

FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



265 MIDDLETOWN ROAD
SHINNSTON, WV 26431

WHITE HALL, EXIT 132



265 MIDDLETOWN ROAD

DOLLAR GENERAL



BENEDUM DRIVE

CLEVELAND BROTHERS EQUIPMENT COMPANY

MOUNTAIN STATE AUTO AUCTION

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property including specifications of the land, utilities, and directions.

02

Location Analysis / Aerial Photos

Detailed description with aerial photos of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius

08

Exterior Photos

Ground photos of the access and land.

10

Aerial Photos

Aerial photos of the property from various heights and angles.

12

304.413.4350

BlackDiamondRealty.net

Jeff Stenger, Sr. Associate/Salesperson
jstenger@blackdiamondrealty.net

M. 301.237.0175



LAND / DEVELOPMENT FOR SALE

265 MIDDLETOWN ROAD SHINNSTON, WV 26431

SALE PRICE / \$790,000

PRICE PER ACRE / \$12,000

GROSS LOT SIZE / 111.32 (+/-) ACRES

ZONING DESCRIPTION / NO ZONING

PROPERTY TYPE / RAW LAND

**PROPERTY FEATURES / INTERSTATE
FRONTAGE, PRIVATE, DEVELOPABLE,
ACCESS TO CITY WATER**

265 Middletown Road is an exceptional opportunity consisting of 111.32 (+/-) acres of developable land. Situated along Middletown Road and I-79 between exits 125 (White Oaks Business Park) and 132 (South Fairmont/White Hall), this large tract includes variety of terrains including rolling hills, cleared and wooded areas. The property can be accessed via gravel drive along Middletown Road, next to the newly built Dollar General.

The property is located 2.9 miles from I-79, Exit 125. With approximately 0.5 mile of interstate frontage, the property offers excellent visibility to both northbound and southbound traffic.

FOR SALE

LAND / DEVELOPMENT - LOCATED 2.9 MILES OFF I-79, EXIT 125

265 MIDDLETOWN ROAD · SHINNSTON, WV 26431 · 111.32 (+/-) ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The property consists of 111.32 (+/-) acres of raw land being mostly wooded with some cleared areas. Near the eastern portion of the parcel (main access point from Middletown Road) there are a single family residence, a mobile home and a barn which would likely need to be demolished.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Bridgeport, this property is situated within the Clay District of Harrison County. The site is comprised of one irregular shaped parcel consisting of a total area of 111.32 acres. The property is identified as Clay District, Tax Map 210 Parcel 44 This can be referenced in Deed Book W208 Page 382.

UTILITIES

This site offers access to public utilities, which include:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Tri-County Water
Cable	Multiple Providers
Internet	Multiple Providers

DIRECTIONS

From I-79 north, take Exit 125 and turn left onto Benedum Drive. Continue 2.7 miles on Benedum Drive until the road changes to Middletown Road. Continue another 0.3 mile to the property entrance on the left, just past Dollar General.



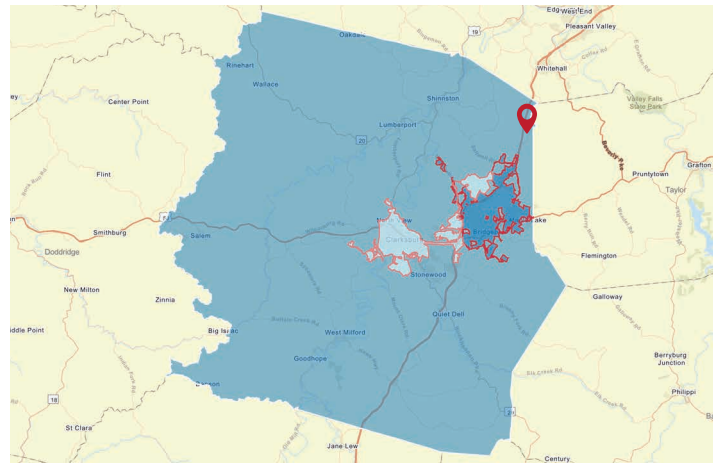
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, and Mitsubishi. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the state capital, Charleston, WV and two hours south of Pittsburgh, PA.

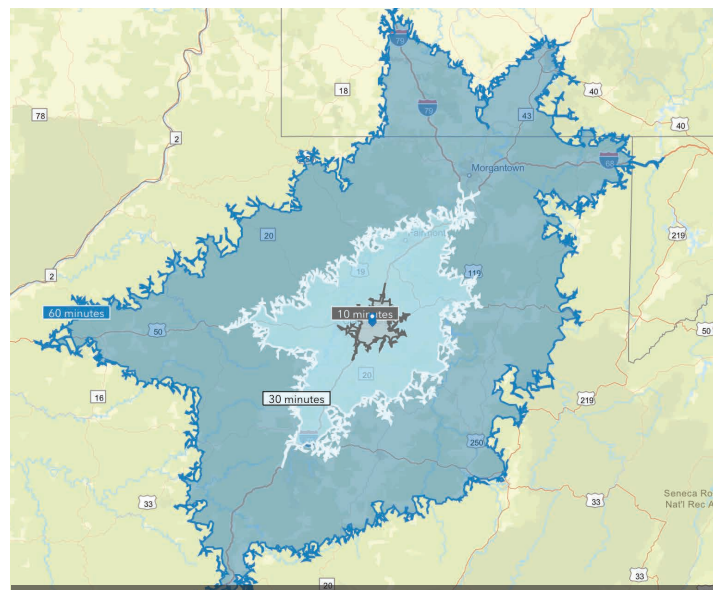
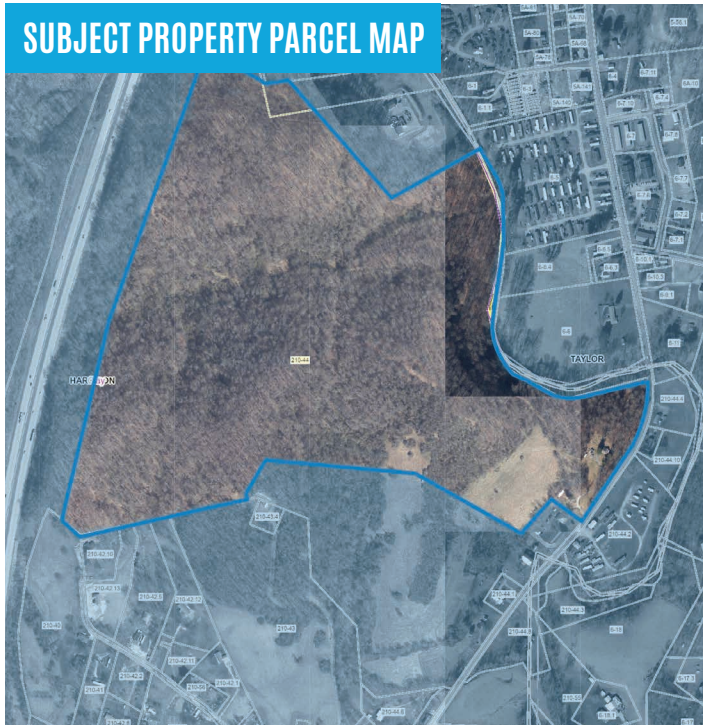
Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

The **City of Bridgeport** has a total population of 16,064 and a median household income of \$88,255. Total number of businesses is 954.

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



■ Harrison County, WV ■ Bridgeport City Limits
■ Clarksburg City Limits
📍 Subject Location

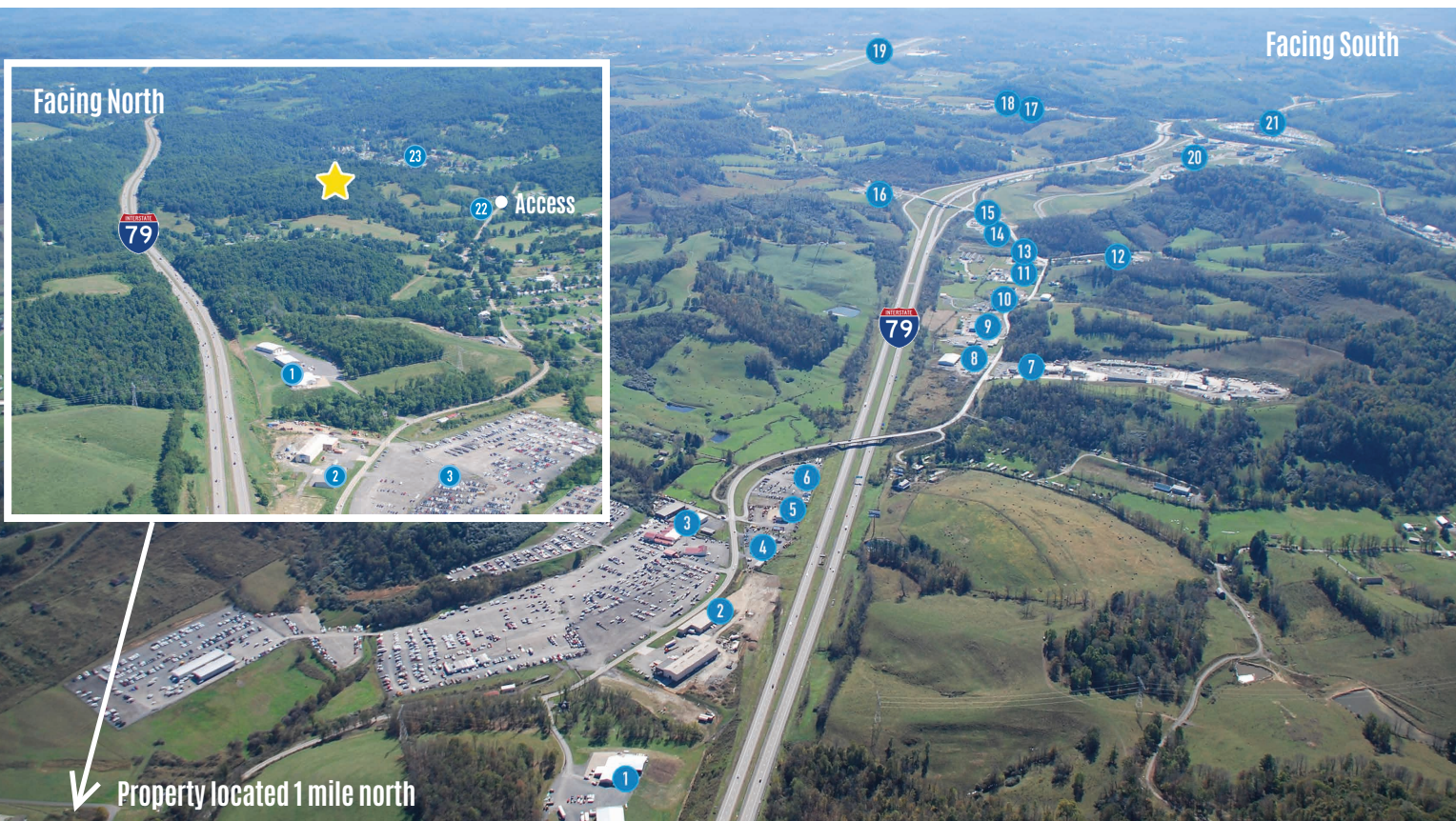


Distance to nearby cities: Bridgeport, WV - 7 miles, Fairmont, WV - 10 miles, Clarksburg, WV - 12 miles, Morgantown, WV - 26 miles, Uniontown, PA - 53 miles, Pittsburgh, PA - 98 miles, Charleston, WV - 131 miles.

FOR SALE

LAND / DEVELOPMENT - LOCATED 2.9 MILES OFF I-79, EXIT 125
265 MIDDLETOWN ROAD · SHINNSTON, WV 26431 · 111.32 (+/-) ACRES

AERIAL PHOTO



The aerial photo above highlight several of the most popular surrounding locations. Referenced with a yellow star is the subject property, 265 Middletown Road. The property is located 2.9 miles from I-79, Exit 125.

- 1 Mark Richards Racing
- 2 Standard Air & Lite Corporation, Thompson Gas
- 3 Mountain State Auto Auction, LINE-X
- 4 Cleveland Brothers Rentals
- 5 State Equipment, Inc.
- 6 Airgas Store
- 7 Central Supply Company
- 8 Citco Water
- 9 NAPA Auto Parts
- 10 George L. Wilson Co.
- 11 Freed's Greenhouse
- 12 YRC Freight
- 13 Interim HealthCare
- 14 BFS Gas Station
- 15 Exxon / Dunkin' Donuts
- 16 Freedom Kia of Clarksburg
- 17 Wingate by Wyndham Bridgeport
- 18 Buffalo Wild Wings
- 19 North Central West Virginia Airport
- 20 White Oaks Business Park: Sheetz, Premier bank, Subway, Justice, Steptoe & Johnson, Federal Credit Union, Huntington National Bank, Holiday Inn Express, Clear Mountain Bank, Hawthorn Suites, The Oaks Salon, Courtyard Marriott, T.G.I. Friday's, The Thrasher Group, IHOP, Antero Resources, Dominion Transmission, EQT, Accenture, Manchin Assisted Living, and more
- 21 United Hospital Center
- 22 Dollar General
- 23 Boothsville

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



4,094

Total
Population



81

Businesses



3,261

Daytime
Population



\$234,929

Median Home
Value



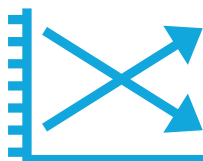
\$35,320

Per Capita
Income



\$61,240

Median Household
Income



-0.15%

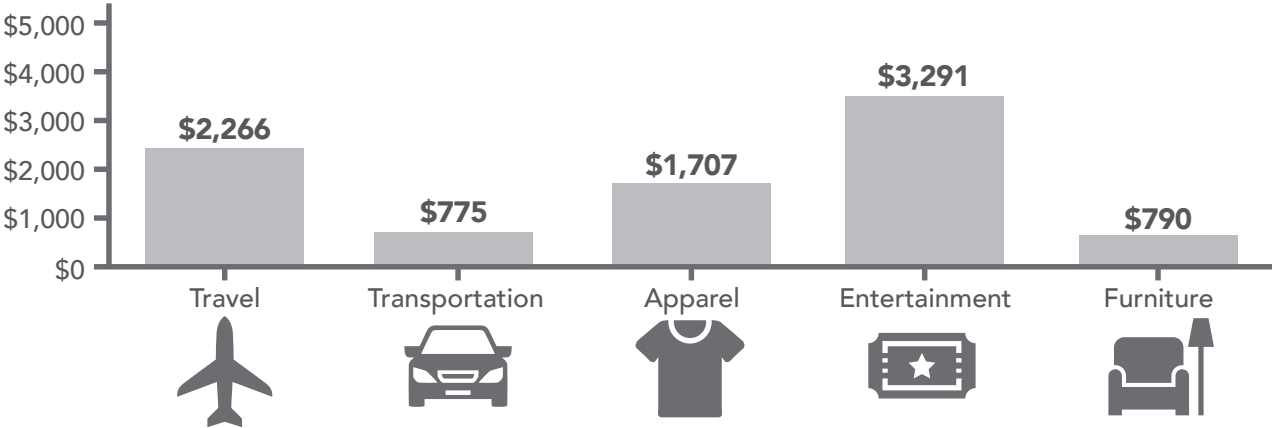
2024-2029
Pop Growth Rate



1,776

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



13,217

Total
Population



637

Businesses



17,964

Daytime
Population



\$210,223

Median Home
Value



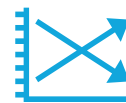
\$39,740

Per Capita
Income



\$68,106

Median
Household
Income



0.00%

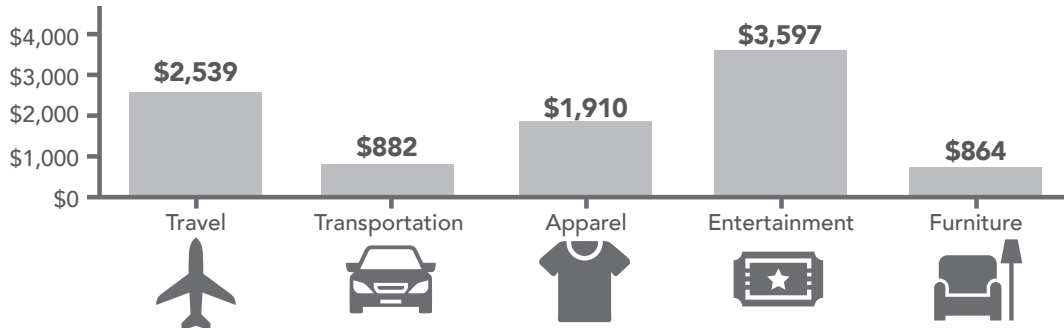
2024-2029
Pop Growth
Rate



5,901

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



85,218

Total
Population



3,491

Businesses



94,041

Daytime
Population



\$171,140

Median Home
Value



\$35,086

Per Capita
Income



\$58,310

Median
Household
Income



-0.35%

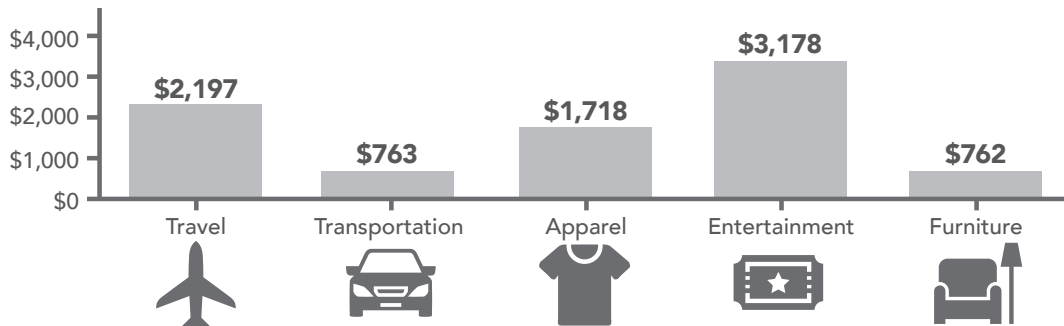
2024-2029
Pop Growth
Rate



40,196

Housing Units
(2020)

KEY SPENDING FACTS



EXTERIOR PHOTOS

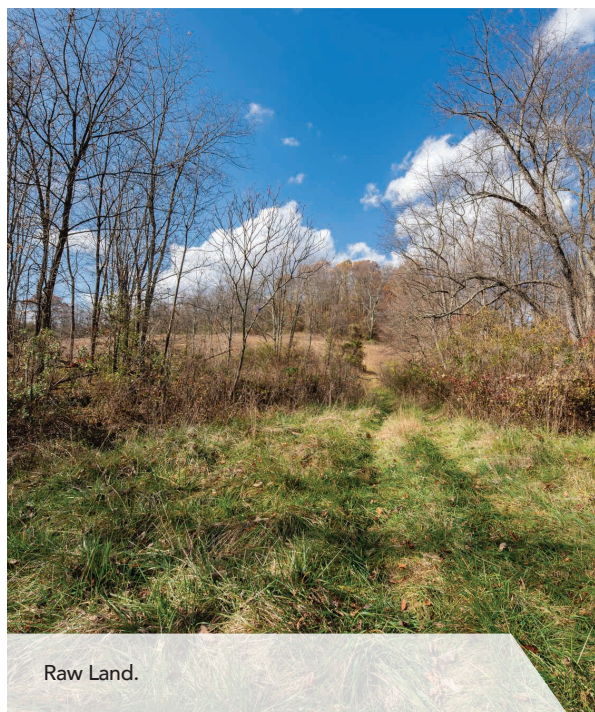


Access From Middletown Road.

FOR SALE
LAND / DEVELOPMENT - LOCATED 2.9 MILES OFF I-79, EXIT 125
265 MIDDLETOWN ROAD · SHINNSTON, WV 26431 · 111.32 (+/-) ACRES



Access From Middletown Road.



Raw Land.



Existing Structures.

AERIAL PHOTOS



FOR SALE
LAND / DEVELOPMENT - LOCATED 2.9 MILES OFF I-79, EXIT 125
265 MIDDLETOWN ROAD · SHINNSTON, WV 26431 · 111.32 (+/-) ACRES



PROPERTY ACCESS

DOLLAR GENERAL

AERIAL PHOTOS



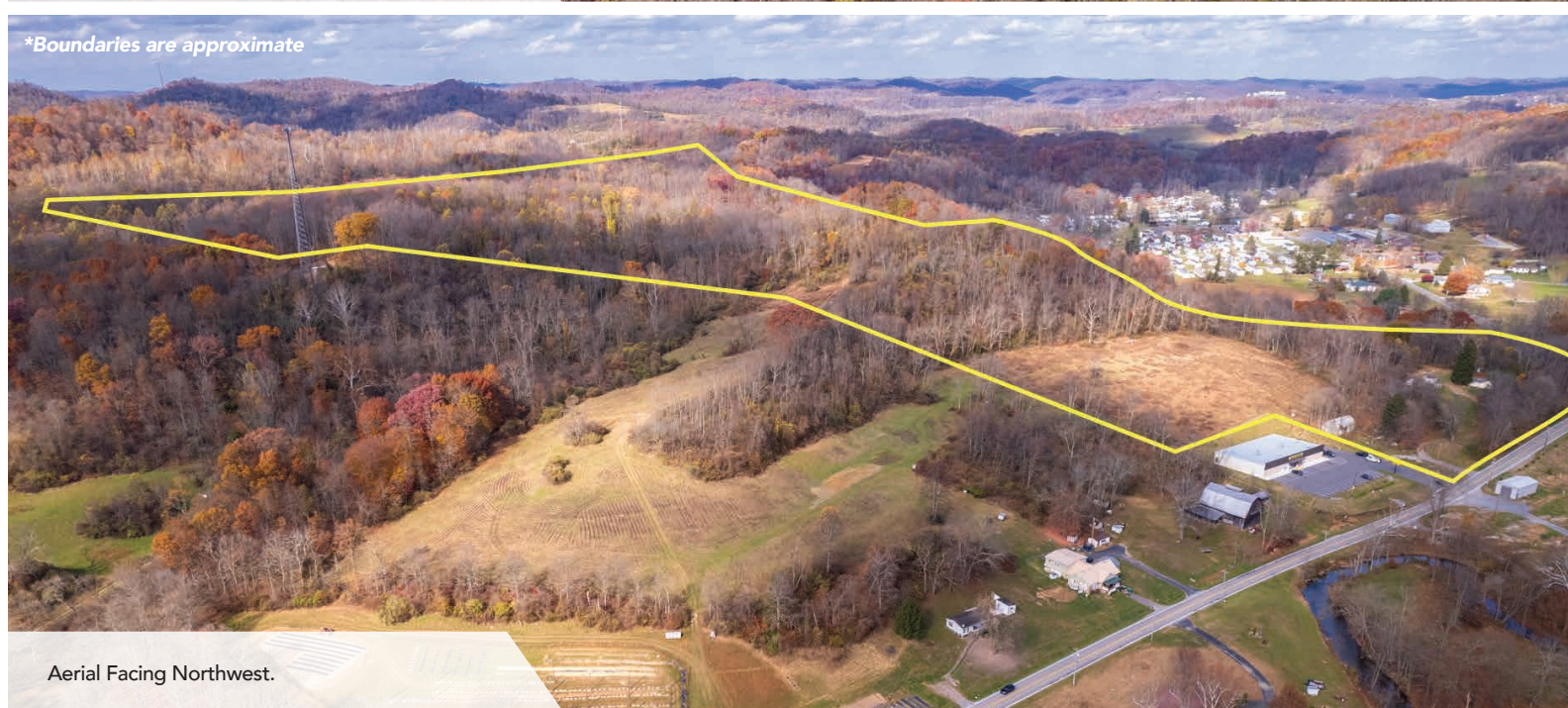
Aerial Facing Southwest.

*Boundaries are approximate

FOR SALE
LAND / DEVELOPMENT - LOCATED 2.9 MILES OFF I-79, EXIT 125
265 MIDDLETOWN ROAD · SHINNSTON, WV 26431 · 111.32 (+/-) ACRES

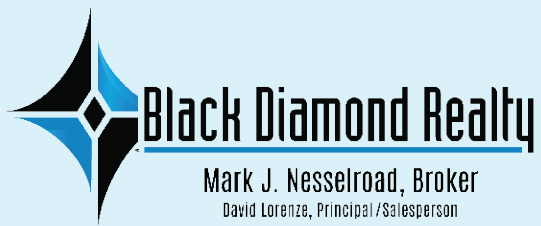


Aerial Facing West Towards I-79.



*Boundaries are approximate

Aerial Facing Northwest.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505
P. 304.413.4350 | F. 304.599.3285
BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Sr. Associate/Salesperson
M. 301.237.0175
jstenger@blackdiamondrealty.net