

50590 National Road, St. Clairsville, Ohio 43950

Buyer Full

MLS#: **5155745**
Status: **Active**

Prop Type: **Land and Lots**
Sub Type: **Commercial**

List Price: **\$999,900**
DOM/CDOM: **204/204**



List Dt Rec: **09/12/2025**
Lot #:
Unit:
County: **Belmont**

List Date: **09/10/2025**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:

Supplements (2)

Parcel ID: **TX 32-01549-000**
Twp: **Richland Twp**
Subdiv:
School Dist: **St Clairsville-Richl - 706**
\$/Acre: **\$166,096.35**

Directions: **From I-70E, take exit 218 for Mall Rd toward Banfield Rd. Turn right onto Mall Rd. Go 0.5 miles and turn left onto US-40W. Go 0.3 miles, and the property will be on the left.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$694** Tax Year: **2025** Assessment: **No** Homestead: **No**
Legal: **R3 T6 S34 SW 6.0247AC**

Features

Waterfront:
Lots: **1** Lot Dim:
Association: **No** Front Feet: **398** Lot Sz Src: **Realist** Divisible:
Water: **Public** Sewer: **Public** Lot Sz Acre: **6.02**
Parking: **On Site**
Lot Features: **Cleared, Few Trees, Gentle Sloping, Level/Flat**
Road Front: **Highway**
Topography: **Cleared, Flat, Rolling, Wooded**
Improvements: **Electric, Gas**
Natural Rsrc: **Gas, Oil, Timber**
Utilities Avail: **Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available**

Remarks: **An exceptional development opportunity awaits with this 6.02-acre tract of prime commercial land in St. Clairsville, Ohio. Boasting 398 feet of frontage along historic US-40 and excellent visibility from both I-70 and US-40, this property offers maximum exposure in a high-traffic corridor. Its strategic location places it within minutes of major destinations such as the Ohio Valley Mall, Sam's Club, Walmart, Lowe's, Kroger, dozens of chain restaurants, and multiple auto dealerships, ensuring steady customer traffic and strong commercial appeal. Centrally located between Pittsburgh, Pennsylvania, and Columbus, Ohio, and just 10 miles from Wheeling, West Virginia, this parcel offers unmatched accessibility for regional and interstate business. Public utilities—including water, natural gas, and public sewer are available at the road, simplifying development and adding long-term value. Situated just outside of city limits, the property benefits from the rare advantage of having no zoning restrictions, offering exceptional flexibility for retail, office, hospitality, or mixed-use projects. Adding further appeal, oil, gas, and timber rights will convey with the sale—an uncommon opportunity in this market. With its combination of size, location, utilities, and conveyable rights, this parcel is ideally suited for investors, developers, or businesses seeking to expand in one of the Ohio Valley's most dynamic commercial areas.**

Listing/Contract Info

Possession: **Negotiable (Possession)**
List Terms: **Cash, Conventional**
Concessions: **Negotiable**
Special Listing Conditions: **Principal/NR**
Close Date:
Closed By:

Close Price:
Seller Pd Closing Costs:

Presented By: **Kimberly Smith**
Primary: **740-525-3329**
Fax:

One Team Realty
160 White Oak Street
Vincent, Ohio 45784
304-588-9111

04/02/2026 E-Mail: **kimberlysmithrealtor2020@gmail.com** Fax:
Web: See our listings online:
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