



Black Diamond Realty

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FOR SALE
LAND
MARKETING FLYER



MULTIFAMILY PARCEL
4.13 AC

MULTIFAMILY PARCEL
NORTH INDIANA AVENUE • FAIRMONT, WV 26554

NOVELI'S
1800 SPEEDWAY AVENUE

MULTIFAMILY PARCEL
4.13 AC PARCEL

SPEEDWAY AVENUE BUSINESS PARK
20+ AC / FLEX INDUSTRIAL BUILDINGS / BTS

INTERSTATE 79
EXIT 137

THOMPSON WAREHOUSE
945 KING STREET

PRICE CUTTER
1015 INDIANA AVENUE



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*Boundaries are approximate.

FOR SALE MULTIFAMILY PARCEL

MULTIFAMILY PARCEL NORTH INDIANA AVENUE • FAIRMONT, WV 26554

SALE PRICE / \$199,500

GROSS LOT SIZE / 4.13 (+/-) ACRES

PROPERTY TYPE / MULTI FAMILY/RESIDENTIAL

ZONING DESCRIPTION / INDUSTRIAL

**PROPERTY HIGHLIGHTS / THREE-PHASE
ELECTRIC, ALL UTILITIES, QUICK INTERSTATE
ACCESS, BUILD-TO-SUIT OPTIONS**

HISTORY BEHIND THE LOCATION

From the early 1900's through the 80s, Speedway Avenue was vibrant with activity centered around the hundreds of jobs at Owens Illinois' manufacturing plant, or Owens Bottle Works. Established in 1910, the massive plant ran 24 hours a day and employed approximately 200 workers. The plant had six furnaces as well as six of Michael Owens's bottle machines, producing a total of 180,000 bottles per day. Over the years production grew steadily, and by the 1970s more than 1,000 people were employed at the plant. But in 1978, Owens-Illinois began phasing out operations. Nearly 700 people were laid off from their jobs by 1980. In March 1982, the plant closed for good.

After shutting down, the property remained vacant for 35 years. What once was a robust side of Marion County became overtaken by brush and "brownfield" stigma. That script is in the process of flipping back to vibrancy. Driven by our client's vision of opportunity and backed by significant capital investment, this prime 40 acre tract is a rare opportunity in our typographically-challenged region. Many of the challenges have been overcome. What challenges you may ask? (1). As a former glass plant turned brownfield, our client invested significant capital and time (working the WVDEP amongst other agencies) to formulate a plan to clean the site. We expect a clean bill of health by the latter part of 2017. (2). Hickman Run, a small stream, runs adjacent to the property. The drainage is conveyed via a box culvert. Extensive work with FEMA has taken place in an effort to maximize usable acreage. (3). Massive amounts of trees, shrubs and overgrown brush have been removed. The end result is a "cleaner" looking asset that paints a picture of immense opportunity.

FOR SALE

MULTIFAMILY PARCEL / LAND - LOCATED 1 MILE OFF I-79, EXIT 137
NORTH INDIANA AVENUE · FAIRMONT, WV 26554 · 4.13 (+/-) ACRES

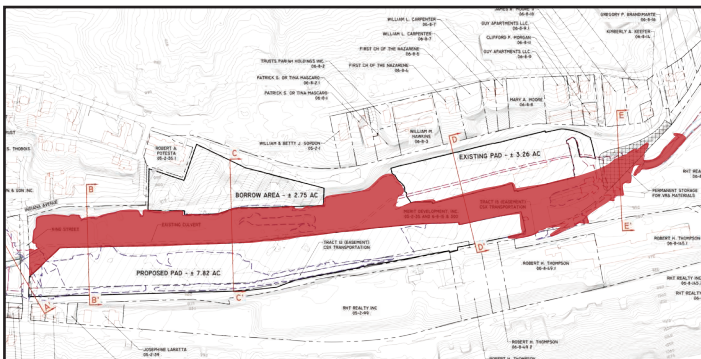
PROPERTY SPECIFICATIONS

SPECIFICATIONS

Located within Speedway Business Park, this property is situated within 0.5 mile of I-79, Exit 137. The land uses vary along Speedway Avenue. The east side of Speedway Avenue is predominantly single-family homes. These homes were built between the 1930s-60s primarily for Owens Illinois' employees. On the west side, the uses are predominantly one to two story commercial buildings. Uses include fast food restaurants, local retailers, office space and warehouse/ industrial space.

FLOOD MAP

The map below highlights the approximate location of the proposed 100 year floodplain. As indicated on the map, part of the property lies within the 100 year floodplain. The plan is to utilize the floodplain acreage for outdoor storage and/or parking.



INGRESS / EGRESS / PARKING

This parcel can be accessed via multiple locations including Indiana Avenue and Morgantown Avenue. The conceptual plan offers two parking lots and a total of 134 (+/-) lined parking spaces.

LEGAL DESCRIPTION / B4 ZONING

The entire property is within the City of Fairmont boundaries and is zoned Industrial. Industrial zoning allows flexibility in the number of uses we can entertain. Industrial zoning code allows uses from single-family/multifamily residential to light manufacturing.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications

LOCATION TREND ANALYSIS

Speedway Business Park is located one mile off of I-79, Exit 137 and offers easy access to the interstate and is within close proximity to amenities make the site desirable to a multitude of users.

Marion County lies in north central 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. In 2015, Fairmont had a total population of 35,548 and a median household income of roughly \$40,000 within a 5-mile radius of this site.



Distance to nearby cities: Morgantown, WV - 15 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 33 miles, Washington, PA - 60 miles, Charleston, WV - 140 miles, Pittsburgh, PA - 90 miles

FOR SALE / LEASE / BUILD-TO-SUIT

LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137

SPEEDWAY BUSINESS PARK · FAIRMONT, WV 26554 · 23.7 (+/-) ACRES

AERIAL PHOTO



The aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, the Multifamily Parcel within the Speedway Business Park is located approximately one mile from I-79 (Exit 137). This location has a daily traffic count of 13,173 vehicles per day (WVDOH, 2014).

- 1 Parco Propane
- 2 Best One Tire
- 3 The UPS Store
- 4 Domino's Pizza
- 5 Advanced Auto Parts
- 6 Family Dollar
- 7 ABF
- 8 Dollar General
- 9 Shop N' Save
- 10 ATM BcBank
- 11 KFC
- 12 McDonald's
- 13 Subway
- 14 Wendy's
- 15 Shell Gas Station
- 16 Clarion Inn
- 17 Exxon Gas Station
- 18 Sunoco Gas Station

CONCEPTUAL PLAN



FOR SALE / LEASE / BUILD-TO-SUIT
LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137
SPEEDWAY BUSINESS PARK · FAIRMONT, WV 26554 · 23.7 (+/-) ACRES



AERIALS



Aerial Photo Facing West.

**Boundaries are approximate.*

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LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137

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Aerial Photo Facing East.



Aerial Photo Facing East.



Aerial Photo Facing South.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*