



21,490 VEHICLES PER DAY

35,000 VEHICLES PER DAY

EXIT 132

11 ACRES WHITE HALL BLVD

WHITE HALL, WV 26554

WALMART SUPERCENTER

MON POWER

MIDDLETOWN COMMONS

I-79 TECHNOLOGY PARK



35,000 VEHICLES PER DAY

21,490 VEHICLES PER DAY

 11 ACRES

I-79, EXIT 132

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Aerial photos of the property from various heights and angles.

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*Boundaries and access points approximate

LAND / DEVELOPMENT FOR SALE

WHITE HALL BLVD, 11 ACRES

WHITE HALL, WV 26554

SALE PRICE / \$4,500,000

TOTAL ACREAGE / 11 (+/-) ACRES

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND

PROPERTY FEATURES / EASY ACCESS,
CLOSE TO MANY AMENITIES, HIGHLY
VISIBLE, WITHIN GROWING AREA

Exceptional Development Opportunity – 11 Acres Available

- **Prime Location with High Visibility**
 - 11 (+/-) acres of development-ready land
 - Direct frontage along White Hall Blvd with maximum exposure to passing traffic
 - Visibility from I-79, Exit 132 ensures signage and businesses would be easily seen
- **Strategic Accessibility**
 - Quick access to I-79 for regional connectivity and customer convenience
 - Close proximity to shopping, dining, lodging, and other essential amenities
 - Multiple access points
- **Development Potential**
 - Ideal for retail centers, business parks, hotels, or multi-family housing
 - Flexible site layout options to suit various development visions and needs
 - Gently rolling and wooded terrain topography
 - Opportunity to incorporate green space or landscaping into site plans
- **Traffic Count**
 - Directly in front of this parcel, along Route 250 there is an average daily traffic count of 21,490 vehicles per day. (Provided by Esri and Data Axle, 2025).
 - Along I-79 there is an average daily traffic count of 35,000 vehicles per day (Provided by Esri and Data Axle, 2025).
- **Growing Market Area**
 - Located in a busy commercial corridor experiencing consistent growth
 - Surrounded by expanding businesses, creating demand for new development

FOR SALE
LAND - LOCATED DIRECTLY OFF I-79, EXIT 132
11 ACRES WHITE HALL BLVD · WHITE HALL, WV 26554

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Inside city limits of White Hall Blvd
- Parcel 26, Tax Map 20, Grant District
- Deed Book 1280, Page 373
- Zoning: Commercial

INGRESS / EGRESS / PARKING

- Potential for multiple points of ingress/egress from Route 250, White Hall Blvd

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers



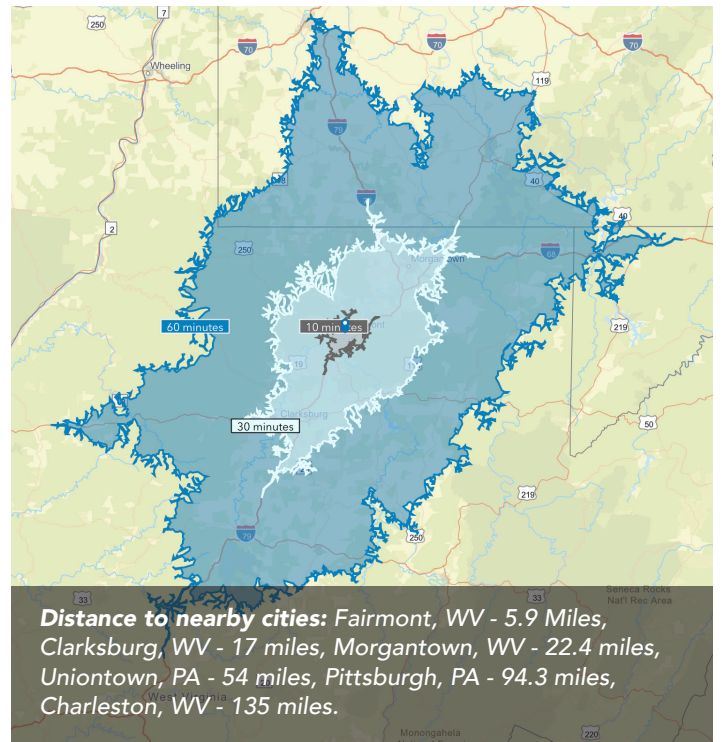
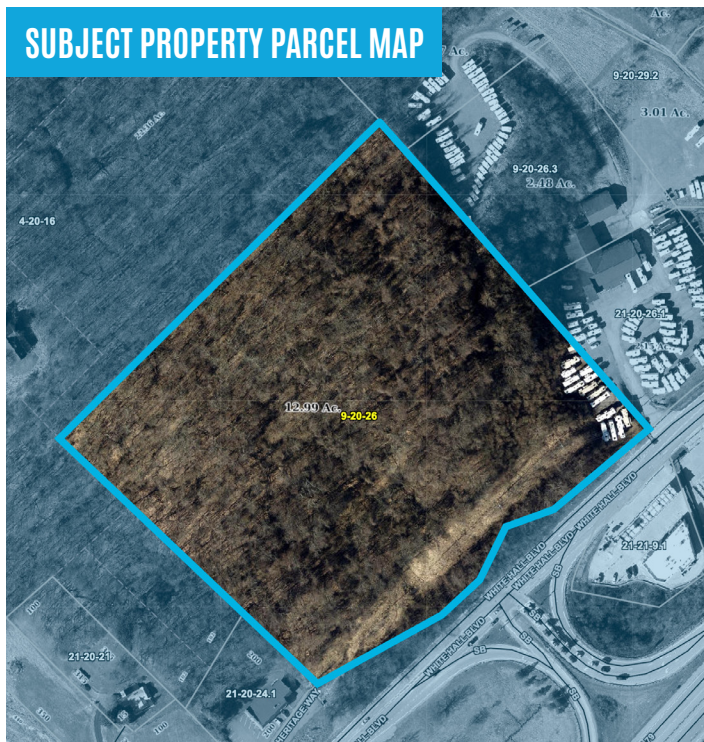
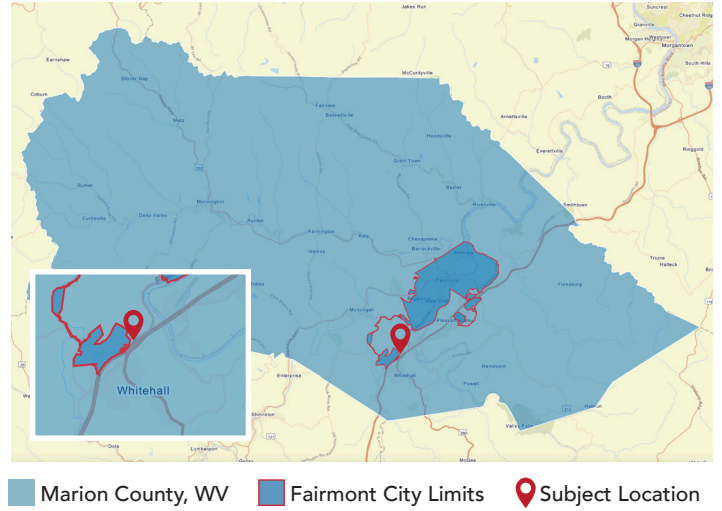
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of White Hall** has a total population of 691 and a median household income of \$70,334. Total number of businesses is 217.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024 .



FOR SALE

LAND - LOCATED DIRECTLY OFF I-79, EXIT 132

11 ACRES WHITE HALL BLVD · WHITE HALL, WV 26554

AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 11 AC White Hall Blvd.

● Along Route 250 there is an average daily traffic count of 21,490 vehicles per day. (Provided by Esri and Data Axle, 2025).

- ① Go Mart, Burger King, Buffalo Wild Wings Go
- ② Fairfield Inn & Suites
- ③ Applebee's, Arby's, Taco Bell
- ④ Bob Evans, Firehouse Subs, BFS Gas, Dairy Queen
- ⑤ Middletown Commons
- ⑥ Chipotle, Fairmont Federal Credit Union,
- ⑦ McDonald's
- ⑧ Urse Dodge Chrysler Jeep Ram
- ⑨ Walmart
- ⑩ Mon Power
- ⑪ NASA IV&V Facility
- ⑫ Alan B. Mollohan Innovation Center
- ⑬ Pierpont Community & Technical College
- ⑭ Robert H. Mollohan Research Center
- ⑮ Dan Cava Toyota World
- ⑯ First Exchange Bank

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,403

Total Population



689

Businesses



16,525

Daytime Population



\$217,659

Median Home Value



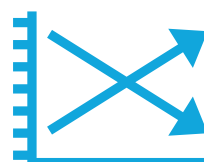
\$40,660

Per Capita Income



\$73,963

Median Household Income



-0.3%

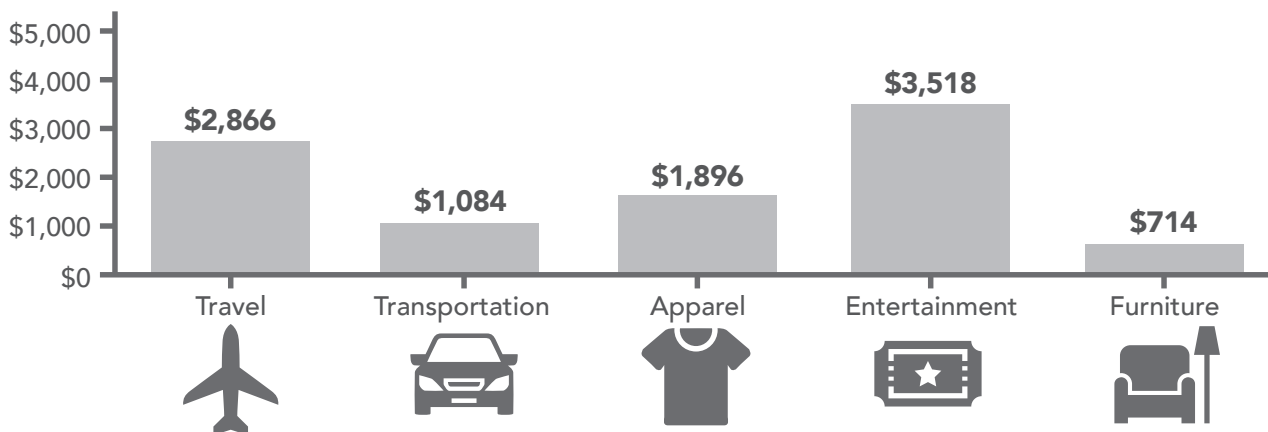
2025-2030 Pop Growth Rate



6,900

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



35,926

Total Population



1,297

Businesses



36,332

Daytime Population



\$181,154

Median Home Value



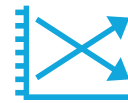
\$34,856

Per Capita Income



\$63,393

Median Household Income



-0.3%

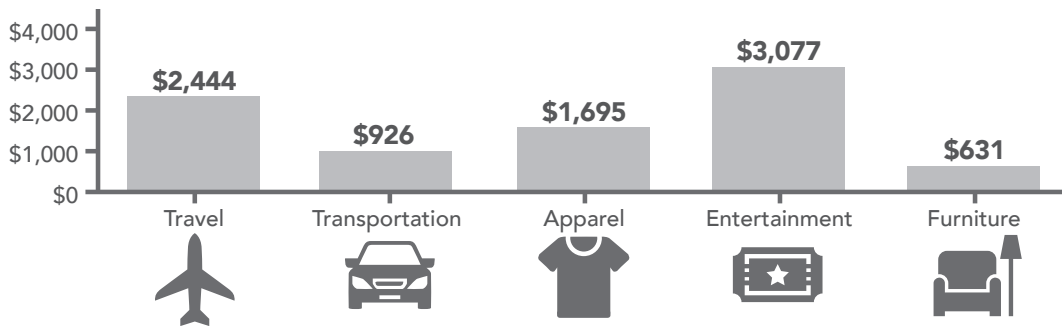
2025-2030 Pop Growth Rate



17,122

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



66,924

Total Population



2,184

Businesses



67,124

Daytime Population



\$178,321

Median Home Value



\$35,446

Per Capita Income



\$64,958

Median Household Income



-0.3%

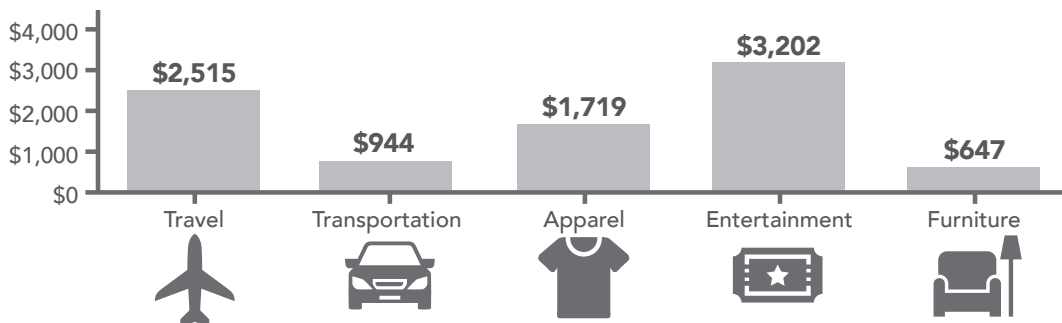
2025-2030 Pop Growth Rate



31,344

Housing Units (2020)

KEY SPENDING FACTS



AERIALS



FOR SALE

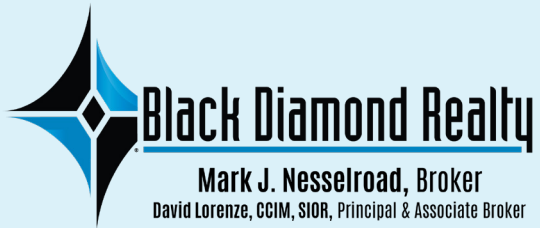
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*Boundaries and access points approximate



Aerial Facing Northwest.



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