



**1099 VALLEY VIEW AVE**  
**MORGANTOWN, WV 26505**

**13 LOT MOBILE HOME PARK - INVESTMENT OPPORTUNITY**

EVANSDALE CAMPUS

RUBY MEMORIAL HOSPITAL

MYLAN PUSKAR STADIUM

1099 VALLEY VIEW AVE

**1099 VALLEY VIEW AVE**  
MORGANTOWN, WV 26505



VAN VOORHIS ROAD

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## FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

# INVESTMENT OVERVIEW

## 1099 VALLEY VIEW AVE

MORGANTOWN, WV 26505

**SALE PRICE / \$1,050,000**

**TOTAL LOTS / 13**

**GROSS LOT SIZE / 1.05 ACRES**

**ZONING / WEST RUN ZONING DISTRICT**

Black Diamond Realty is pleased to present, to qualified buyers, 1099 Valley View Ave in Morgantown, WV, a 13 lot mobile home park on 1.05 (+/-) acres. All of the mobile homes on the lots are tenant owned. All lots except one (#10) are occupied.

The property is located within the Evansdale area, is walking distance to the Milan Puskar Stadium, Ruby Memorial Hospital, and Suncrest Towne Centre. The park is positioned 0.7 mile from Route 705 (Van Voorhis Road) and 3.8 miles from I-68, Exit 7.



## PROPERTY SPECIFICATIONS

The subject property consists of one mobile home park containing 13 lots on 1.05 (+/-) acres. All of the mobile homes are tenant owned, tenants pay monthly to rent the lot. The landlord is responsible for grass and snow removal at the property.

## INGRESS / EGRESS

Ingress and egress onto the property can be achieved by turning north off of Valley View Ave into the property drive. The drive leads to the back of the parcel giving access to each individual lot. Some lots can be accessed directly along Valley View Ave.

## LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the Morgan District (8) of Monongalia County. The site is comprised of one parcel of land totaling 1.05 acres. The property is identified as Morgan District, Tax Maps 4F, Parcel 6 . This can be referenced in Deed Book 1812, Page 488. The property is located within the West Run Zoning District.



## UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Phone/Cable/Internet	Multiple Providers

## FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at [klicciardi@blackdiamondrealty.net](mailto:klicciardi@blackdiamondrealty.net) or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

# LOCATION OVERVIEW

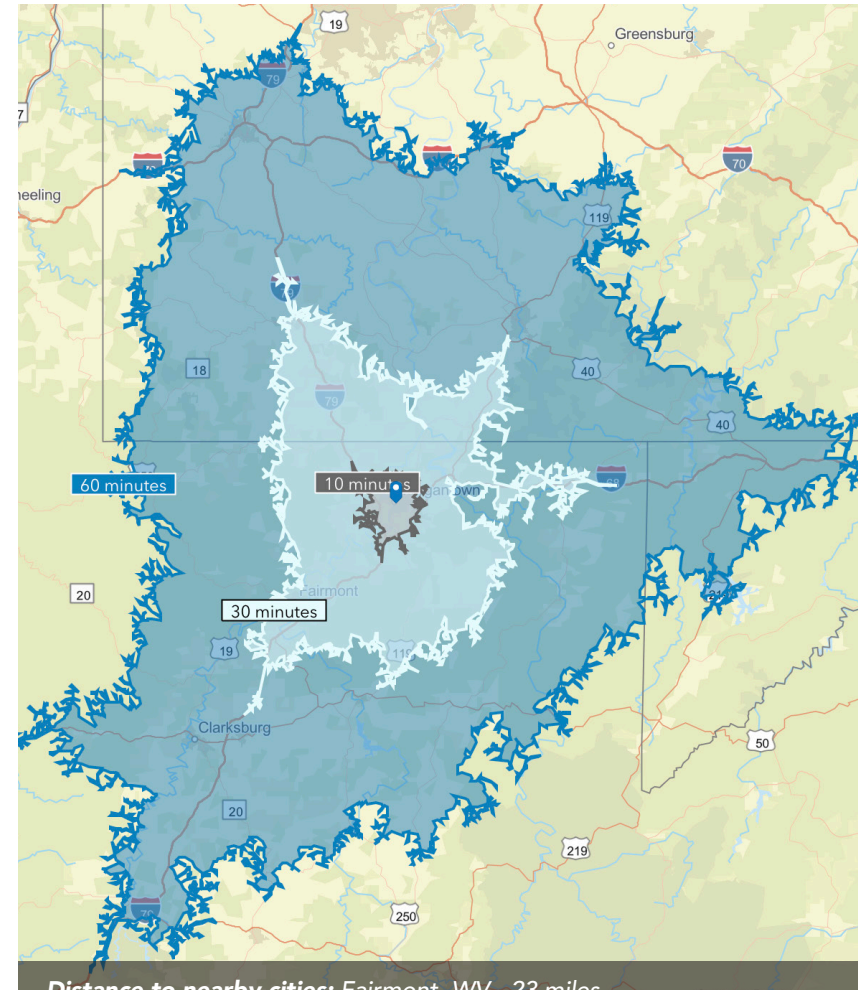
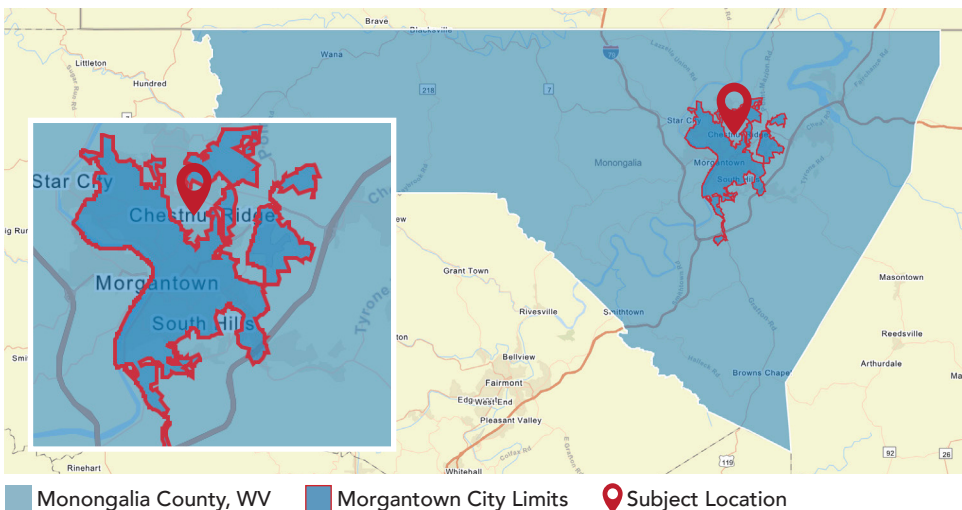
## LOCATION GROWTH / STATS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

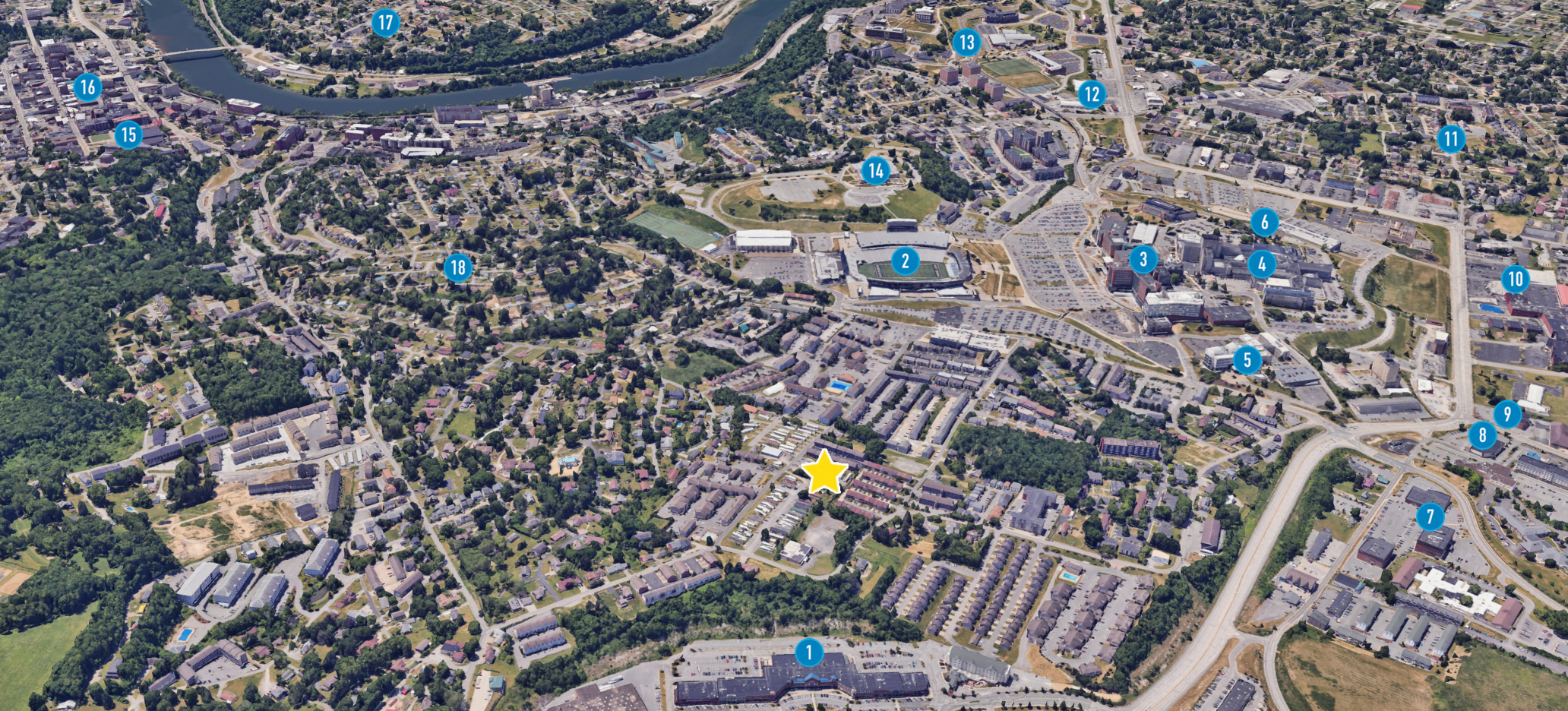
The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

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



**Distance to nearby cities:** Fairmont, WV - 23 miles, Uniontown, PA - 26 miles, Bridgeport, WV - 38 miles, Washington, PA - 53 miles, Pittsburgh, PA - 73 miles, Charleston, WV - 160 miles.





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

- 1 Suncrest Towne Centre
- 2 Milan Puskar Stadium
- 3 Ruby Memorial Hospital
- 4 WVU medicine Health Sciences Campus
- 5 National Institute for Occupational Safety and Health
- 6 PRT
- 7 Mon Health Medical Park
- 8 CVS
- 9 Walgreens
- 10 Suburban Court
- 11 Suncrest
- 12 Kroger
- 13 WVU Evansdale Campus
- 14 WVU Law School
- 15 West Virginia University Main Campus
- 16 Downtown Morgantown, High Street
- 17 Westover
- 18 Wiles Hill

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**39,837**

Total  
Population



**1,983**

Businesses



**46,337**

Daytime  
Population



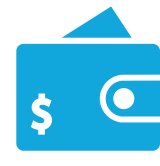
**\$226,393**

Median Home  
Value



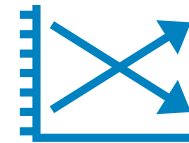
**\$29,082**

Per Capita  
Income



**\$47,140**

Median  
Household  
Income



**0.4%**

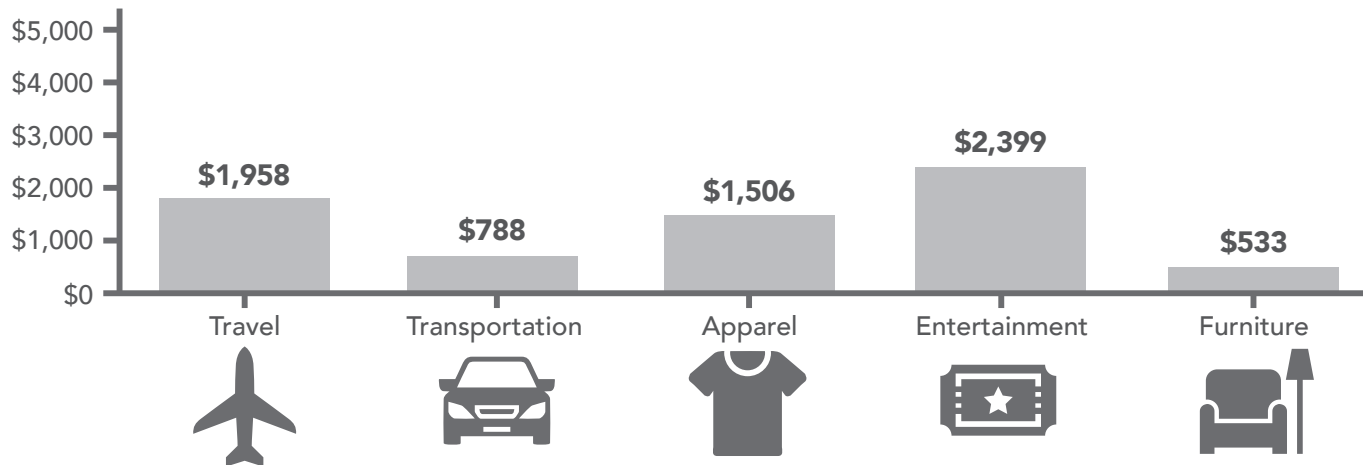
2025-2030  
Pop Growth  
Rate



**18,760**

Housing  
Units  
(2020)

### KEY SPENDING FACTS



## 5 MILE RADIUS

## 10 MILE RADIUS



**73,413**

Total Population



**3,254**

Businesses



**93,018**

Daytime Population



**\$269,061**

Median Home Value



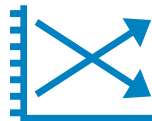
**\$37,164**

Per Capita Income



**\$56,142**

Median Household Income



**0.4%**

2025-2030 Pop Growth Rate



**35,711**

Housing Units (2020)



**108,911**

Total Population



**3,958**

Businesses



**119,483**

Daytime Population



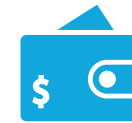
**\$277,992**

Median Home Value



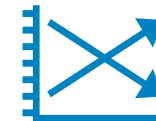
**\$41,507**

Per Capita Income



**\$64,307**

Median Household Income



**0.4%**

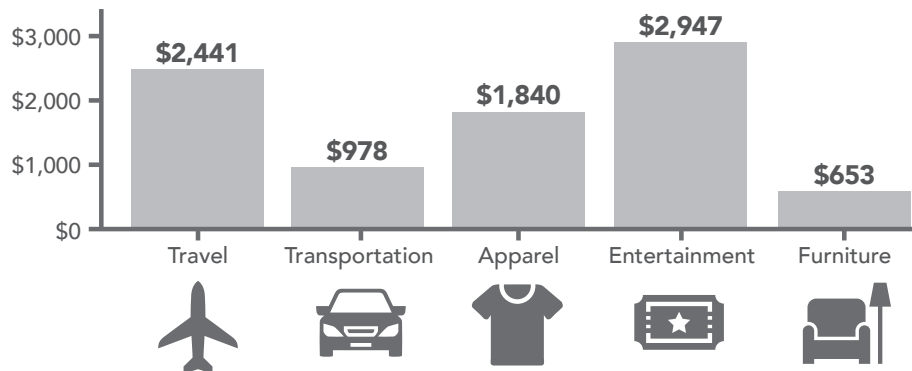
2025-2030 Pop Growth Rate



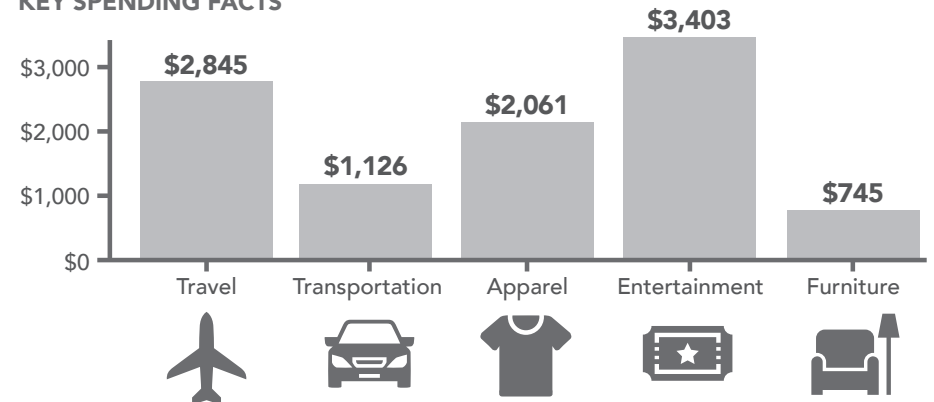
**51,215**

Housing Units (2020)

### KEY SPENDING FACTS



### KEY SPENDING FACTS



# DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.<sup>2</sup>

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.<sup>2</sup>

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.<sup>2</sup>

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.<sup>2</sup>

## SOURCES

<sup>2</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



## SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

## RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

## TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

## ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.



Ground View of the Park from Valley View Ave.



Ground View of the Park from Valley View Ave.



Ground View of the Park from Valley View Ave.



\*Boundaries are approximate



Aerial of the Property Facing Southeast.

\*Boundaries are approximate



Aerial of the Property Facing Northeast.





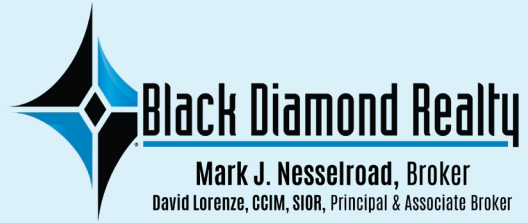
Aerial of the Property from Above.



Aerial of the Property Facing Northwest.



Aerial of the Property Facing Northeast.



# CONTACT

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