



PREMIER PROPERTIES
By Barbara Alexander, LLC

COMMERCIAL DIVISION

304-594-1519

www.move2wv.com

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

Howard Hanna Premier Properties
by Barbara Alexander, LLC
2800 Cranberry Square
Morgantown, West Virginia
304-594-0115
www.move2wv.com

337 Patteson Dr., Suncrest Area, Morgantown, WV

**Rare
Opportunity**

**Reduced
To Sell
\$1,650,000**

**0.24 to
0.38 ac +/-
(based on Assessor)**

B-2 Zoning

Level Site

**Strong
Commercial
Area**

**Fronts 2
City Streets**

**All Utilities
available**



- 145 Feet Frontage +/-
- WV Route 705
- Near Interstate 79
- Near WVU & Hospitals
- All Utilities Available
- Traffic: 16,868 ADT
- Level Site
- Fronts 2 City Streets

Rare Commercial Opportunity in the Suncrest area on WV Route 705. This is a level site in a high density & strong commercial area of Morgantown. Site is convenient to Interstate 79, Downtown, Hospitals, WVU, Stadium, Coliseum & Shopping. Suitable for Single-Tenant & Multi-Tenant Users. Surrounding businesses include Arby's, Kroger, Chick-Fil-A, Burger King, Wendy's, Eat n Park, Taco Bell, Panera & more. Zoned B-2, Service Business. Call agent for more details.



National Institute for Occupational Safety and Health

JW Ruby Memorial Hospital

JW Ruby Memorial Hospital

Suncrest United Methodist Church

Brooke Tower

WWU Tennis Courts

Bennett Tower

West Virginia University

Suncrest Middle School

337 Patteson Drive

St. Paul Lutheran Church

West Virginia Synod ELCA

WWU Student Recreation Center

Evans







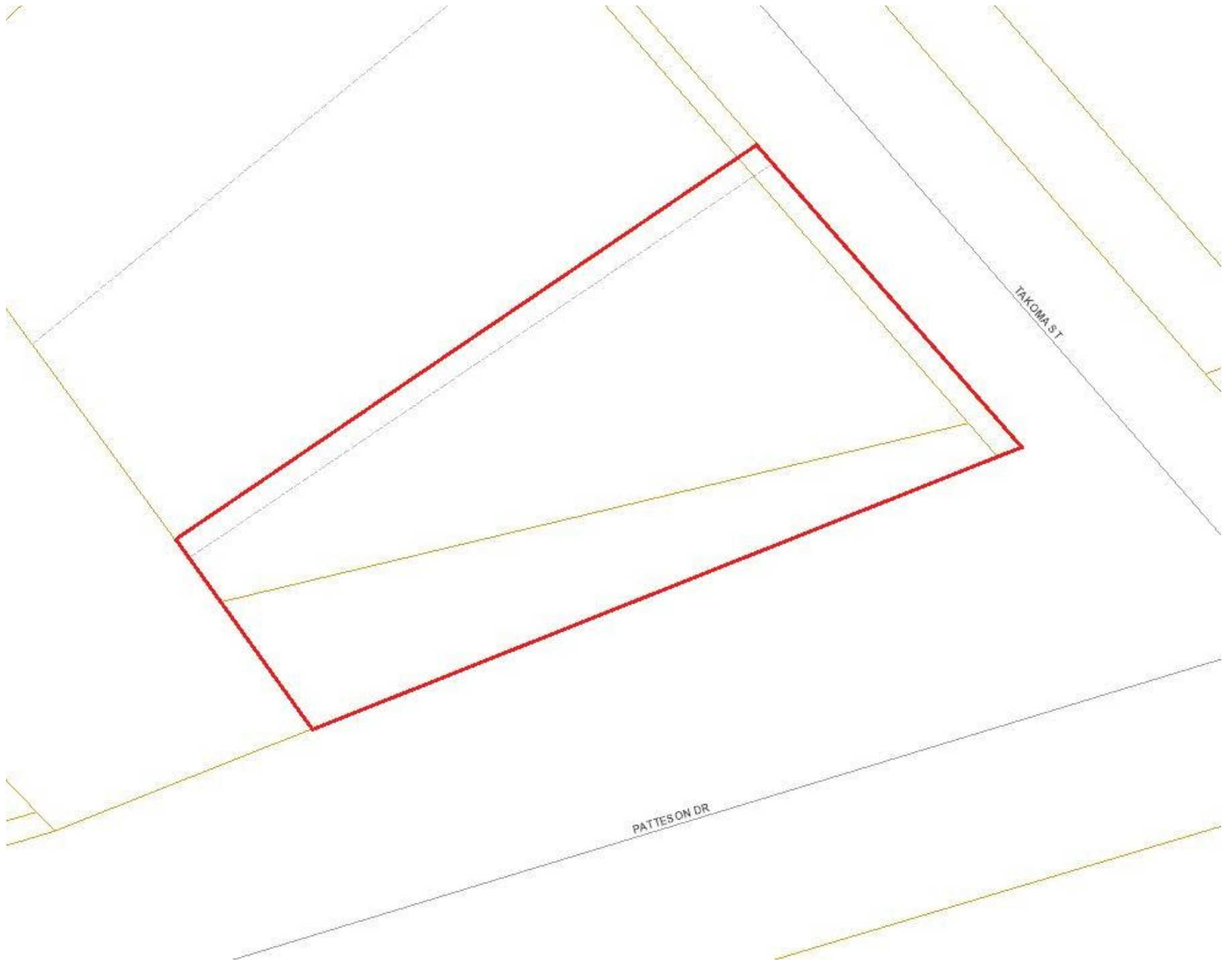








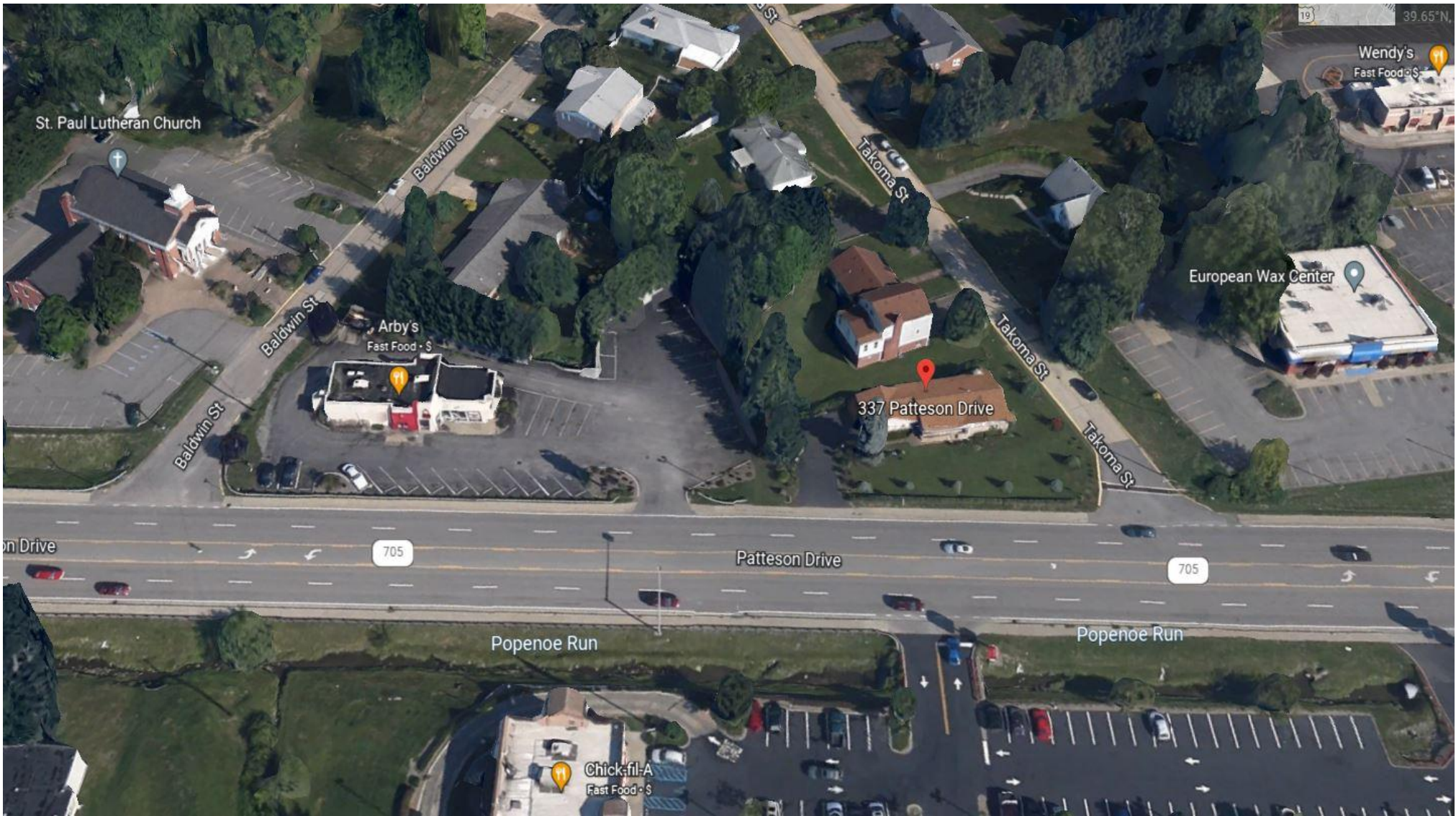




3 Parcels



3 Tax Parcels (boundaries estimated)



St. Paul Lutheran Church

Baldwin St

Takoma St

Baldwin St

Arby's
Fast Food · \$

337 Pattenon Drive

Takoma St

European Wax Center

on Drive

705

Pattenon Drive

705

Popenoe Run

Popenoe Run

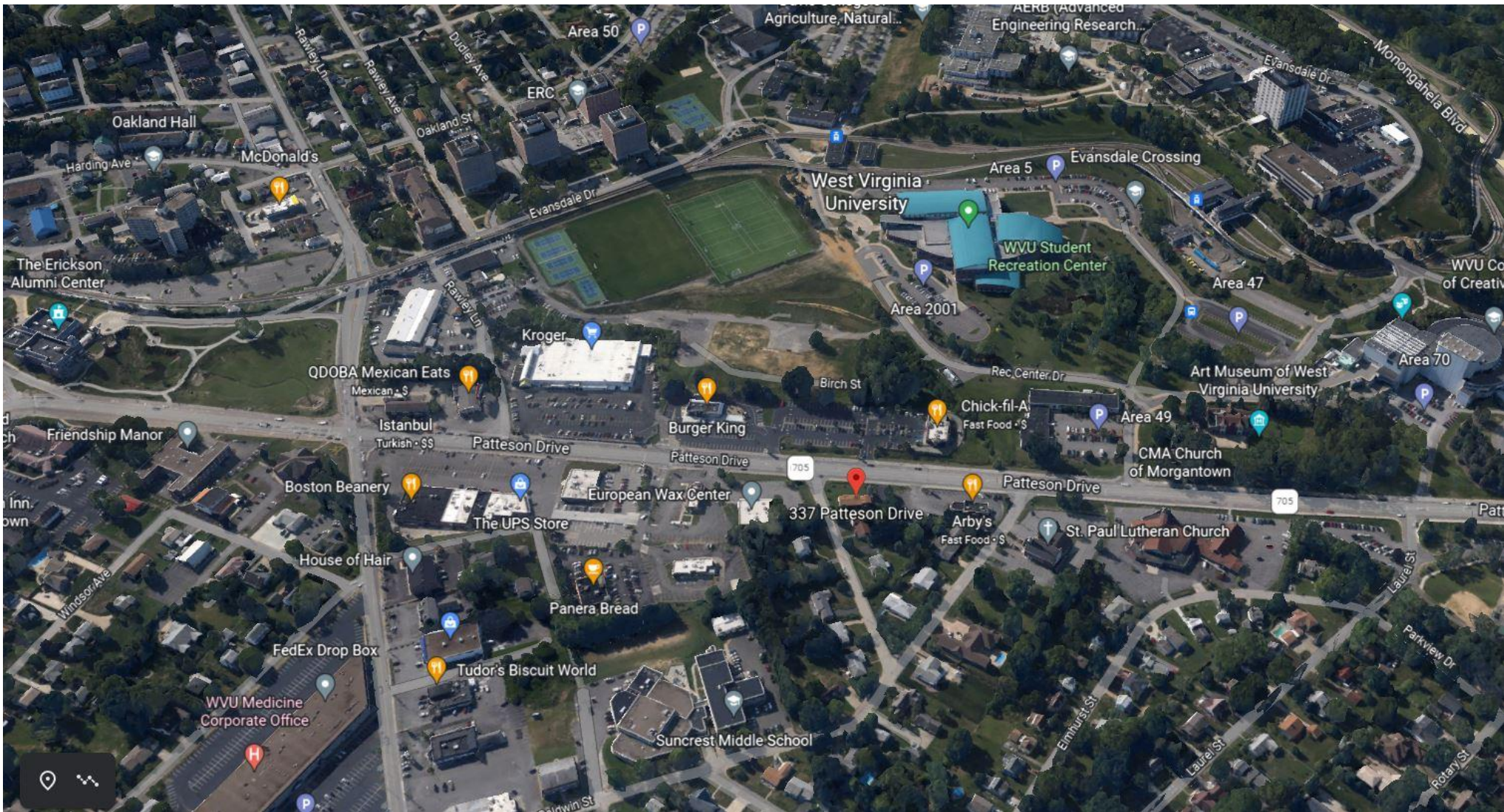
Chick-fil-A
Fast Food · \$

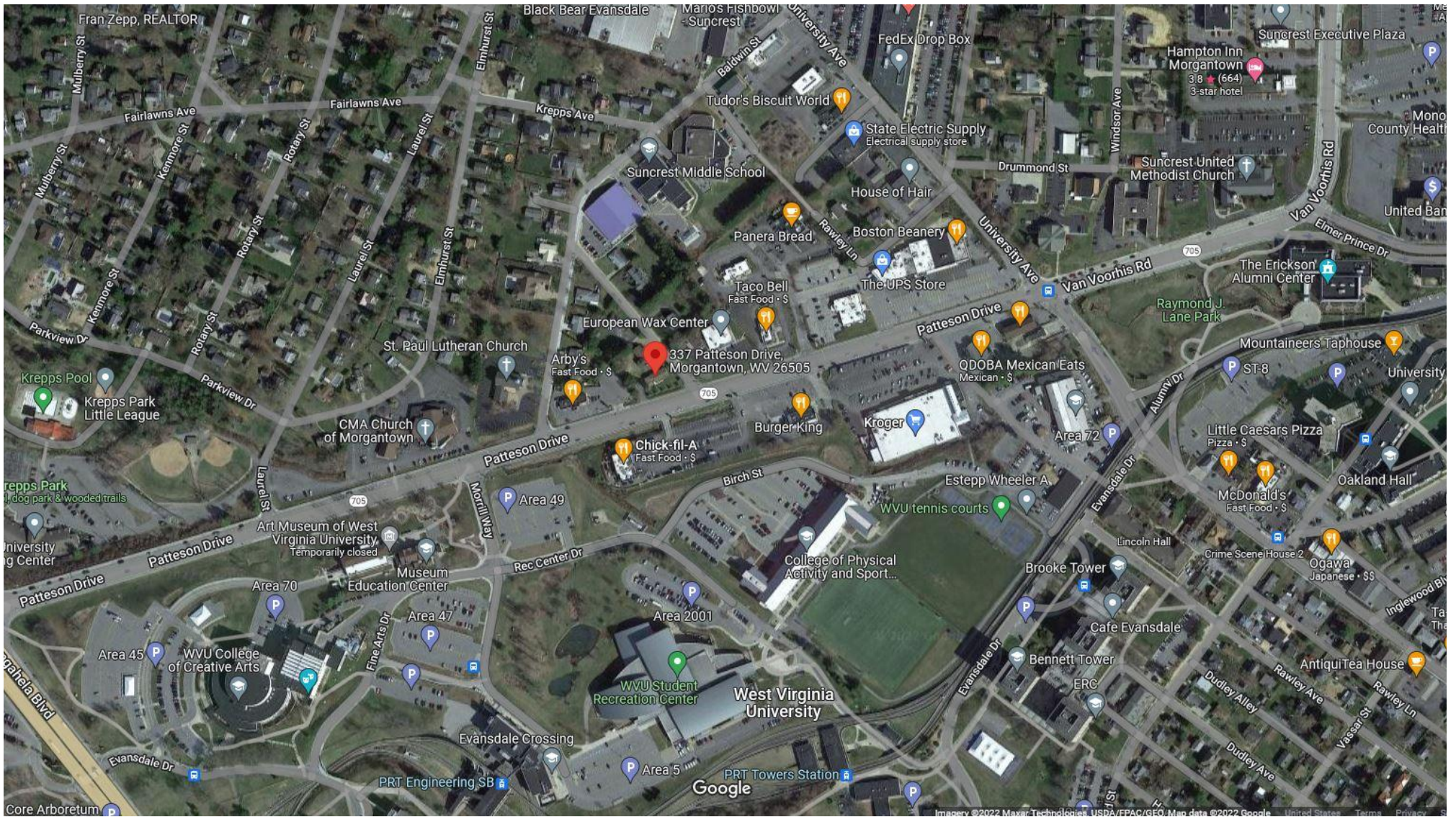
Wendy's
Fast Food · \$

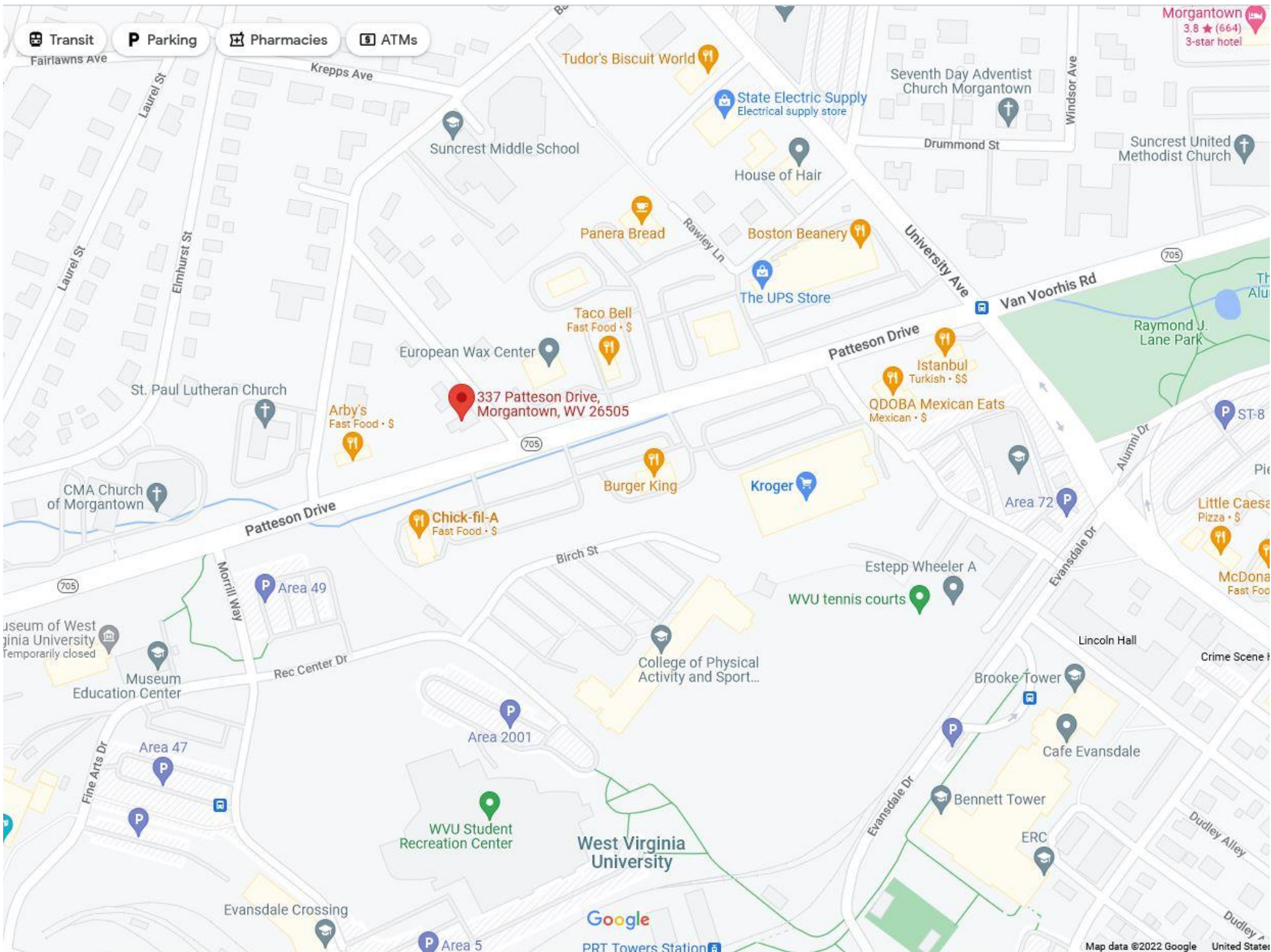
39.65°N











Transit Parking Pharmacies ATMs

Morgantown 3.8 (664) 3-star hotel

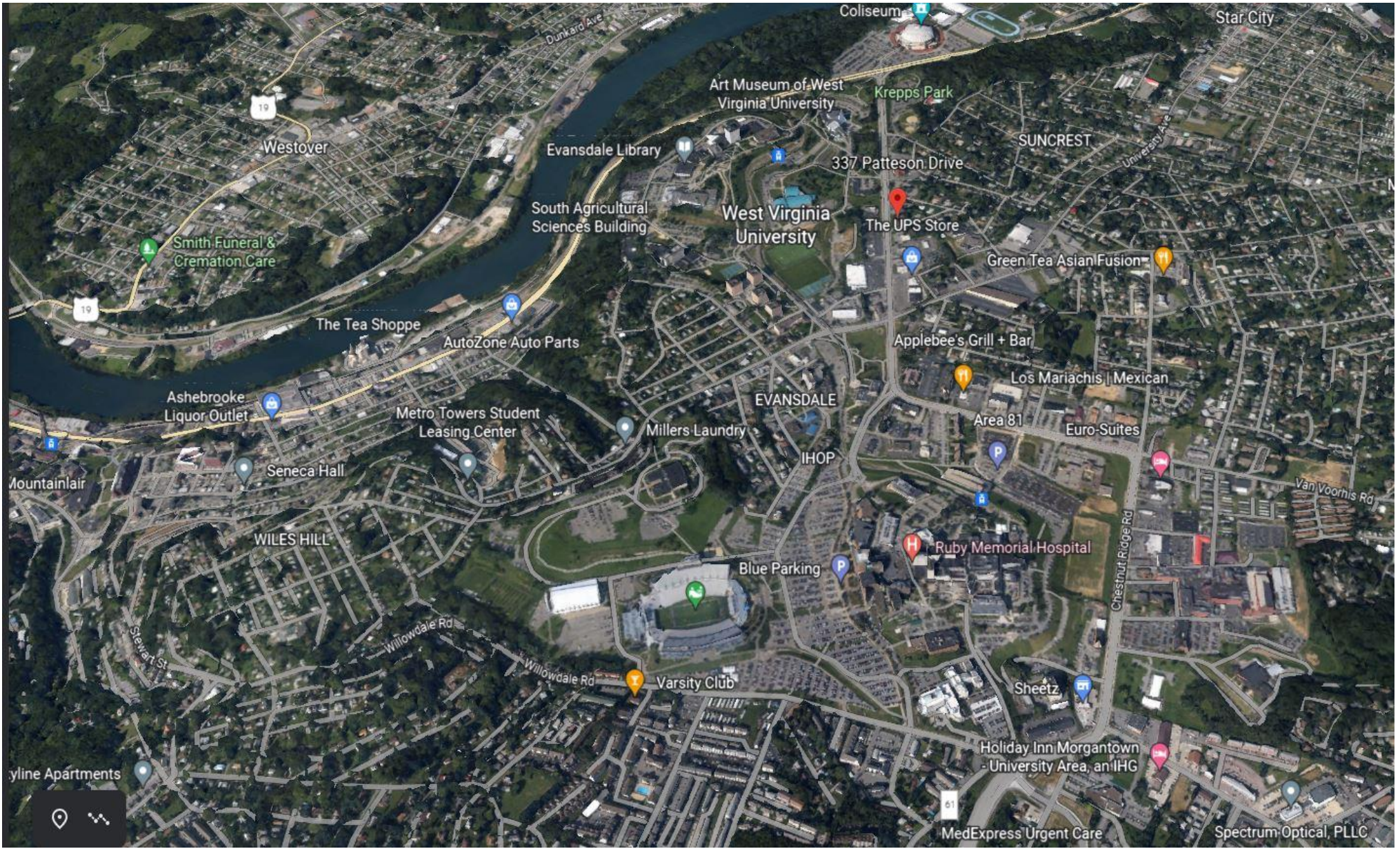
337 Patteson Drive, Morgantown, WV 26505

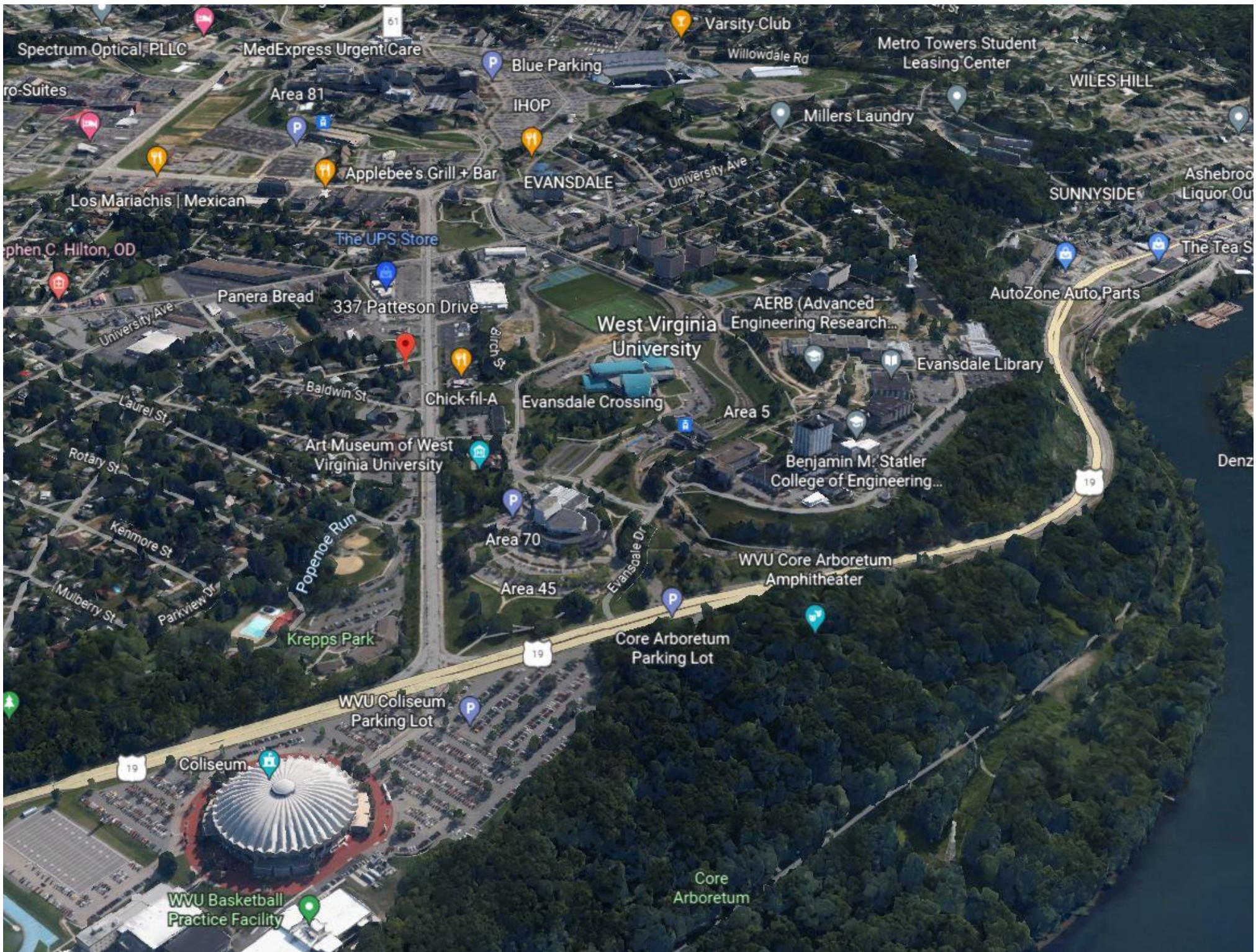
West Virginia University

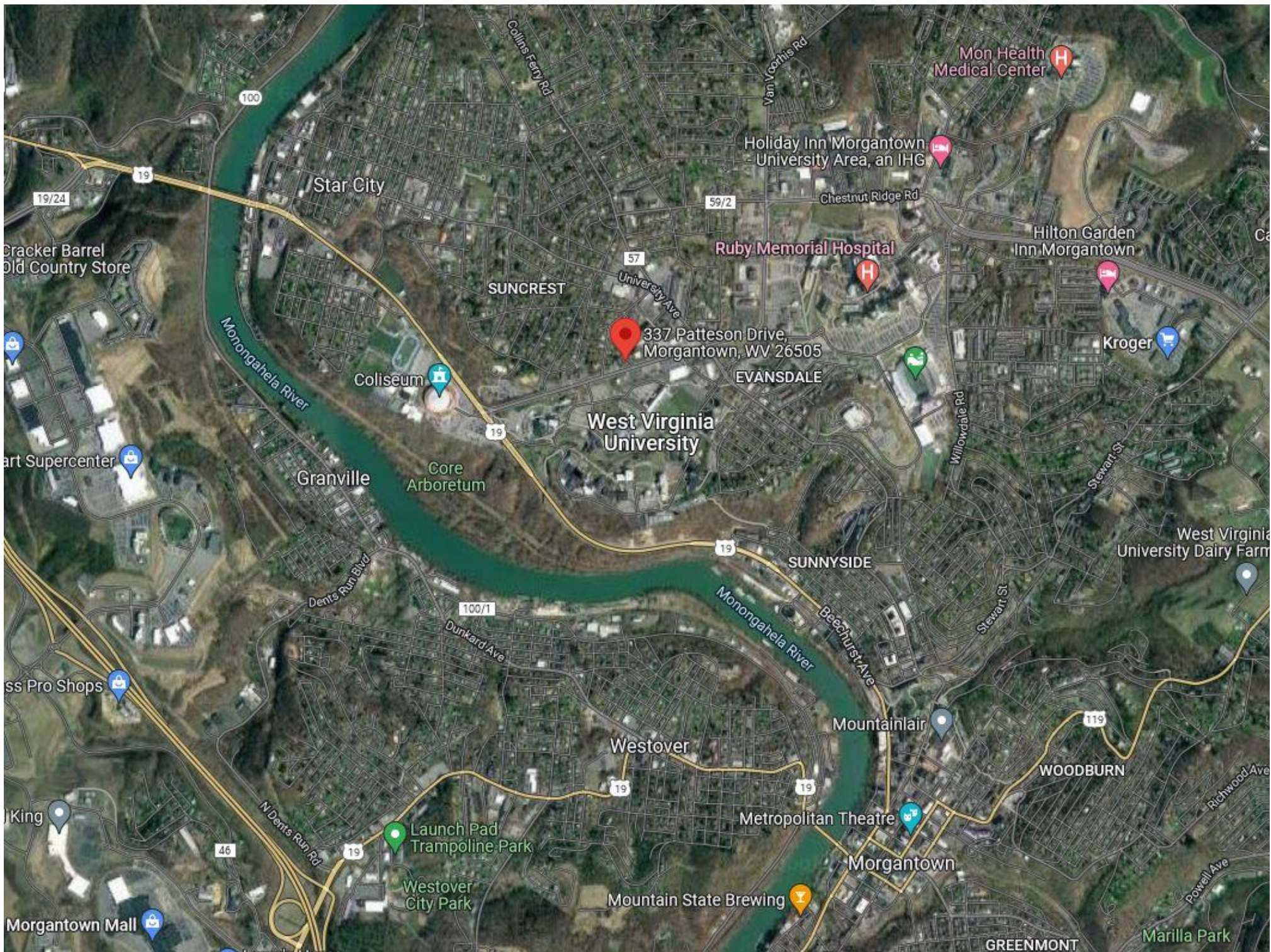
Google

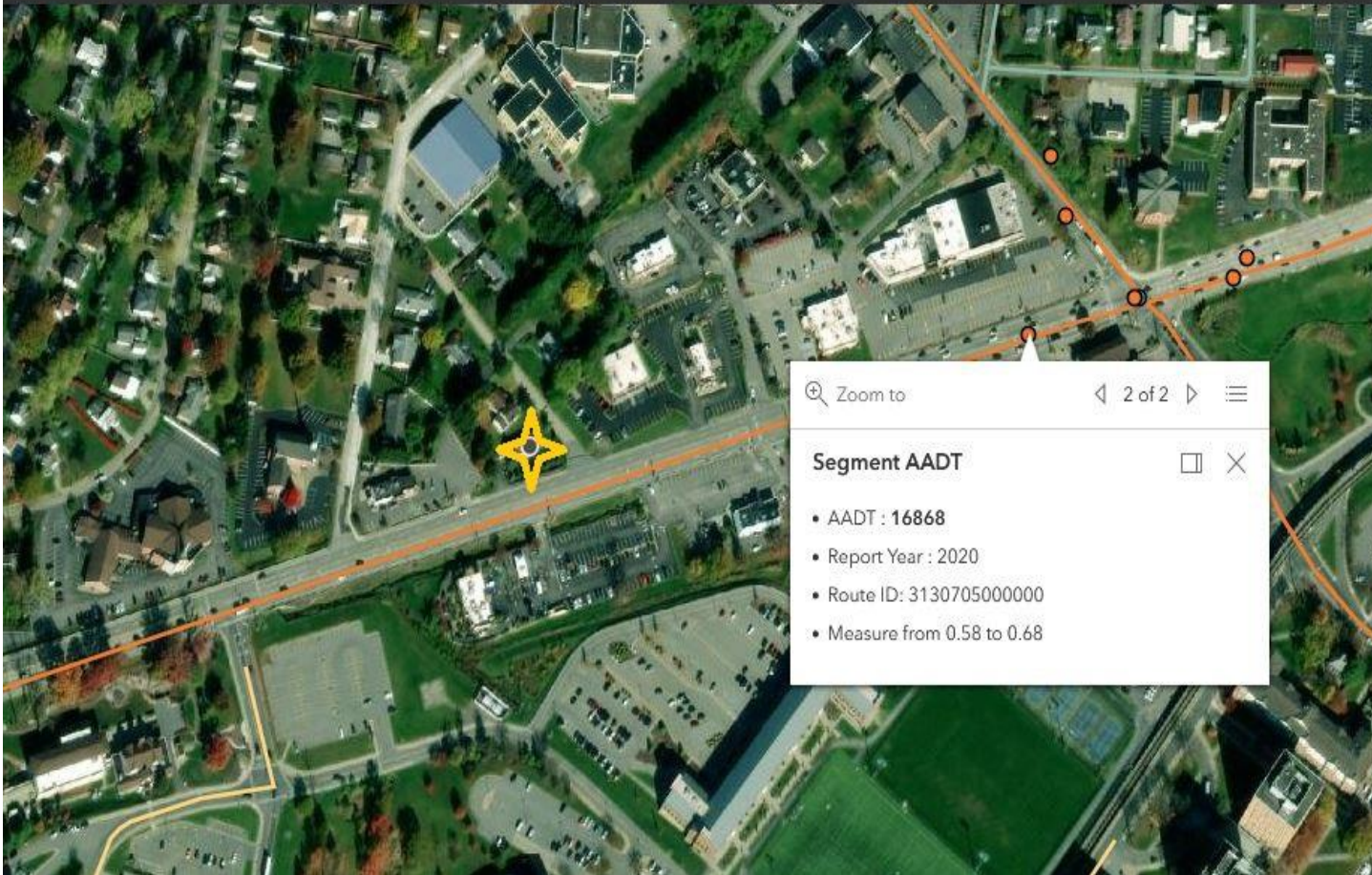
PRT Towers Station

Map data ©2022 Google United States









Zoom to 2 of 2

Segment AADT

- AADT : 16868
- Report Year : 2020
- Route ID: 3130705000000
- Measure from 0.58 to 0.68

Legend

AADT Station

- Over 50,000 Vehicles/Day
- 5,000-50,000 Vehicles/Day
- 1,000-4,999 Vehicles/Day
- 500 - 999 Vehicles/Day
- 100 to 499 Vehicles/Day
- Less than 99 Vehicles/Day

Segment AADT

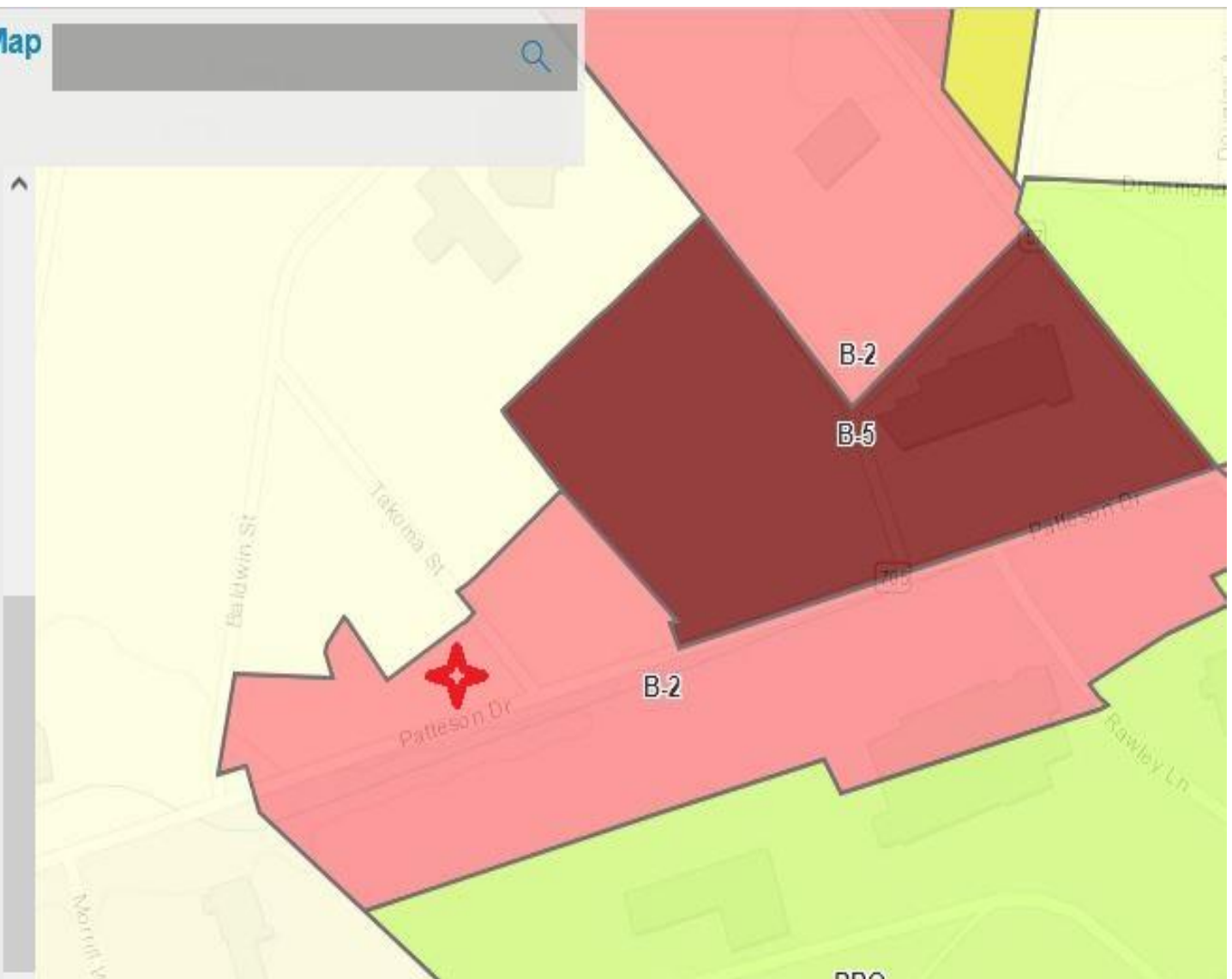
- Over 50,000/Vehicles/Day
- 5,000 - 49,999 Vehicles/Day
- 1,000 - 4,999 Vehicles/Day
- 500 - 999 Vehicles/Day
- 100 - 499 Vehicles/Day
- Less than 99 Vehicles/Day

Morgantown, WV Zoning Map

Effective as of 09-15-2021



-  R-2: Single and Two Family Residential District
-  R-3: Multi-Family Residential District
-  PRO: Professional, Residential, and Office District
-  B-1: Neighborhood Business District
-  B-2: Service Business District
-  B-4: General Business District
-  B-5: Shopping Center District
-  O-I: Office and Institutional District
-  I-1: Industrial District
-  PUD: Planned Unit Development District



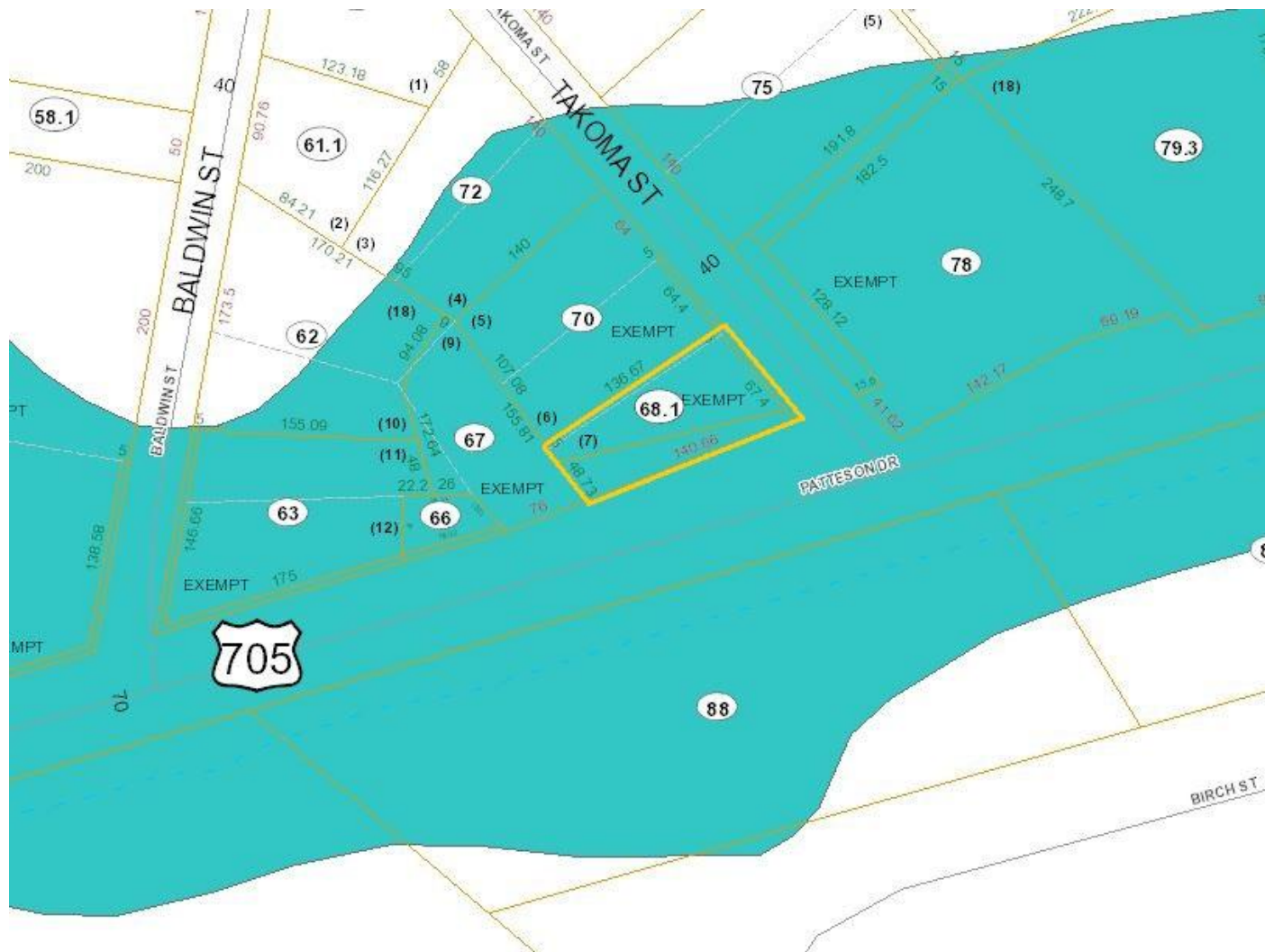
2023 Demographics
Does not include High Density Student Housing

1 Mile

3 Miles

5 Miles

Population	13,925	57,261	75,733
Daytime Population	29,154	77,806	95,811
Households	6,151	25,272	33,028
Average Household Income	\$74,188	\$80,053	\$85,962





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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

