

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



For Sale

\$4,995,000

Near Interchange

4.55 acres

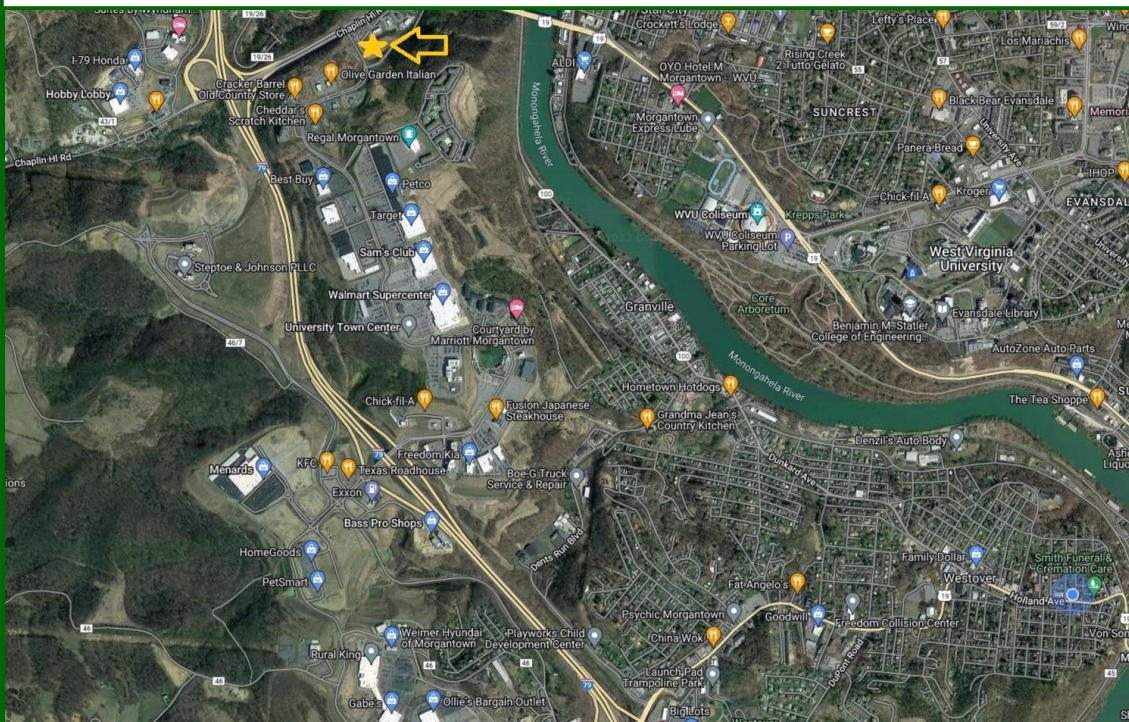
**No Zoning
Level Pad**

**Chaplin Hill Rd
2023 AADT
32,476**

**UTC Drive
2023 AADT
12,488**

**High
Visibility**

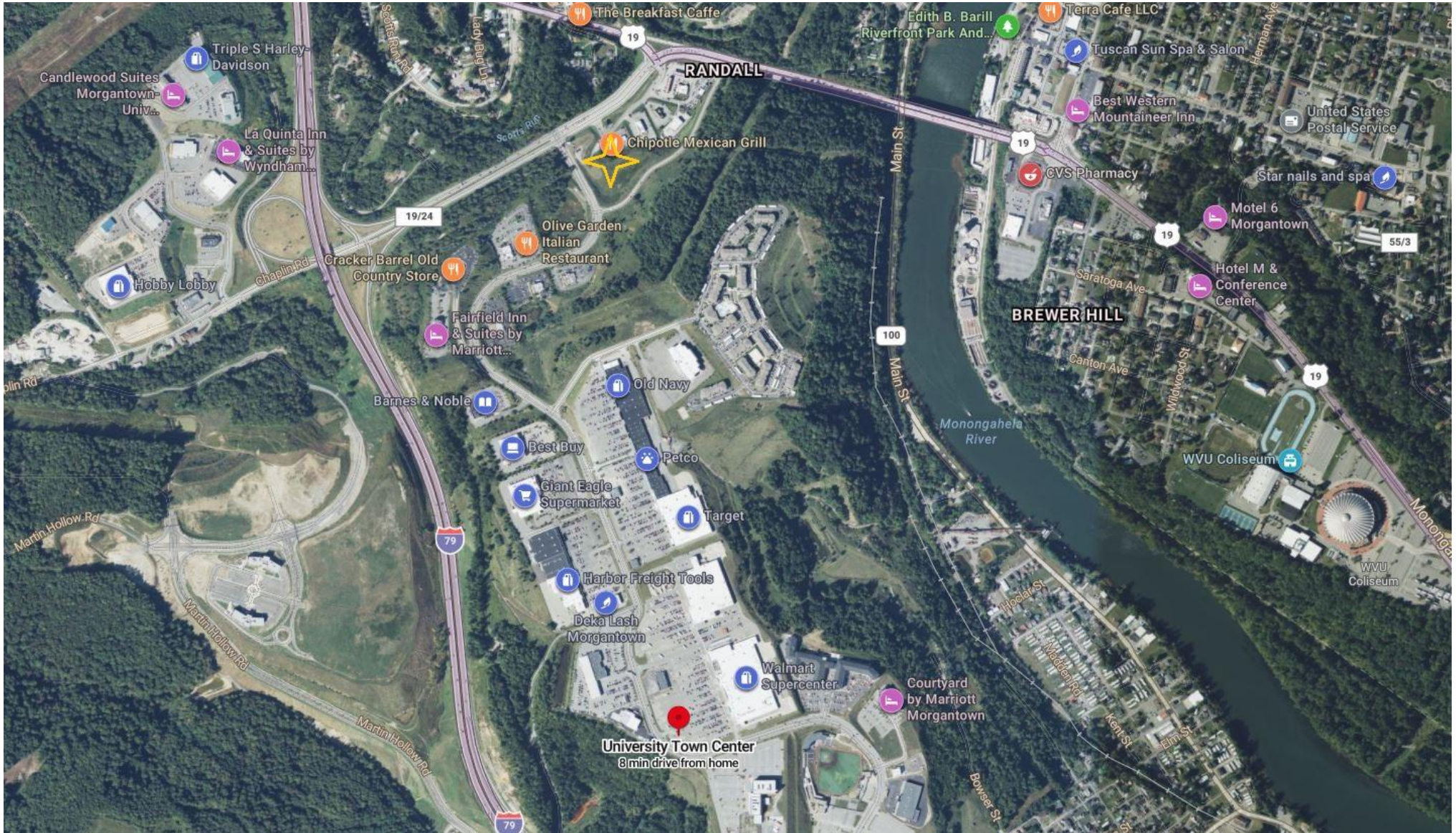
Chaplin Hill Rd & University Town Center Dr., Morgantown, WV



- SBA-HubZone
- WV-Tax Incentive District
- 4.55 acres +/- total
- Hot Commercial Area
- Out of City Limits
- No B&O Taxes
- Level Site to Sloping
- All Utilities Available

Commercial Opportunity about 1/2 mile off Exit 155 of I-79. Site borders Chaplin Rd, University Town Center Dr. & Emmett Dr. This 4.55 acre site is situated in a hot area of the community for commercial expansion. The property is mostly level & out of the city limits (no B&O taxes). There is curb cut on Chaplin Hill Rd and potential for another along Emmett Dr. All utilities are available to this highly visible growth site. Suited for a variety of businesses. Some restrictions apply. Located in SBA-HubZone & WV Tax Incentive (TIF) District. Don't miss this opportunity! Call listing agent for an appointment!



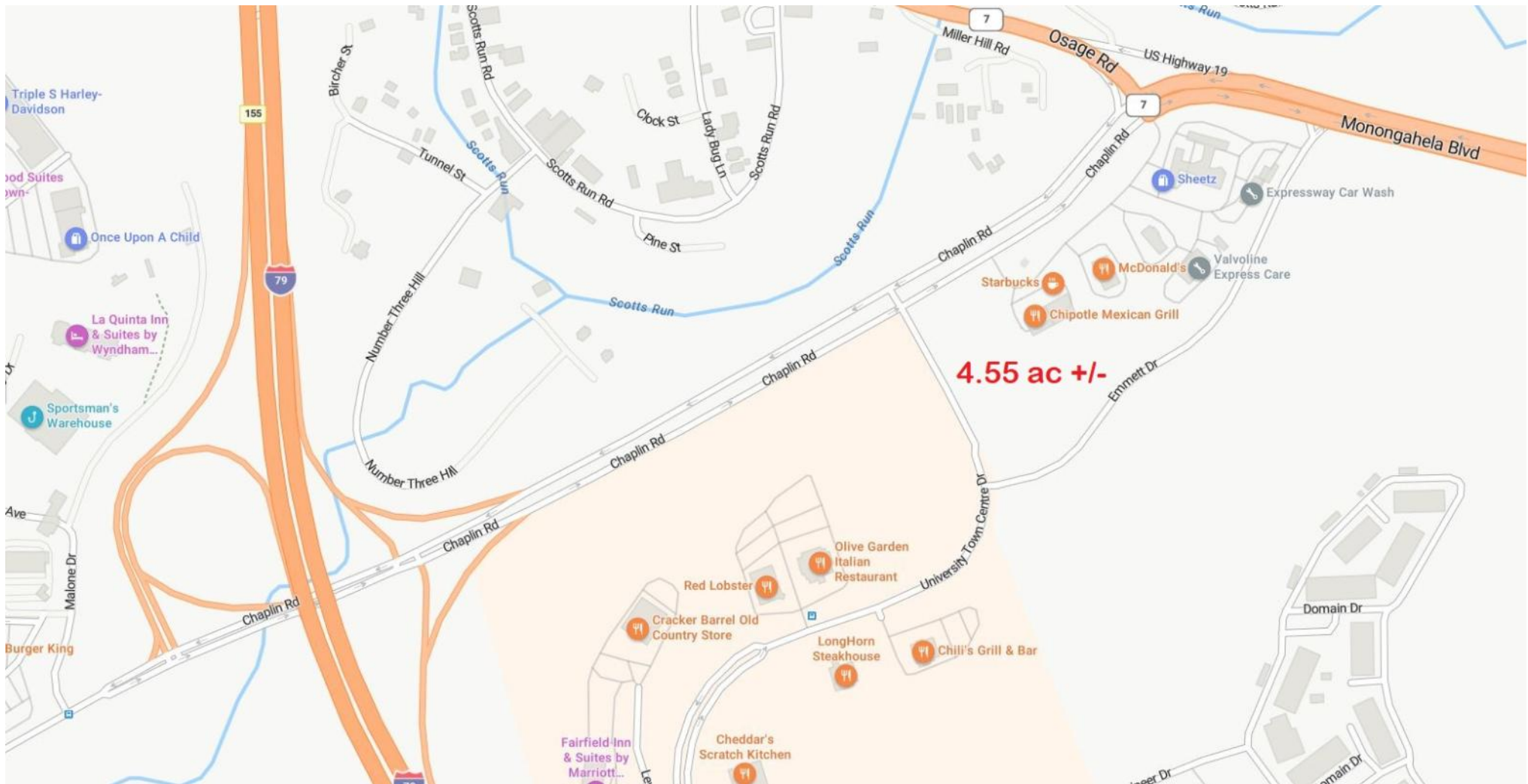




4.55 +/- ac

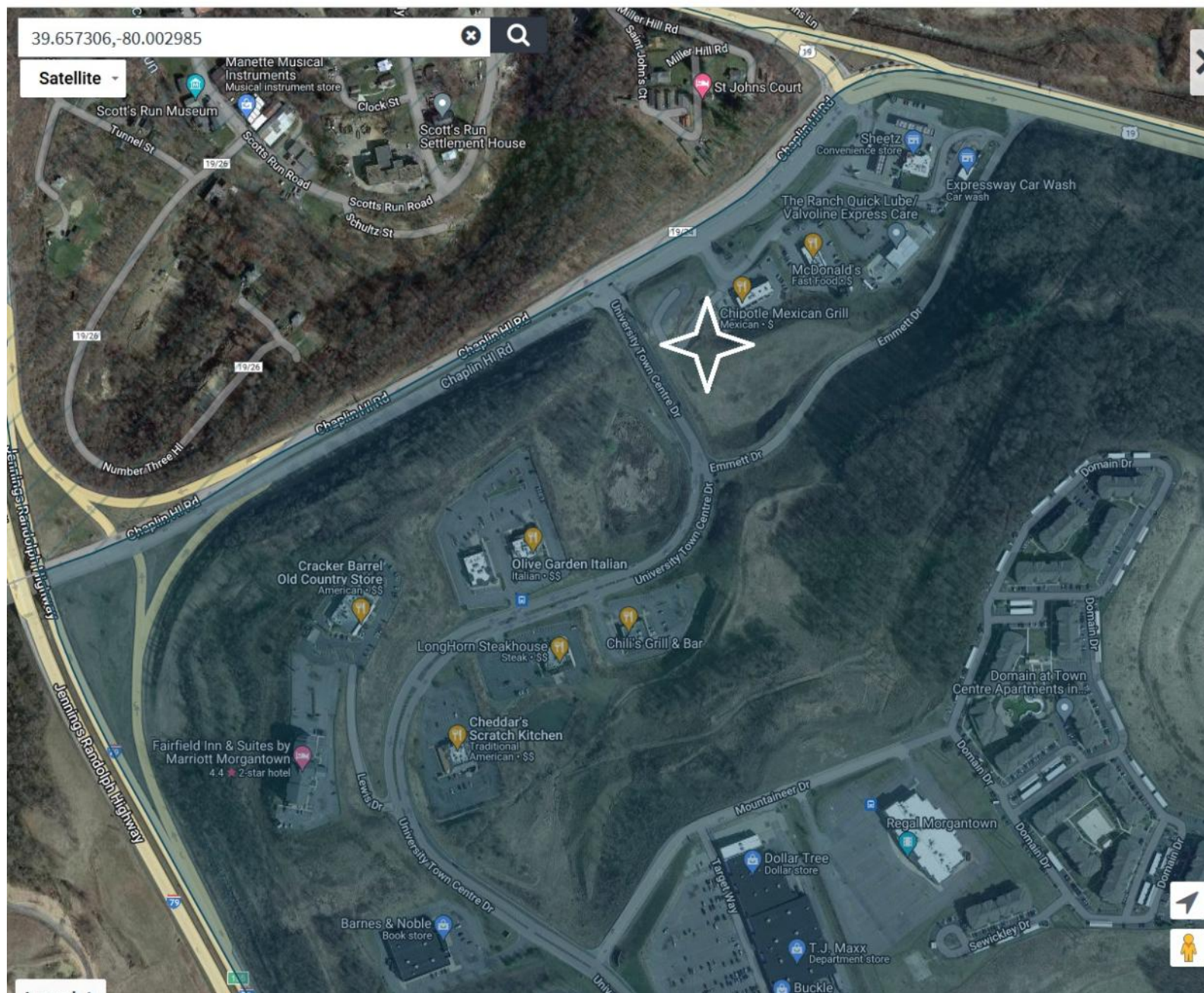






39.657306, -80.002985

Satellite



39.657306°, -80.002985°

Qualified HUBZone

Designations

[Show Details](#)

Census Tract

Local Information

[Show Details](#)



Printable Version



Share Map

Qualification Valid as of Nov 30, 2023



SBA-HUBZone

Van Voorhis

59

Assisted Living
at Evergreen

The Lofts

67

The Pines Country

West Virginia University
Agronomy Farm

7/19

Osage

Star City

SUNCREST

EVANSDALE

Kroger

Morgantown
Municipal
Airport

Lowe's Home
Improvement

Granville

19

705

WILES HILL

705

129

66

Menards

Bass Pro Shops

Westover

Richwood Ave.

SABRATON

Morgantown

GREENMONT

SOUTH PARK

FIRST WARD

LISTRAVIA

Brookhaven

Morgantown Marriott
at Waterfront Place

19

79

119

64

7/22

68/7

7/21

68/1

M

7

50

Lobby

Walmart Supercenter

46/1

6

0

Fort M
Collins Ferry Rd

W. Run Rd

119

67/1

68

66

68/7

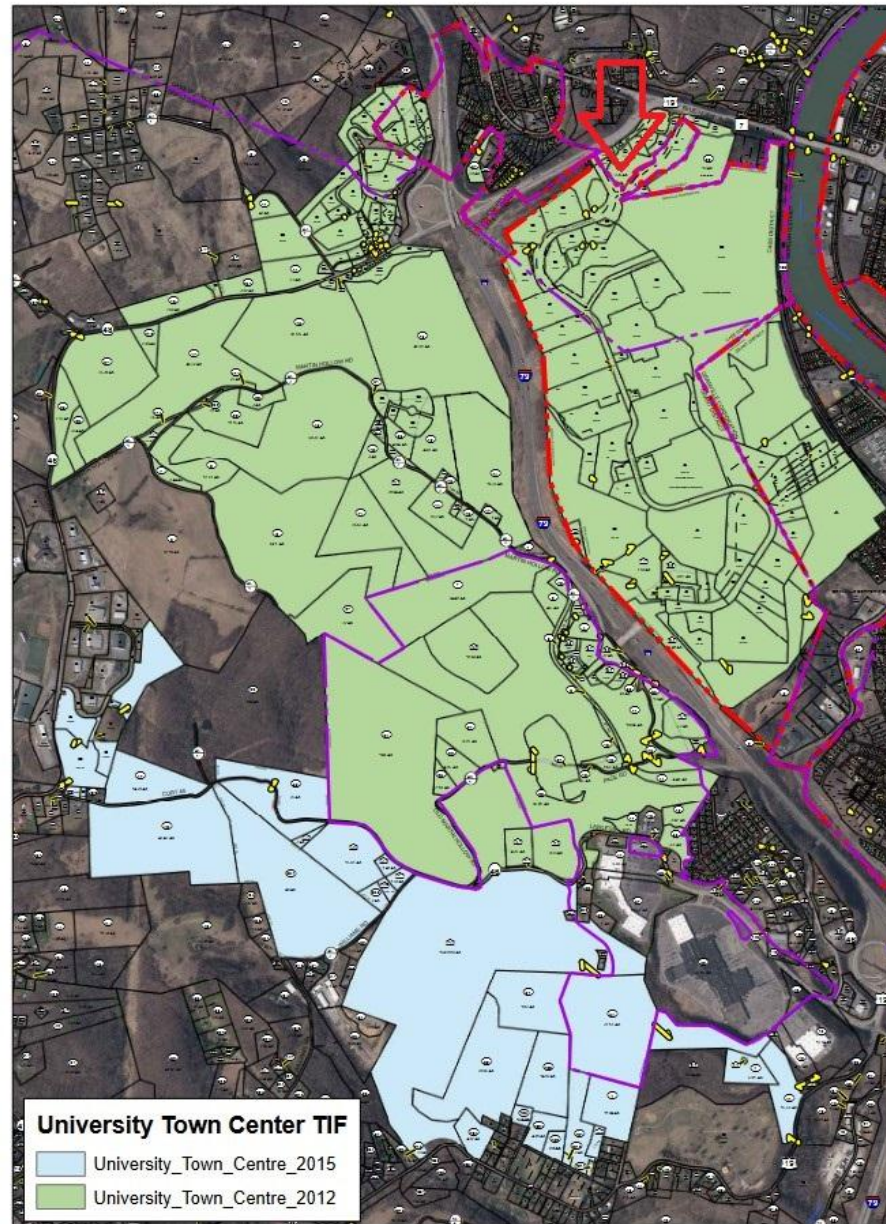
7/21

68/1

M

7

University Town Center TIF



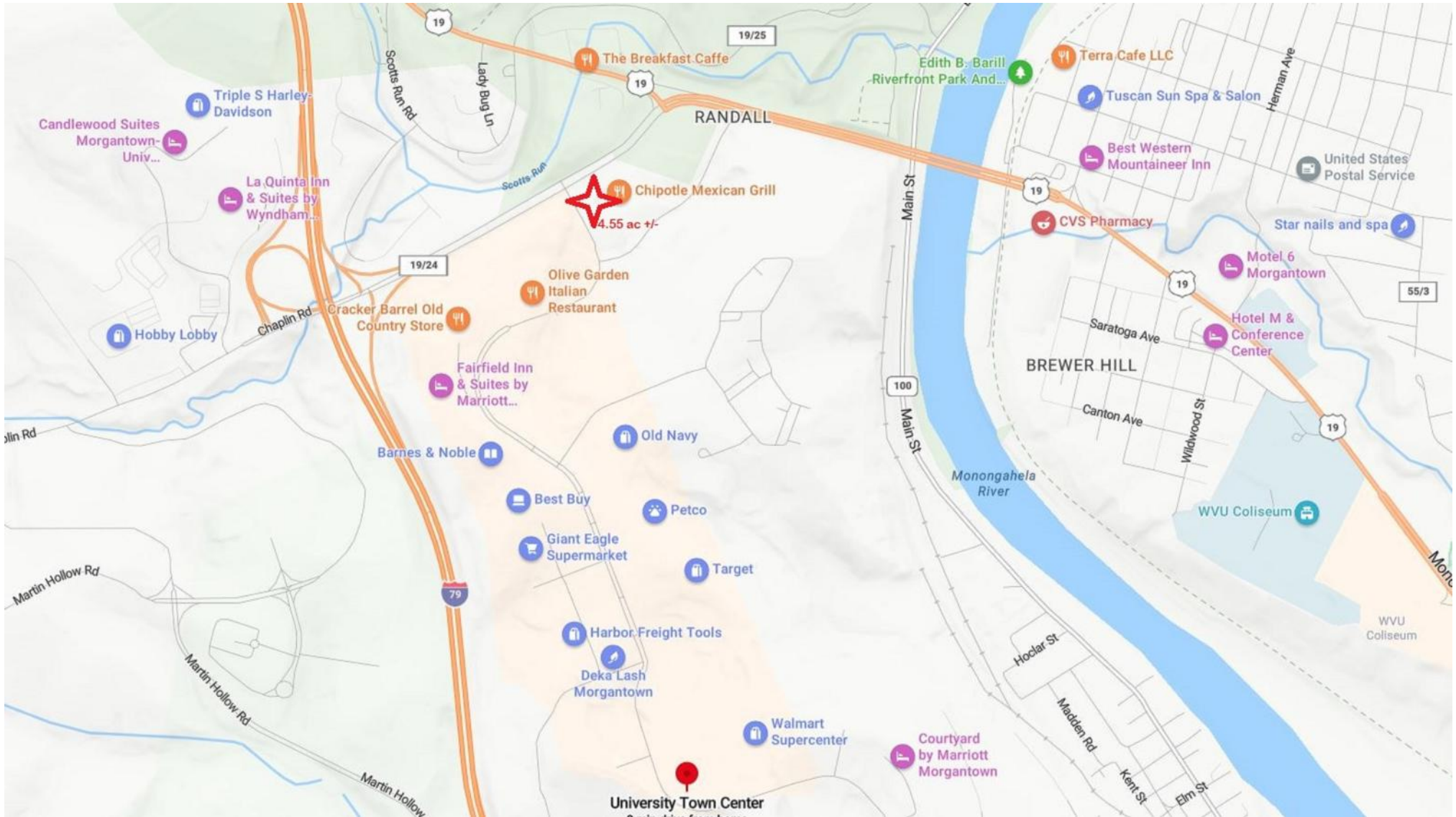




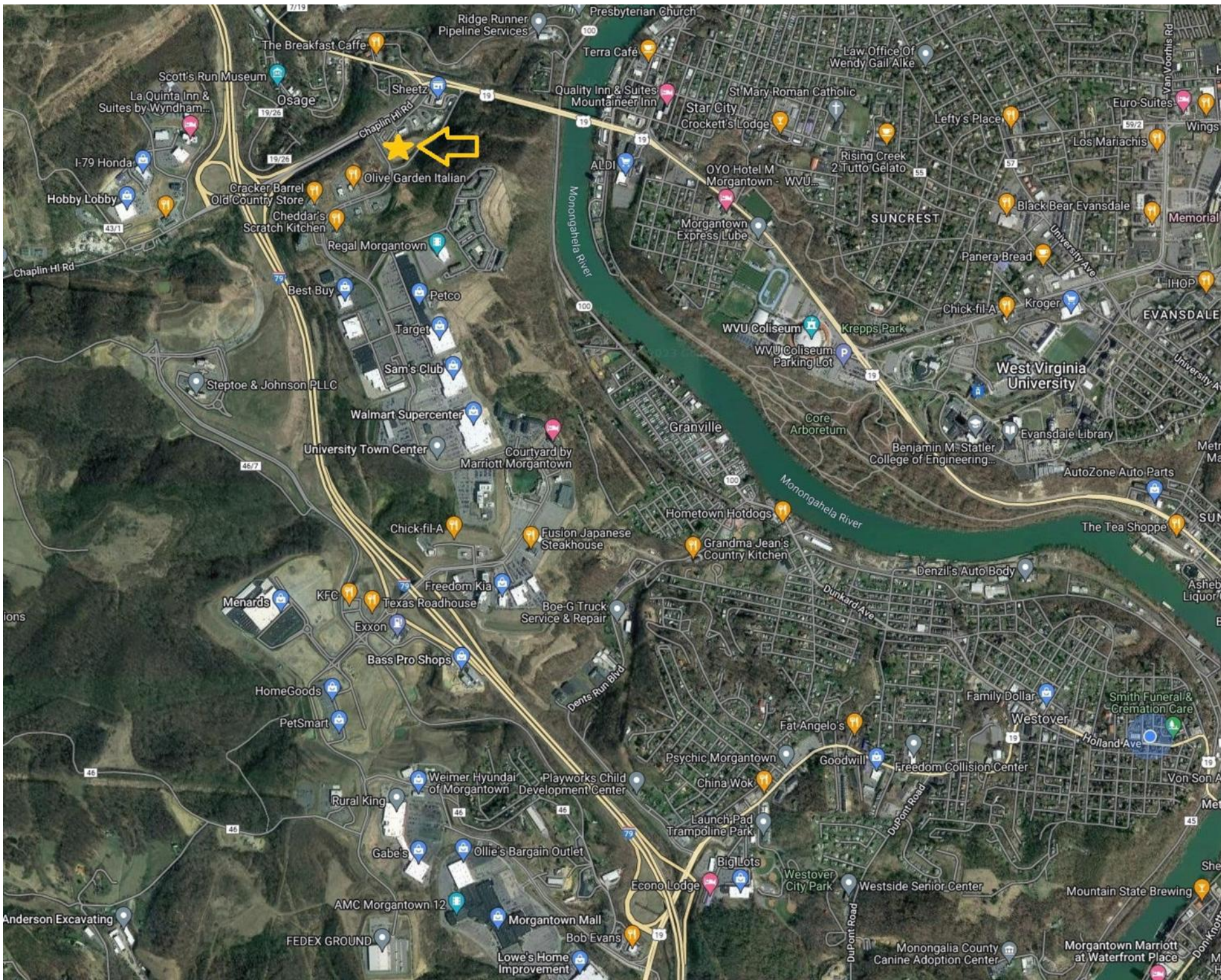






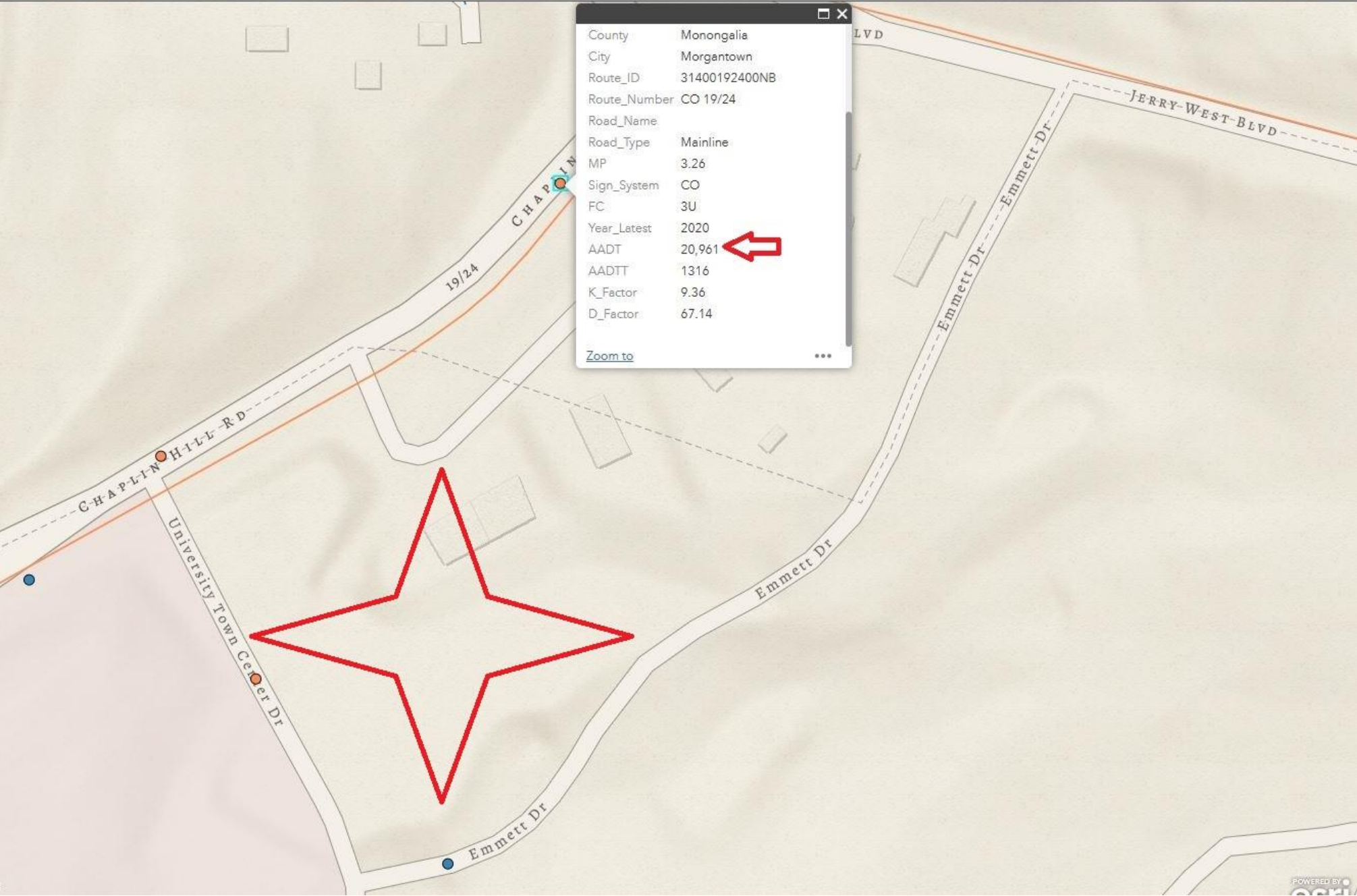






Annual Average Daily Traffic (AADT) Map

WVDOT Division of Highways - Performance Management Division - Traffic Monitoring Unit



COMMERCIAL DIVISION

304-594-1519

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*North Central West Virginia's
Leaders in Real Estate!*

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