



**Black Diamond Realty**

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**FOR SALE / LEASE  
LAND / DEVELOPMENT  
MARKETING FLYER**



**22 MILFORD STREET  
CLARKSBURG, WV 26301**

50

MCDONALD'S

WENDY'S

CLARKSBURG VETERINARY HOSPITAL

HITE FIELD

VETERANS MEMORIAL PARK

SHEETZ

19

FOOD LION

DOLLAR GENERAL

BURGER KING

 22 MILFORD STREET

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## LAND / DEVELOPMENT FOR SALE / LEASE

## 22 MILFORD STREET CLARKSBURG, WV 26301

SALE PRICE / \$80,000 / ACRE

LEASE RATE / \$5,500 / MONTH

GROSS LOT SIZE / 5.778 ACRE

ZONING / B-2 COMMERCIAL

PROPERTY FEATURES / EXCELLENT  
VISIBILITY ALONG ROUTE 19, SIGNALIZED  
INTERSECTION, DEVELOPMENT  
OPPORTUNITY

22 Milford Street presents an exceptional opportunity to secure 5.778 (+/-) acres of undeveloped land. Positioned near the intersection of Milford Street (Route 19) and Davisson Run Road, this property offers excellent visibility, strong daily traffic counts, and convenient access to major transportation routes, making it ideal for a variety of commercial or mixed-use development possibilities. The property is positioned 2.5 miles from Route 50 and 5.8 miles from I-79, Exit 119.

The subject property is located in a growing area of Harrison County. Both commercial and residential development had been occurring along the I-79 corridor. Along Milford Street, there is a daily traffic count of 12,632 Vehicles per day (ESRI, 2025). Along Davisson Run Road, there is a daily traffic count of 5,167 Vehicles per day (ESRI, 2025).

**FOR SALE / LEASE**  
**LAND / DEVELOPMENT - LOCATED 2.5 MILES TO ROUTE 50**  
**22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES**

# PROPERTY SPECIFICATIONS

## LEGAL DESCRIPTION / ZONING

- Inside city limits of Clarksburg
- Parcel 4.1, Tax Map 326, 3rd District, Clark-Clarksburg Corp of Harrison County
- Deed Book 1359, Page 1275
- Zoned B-2 Commercial

## INGRESS / EGRESS / ACCESS

- Shared access with Dollar General available from Route 19.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Gas	Dominion Energy
Water	City of Clarksburg
Sewer	City of Clarksburg
Trash	Multiple Providers
Cable / Internet	Multiple Providers



Shared access point from Route 19.

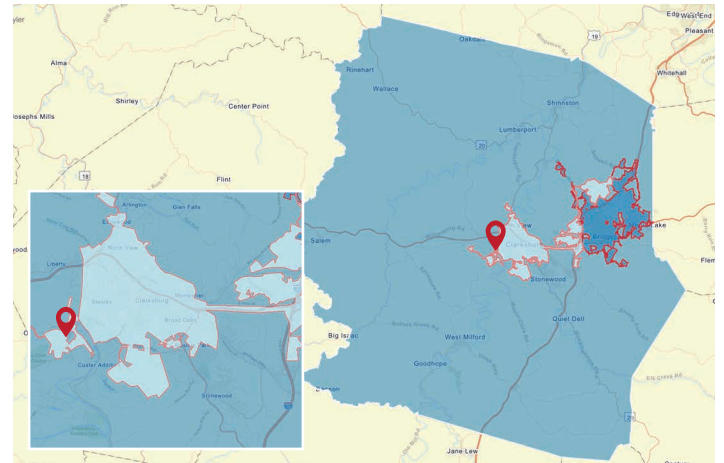
# LOCATION ANALYSIS

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.

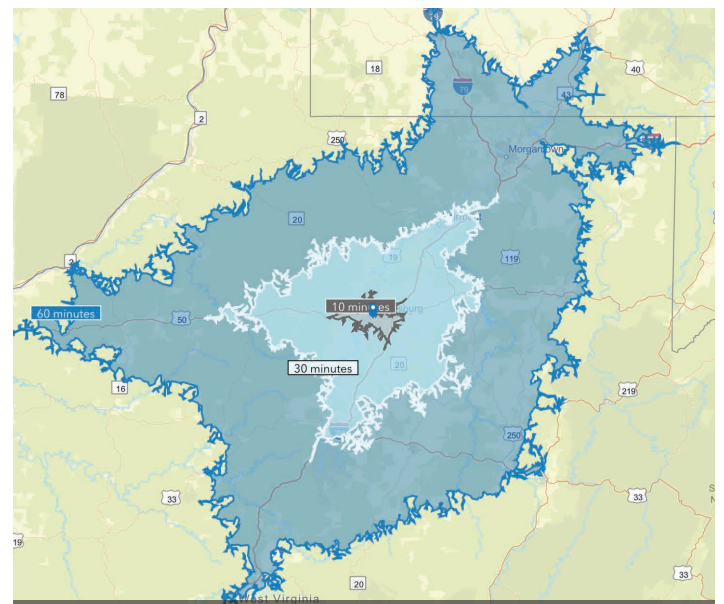
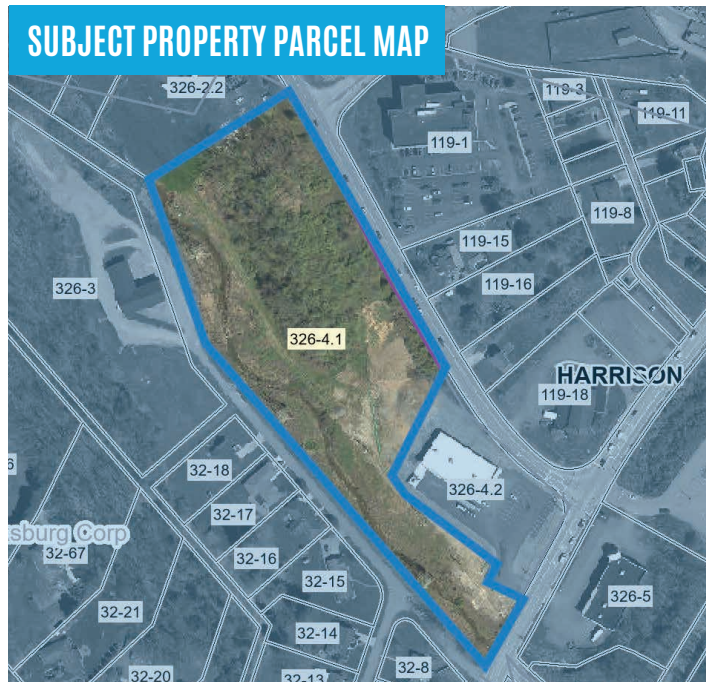
**Harrison County** has a total population of 63,788 and a median household income of \$59,998. Total number of businesses is 2,387.

The **City of Clarksburg** has a total population of 15,480 and a median household income of \$50,177. Total number of businesses is 736.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



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



**Distance to nearby cities:** Clarksburg, WV - 2.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

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# AERIAL PHOTO



The aerial photo above highlights several of the most popular surrounding locations. The subject land has been referenced with a yellow star.

● Along Milford Street (Route 19) there is a daily traffic count of 12,632 vehicles per day (ESRI, 2025).

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1 Clarksburg Nursing & Rehabilitation | 13 Village Square Conference Center  |
| 2 UHC Sleep Center                    | 14 Sheetz                            |
| 3 Dollar General, Food Lion           | 15 GoMart                            |
| 4 Army National Guard                 | 16 Clarksburg Splash Zone            |
| 5 Maple View Apartments               | 17 The Clarksburg Amphitheatre       |
| 6 Oakmound Apartments                 | 18 WV Veterans Nursing Facility      |
| 7 Burger King                         | 19 Louis A Johnson VA Medical Center |
| 8 Rite Aid                            | 20 Kellar Sons                       |
| 9 Rosebud Shopping Center             | 21 Dollar General                    |
| 10 Marsh's Lumber & Home Center       | 22 Salvation Army                    |
| 11 Rosebud Mobile Home Court          | 23 Clarksburg Water Board            |
| 12 Audi Clarksburg                    |                                      |

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



19,837

Total Population



801

Businesses



22,196

Daytime Population



\$160,229

Median Home Value



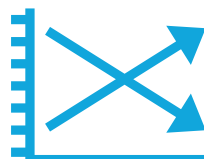
\$29,653

Per Capita Income



\$51,648

Median Household Income



-0.4%

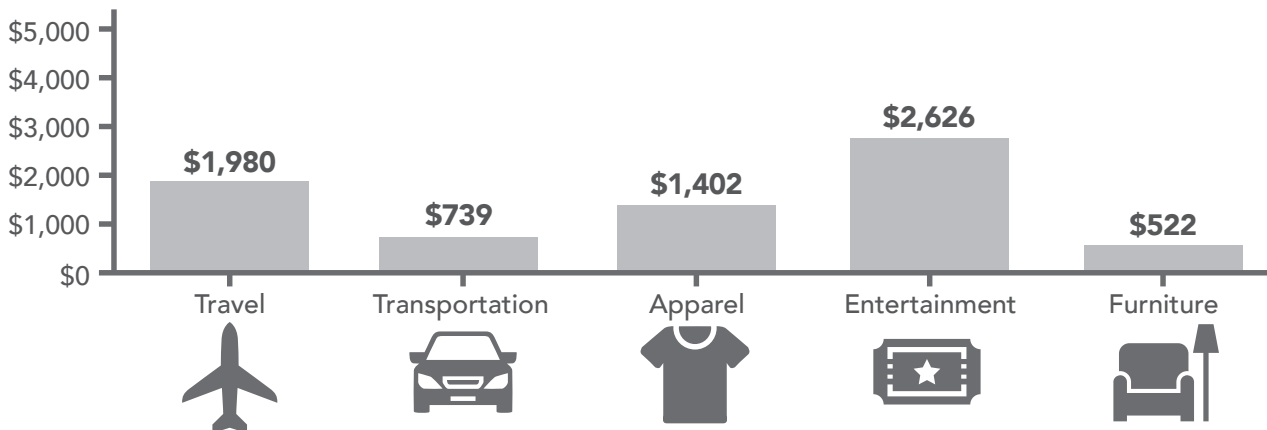
2025-2030 Pop Growth Rate



10,185

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



29,204

Total Population



1,123

Businesses



34,901

Daytime Population



\$160,524

Median Home Value



\$30,591

Per Capita Income



\$53,356

Median Household Income



-0.4%

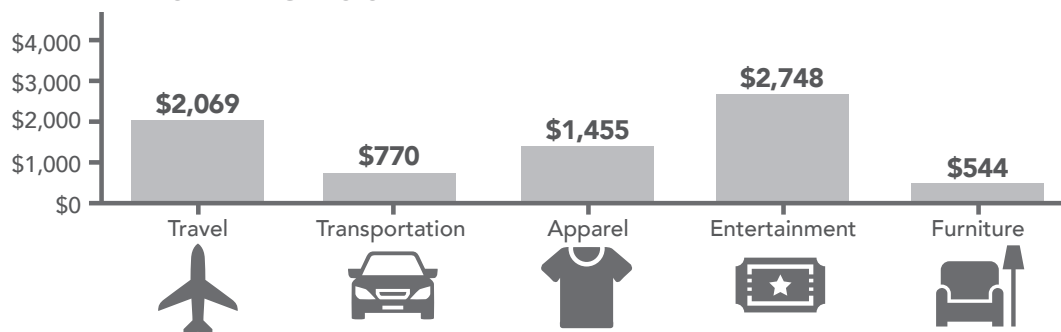
2025-2030 Pop Growth Rate



14,628

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



58,031

Total Population



2,278

Businesses



68,339

Daytime Population



\$201,581

Median Home Value



\$35,604

Per Capita Income



\$59,849

Median Household Income



-0.5%

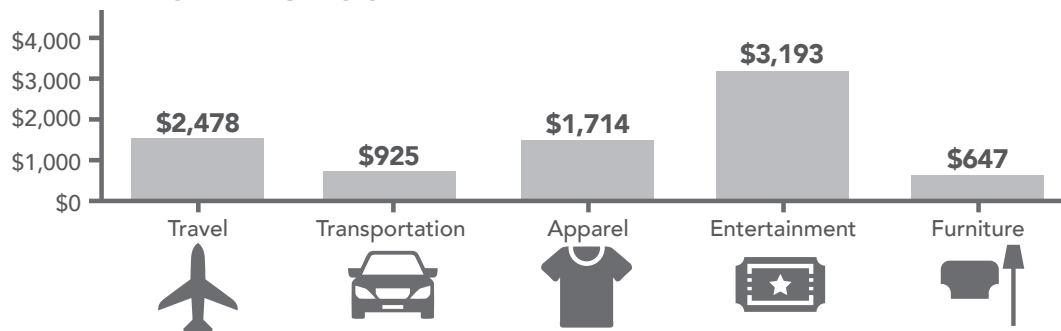
2025-2030 Pop Growth Rate



27,838

Housing Units (2020)

### KEY SPENDING FACTS



# AERIAL PHOTOS



Aerial View Facing East.



Aerial View Facing West.



Aerial View Facing South.

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Aerial View Facing North.



# CONTACT

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