

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



455 Wades Run Rd, Morgantown, WV

For Sale
\$3,378,000

84.455 acres +/-

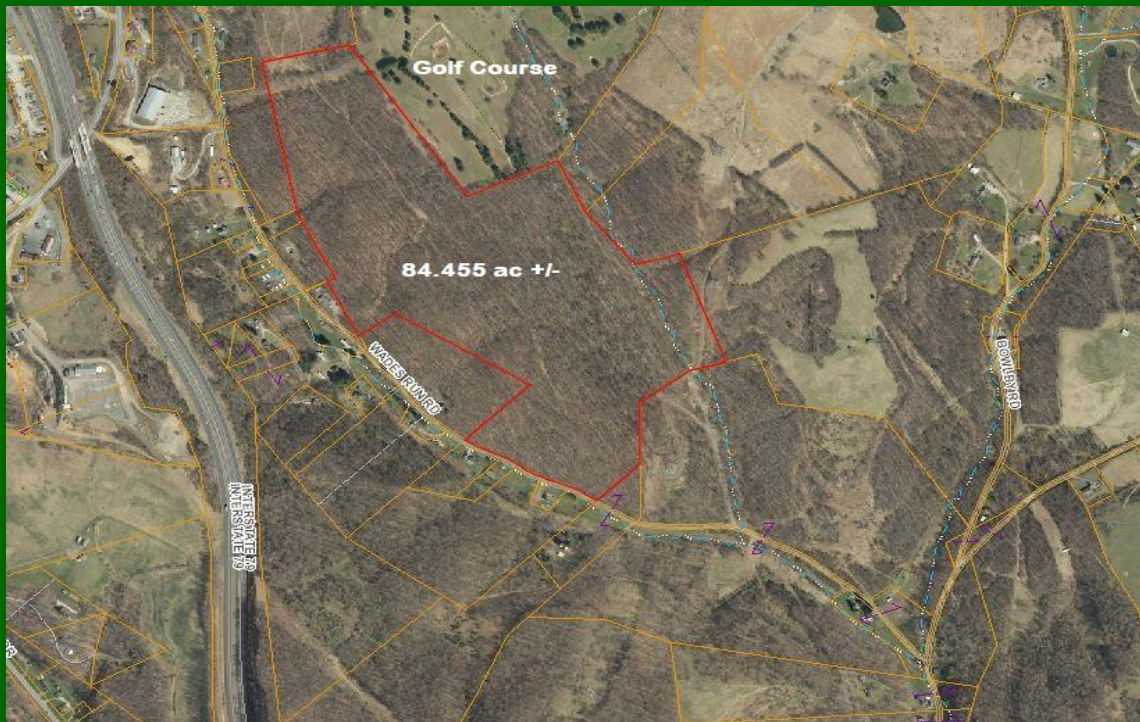
No Zoning

No B&O Taxes

Wooded Site

**Adjoining
Land
Available
For
Larger
Tract**

Public Sewage



- 84.455 acres +/-
- All Public Utilities
- No Zoning
- Out of City Limits
- No B&O Taxes
- Adjoins Golf Course
- I-79 and University Town Centre about 3 miles +/-
- Adjoining Land Available

Attention Developers! This property has more than 1,700 feet fronting golf course. No Zoning and is Out of the City Limits (No B&O Taxes). All Utilities are available including public sewage with ample flow! Situated near Epicenter of the Marcellus & Utica Shale Region & the I-79 Expansion Zone of the Morgantown region, this site is strategically located about 3 miles from Exit 155 of Interstate 79. The site has potential for numerous uses including residential / multi-family development, mobile home park, Solar Farm, oil & gas industry, light industrial, processing center, depot, transfer station, etc. Surface only. Potential Datacenter Site! Adjoining Site available for larger tract.





Golf Course

84.455 ac +/-

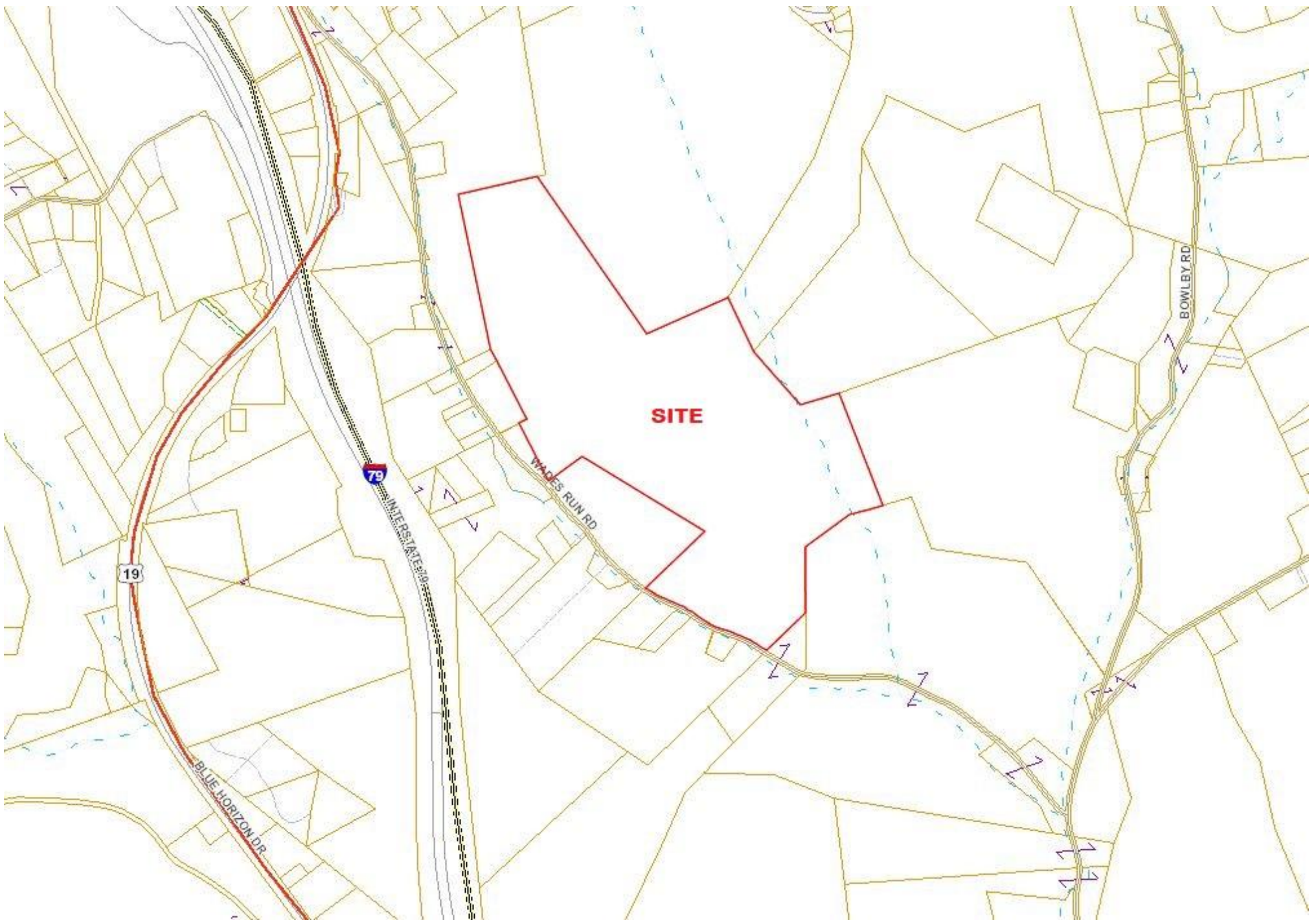
WADES RUN RD

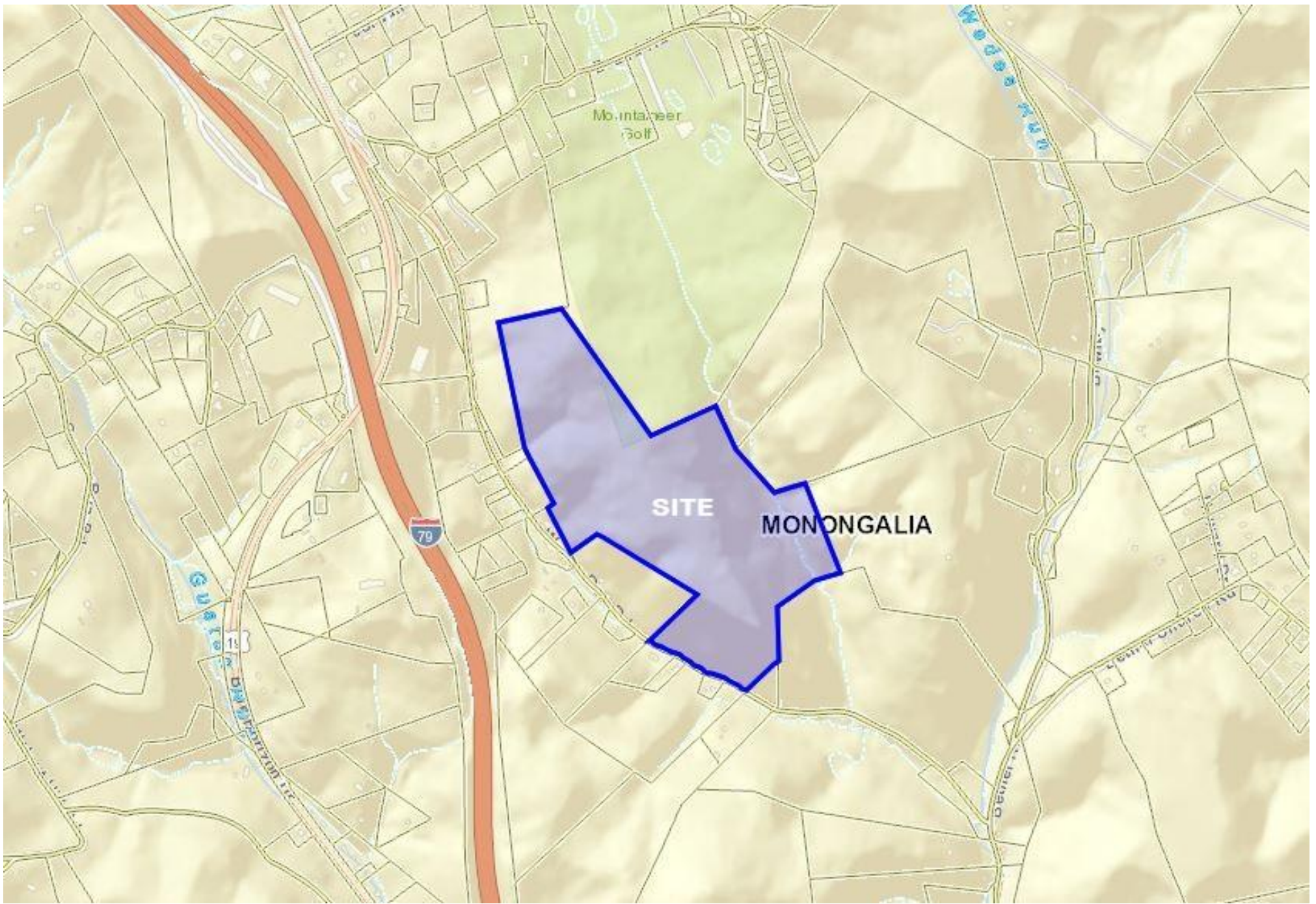
BOWLING RD

INTERSTATE 79
INTERSTATE 79













68.17 acres

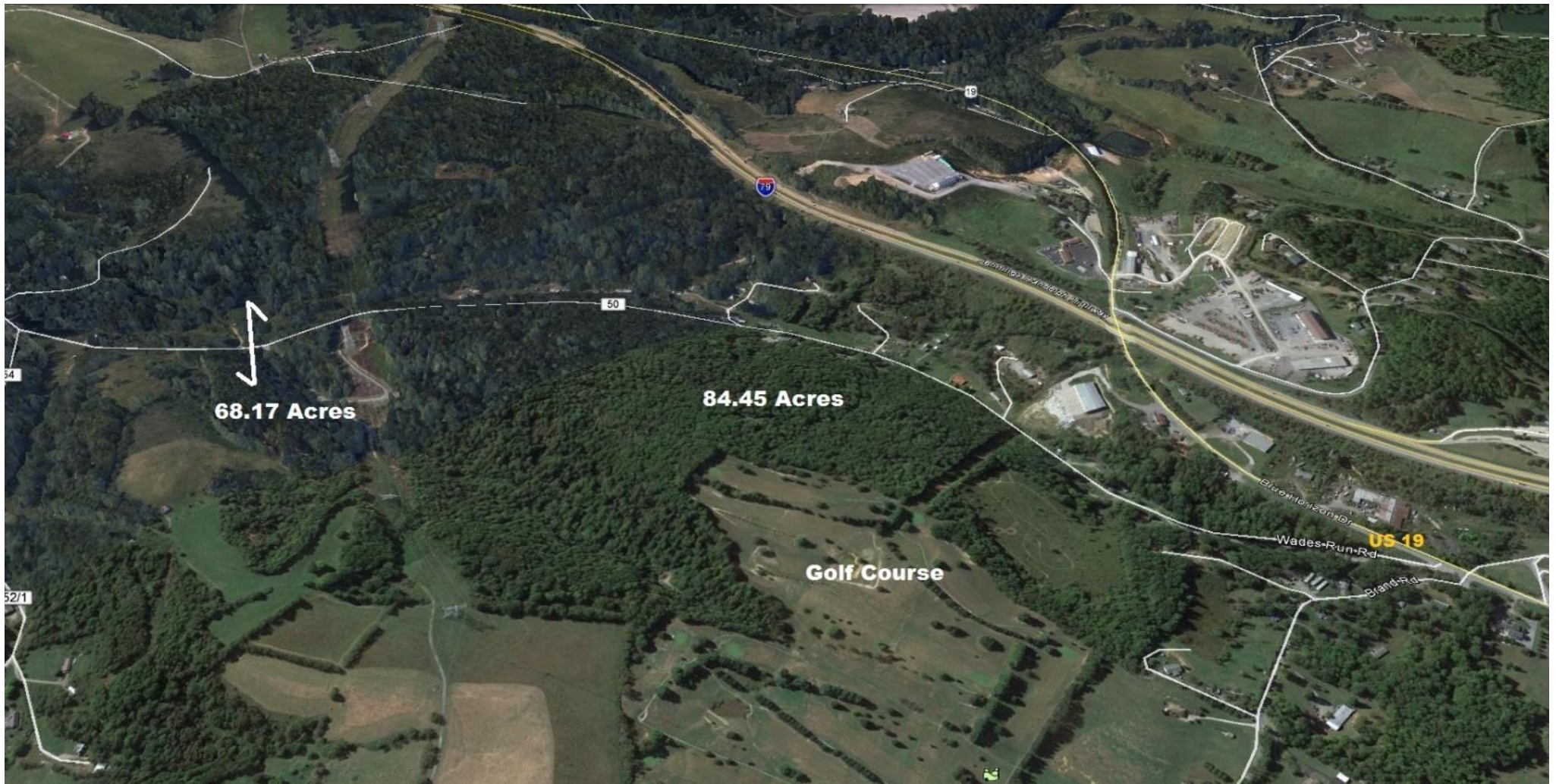
84.45 acres

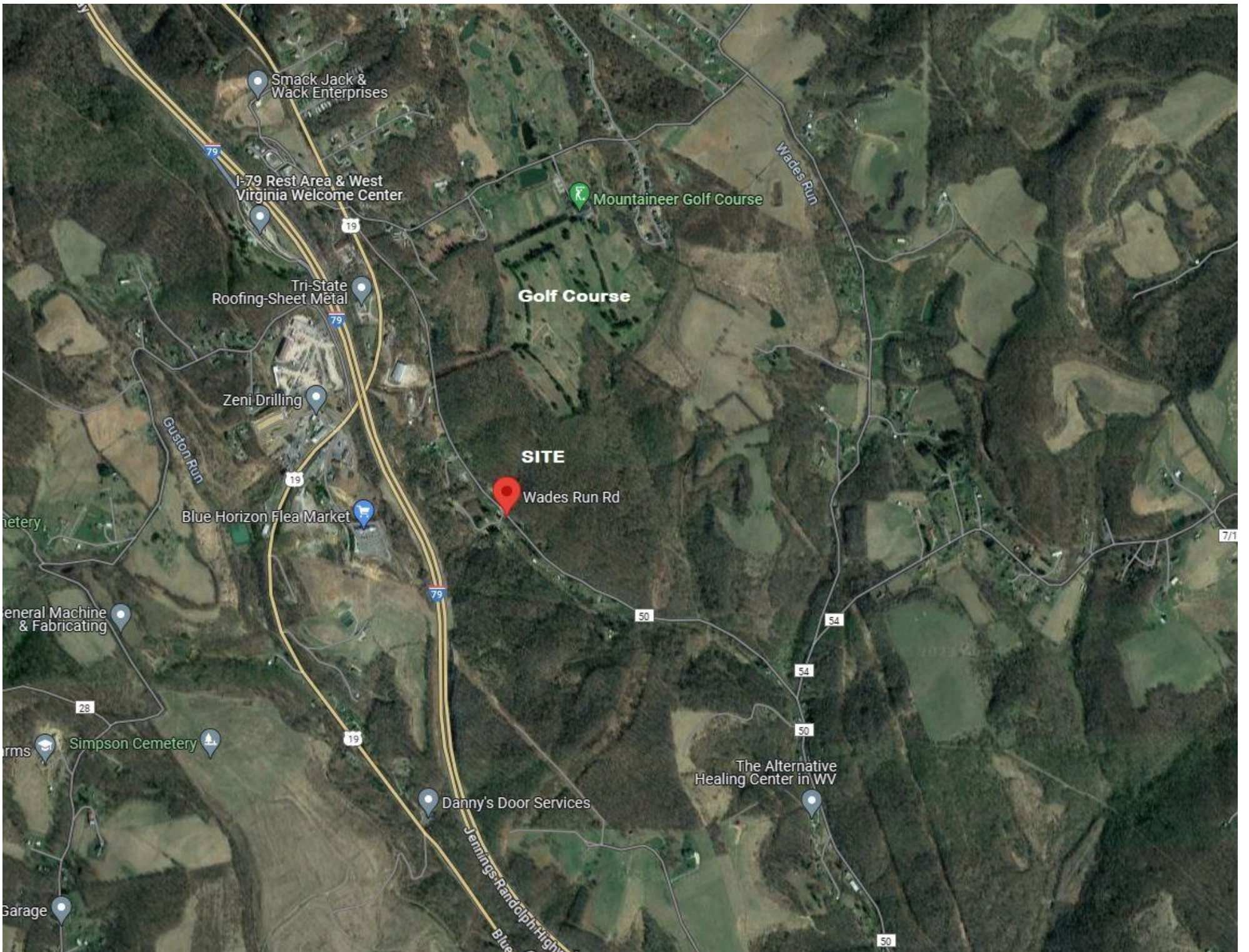


Golf Course

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Imagery Date: 10/5/2016 39°41'33.82" N 80°02'10.29" W elev 1234 ft eye alt 3502 ft





Smack Jack & Wack Enterprises

I-79 Rest Area & West Virginia Welcome Center

Mountaineer Golf Course

Tri-State Roofing-Sheet Metal

Golf Course

Zeni Drilling

SITE

Wades Run Rd

Blue Horizon Flea Market

General Machine & Fabricating

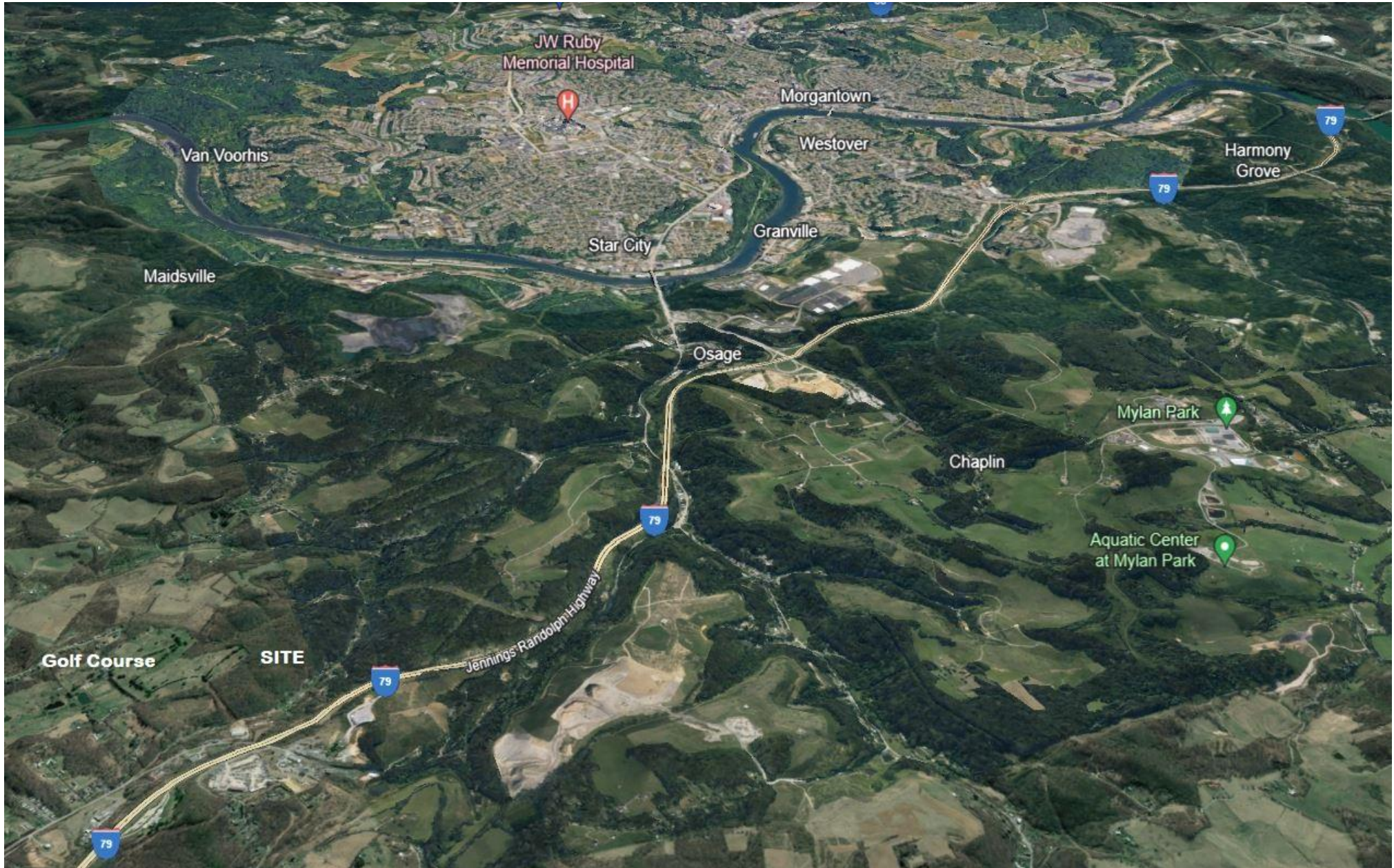
Simpson Cemetery

Danny's Door Services

The Alternative Healing Center in WV

Garage







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COMMERCIAL DIVISION

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

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