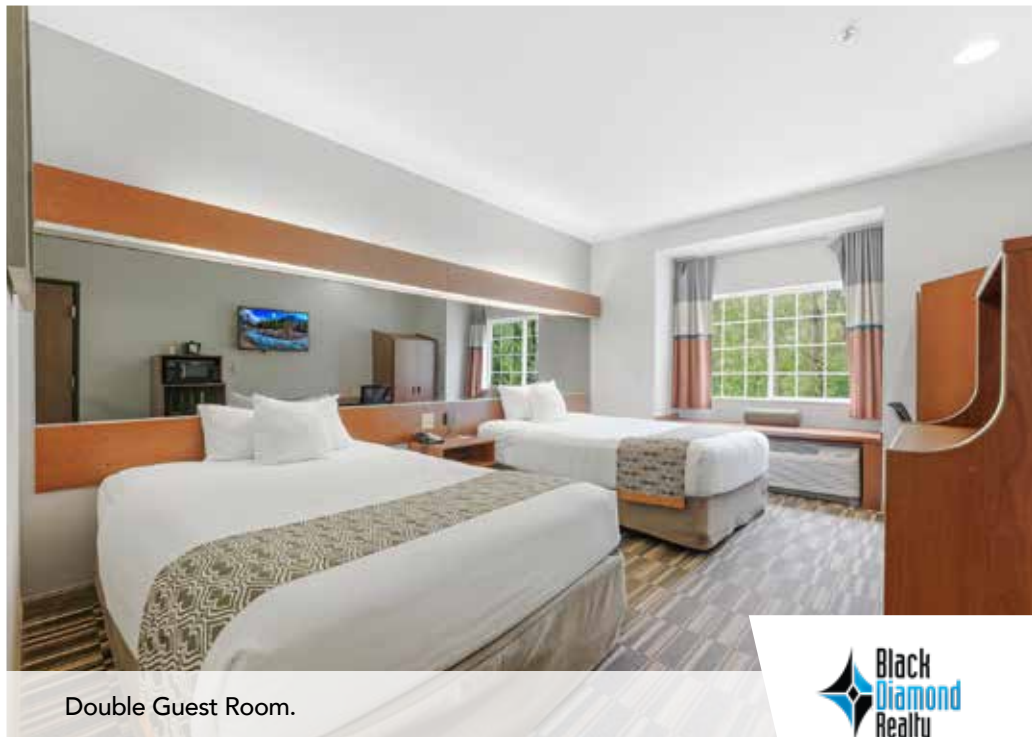
Double Guest Room.



Double Guest Room.



Double Guest Bathroom.



Double Guest Room.

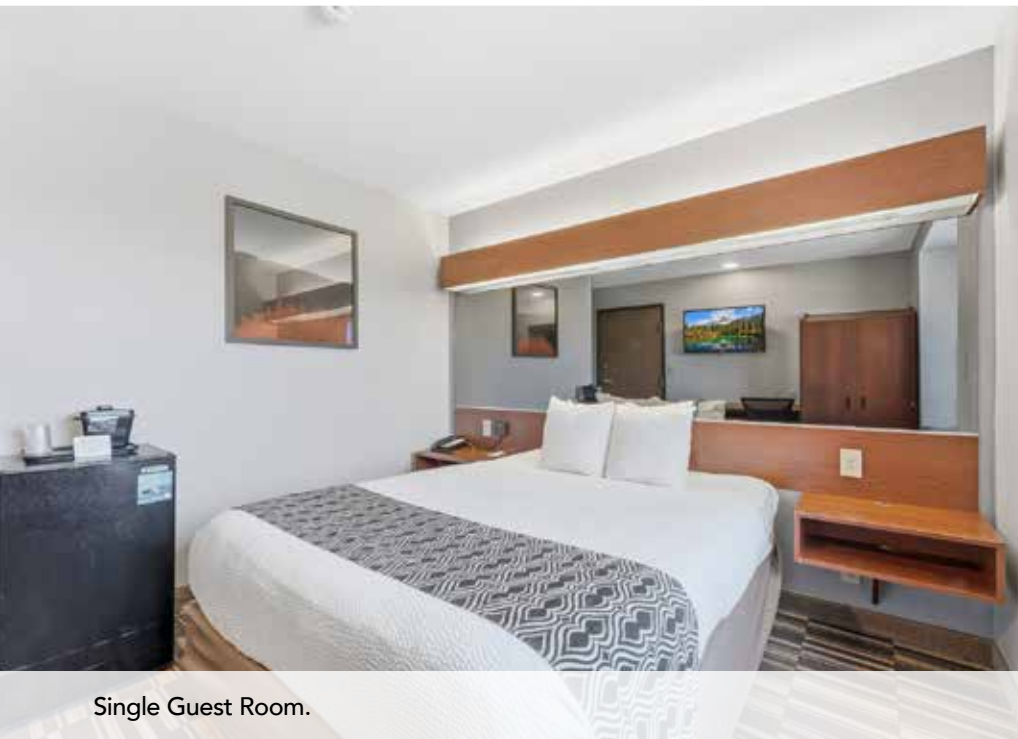




Single Guest Room.



Single Guest Room.



Single Guest Room.



Single Guest Bathroom.



Suite Guest Room.



Suite Guest Room.



Suite Guest Room Kitchenette.





Suite Guest Room.



Suite Guest Room.



Suite Guest Room.





Exterior Covered Main Entrance.



Exterior Side of the Building.



Exterior Back of the Building, Covered Patio.



Exterior Side of the Building.





Exterior Front of the Building.

LOCATION OVERVIEW

MONONGALIA COUNTY

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.

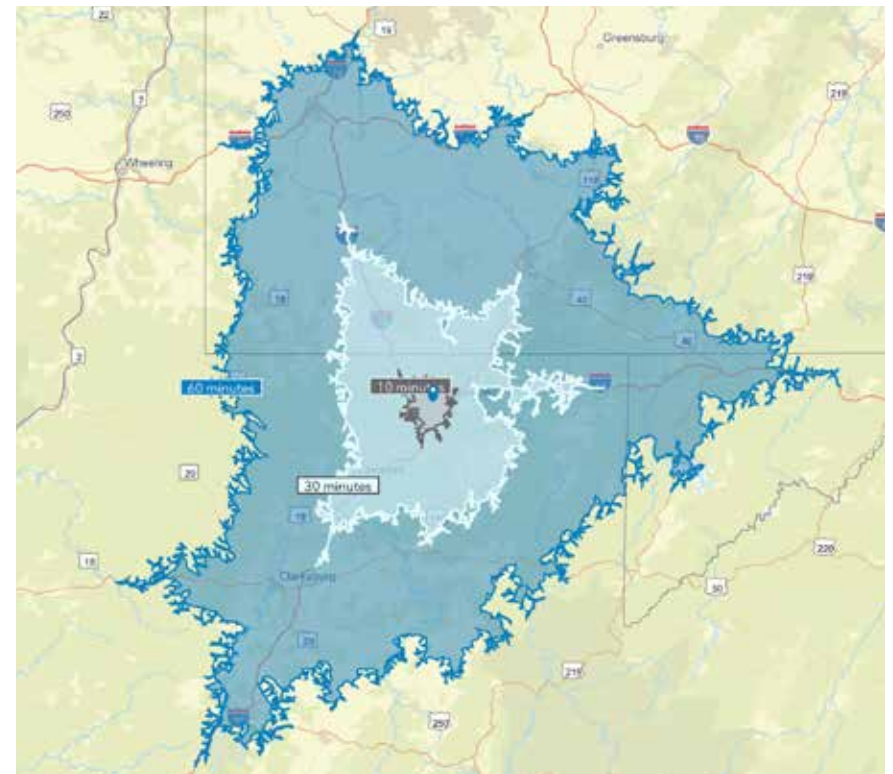
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

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



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

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 15 Lawless Road has been referenced with a yellow star.

- ① Fairmont Federal Credit Union
- ② Burger Kin, Bob Evans
- ③ Lowe's
- ④ Coca-Cola Bottling Co
- ⑤ Chuck's Furniture & Mattress
- ⑥ The Thrifty Mountaineer
- ⑦ Mountaineer Mall
- ⑧ Morgantown Commons: Gabe's, Plato's Closet, Rent-A-Center, Goodwill, Rural King
- ⑨ Weimer Hyundai
- ⑩ WestRid Commons: Kohl's, Home Goods, PetSmart, Burlington
- ⑪ WesMon Plaza: Workforce West Virginia, Children's Home Society of West Virginia, Morgantown Veterans Center, NAPA Auto Care
- ⑫ Econo Lodge
- ⑬ Morgantown Escape Room
- ⑭ Exxon Gas Station
- ⑮ Taco Bell
- ⑯ McDonald's
- ⑰ Launch Pad Trampoline Park
- ⑱ Allied Health Solutions
- ⑲ Wholesale Fireworks
- ⑳ Advance Auto Parts
- ㉑ ZenLeaf
- ㉒ Dollar Tree
- ㉓ Mountain Line Transit Authority
- ㉔ Walgreens
- ㉕ Family Dollar
- ㉖ The River Church
- ㉗ Kokosing Construction Company, Inc.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



44,076

Total Population



2,099

Businesses



62,905

Daytime Population



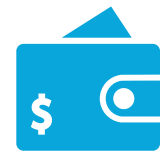
\$241,534

Median Home Value



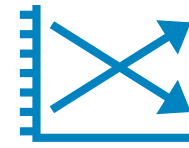
\$31,105

Per Capita Income



\$48,044

Median Household Income



0.3%

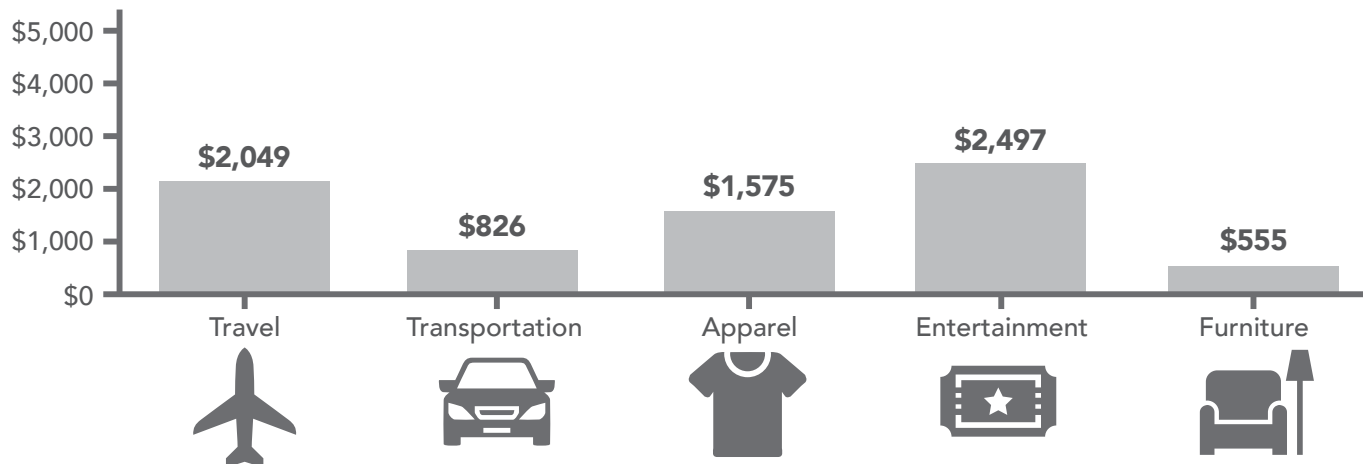
2025-2030 Pop Growth Rate



21,336

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



69,799

Total Population



3,145

Businesses



90,417

Daytime Population



\$267,682

Median Home Value



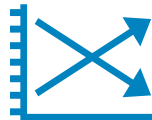
\$36,667

Per Capita Income



\$54,475

Median Household Income



0.4%

2025-2030 Pop Growth Rate



33,894

Housing Units (2020)

10 MILE RADIUS



108,779

Total Population



3,982

Businesses



119,570

Daytime Population



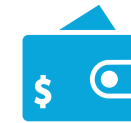
\$277,103

Median Home Value



\$41,414

Per Capita Income



\$64,212

Median Household Income



0.4%

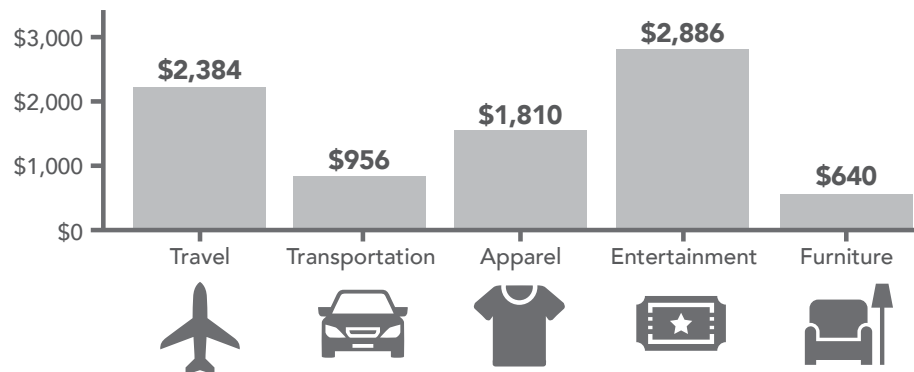
2025-2030 Pop Growth Rate



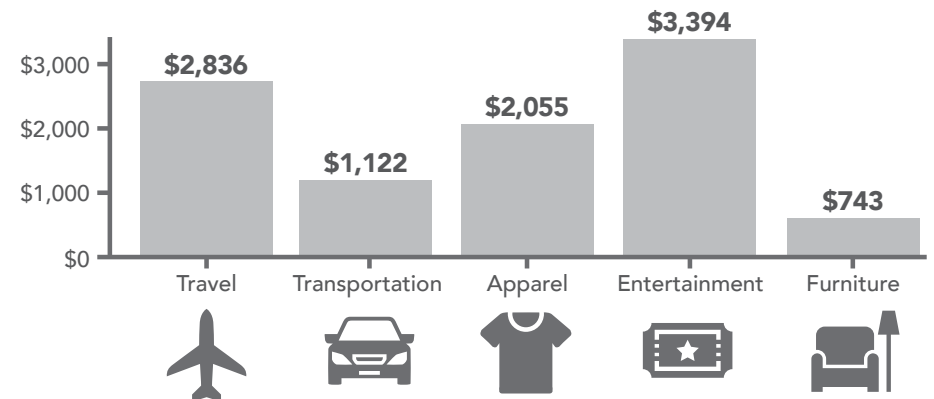
51,281

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



WESTRIDGE

UNIVERSITY TOWN CENTRE

 15 LAWLESS ROAD

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EXIT 152

79

Aerial Facing Northwest Towards University Town Centre and WestRidge Development.





Aerial Facing West Towards WestRidge Development.



Aerial Facing East Towards West Virginia University.



Aerial Facing Southwest.



Aerial Facing North.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*