

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**  
**304-594-1519**  
**www.move2wv.com**



**Development  
Site**

**Combined Sites**  
**\$6,104,800**  
**152.62 ac +/-**

**Site 455**  
**\$3,378,000**  
**84.45 ac +/-**

**Site 595**  
**\$2,726,800**  
**68.17 ac +/-**

**No Zoning**  
**Out of**  
**City Limits**

**Level to**  
**Sloping Sites**

**All Utilities**  
**Available**



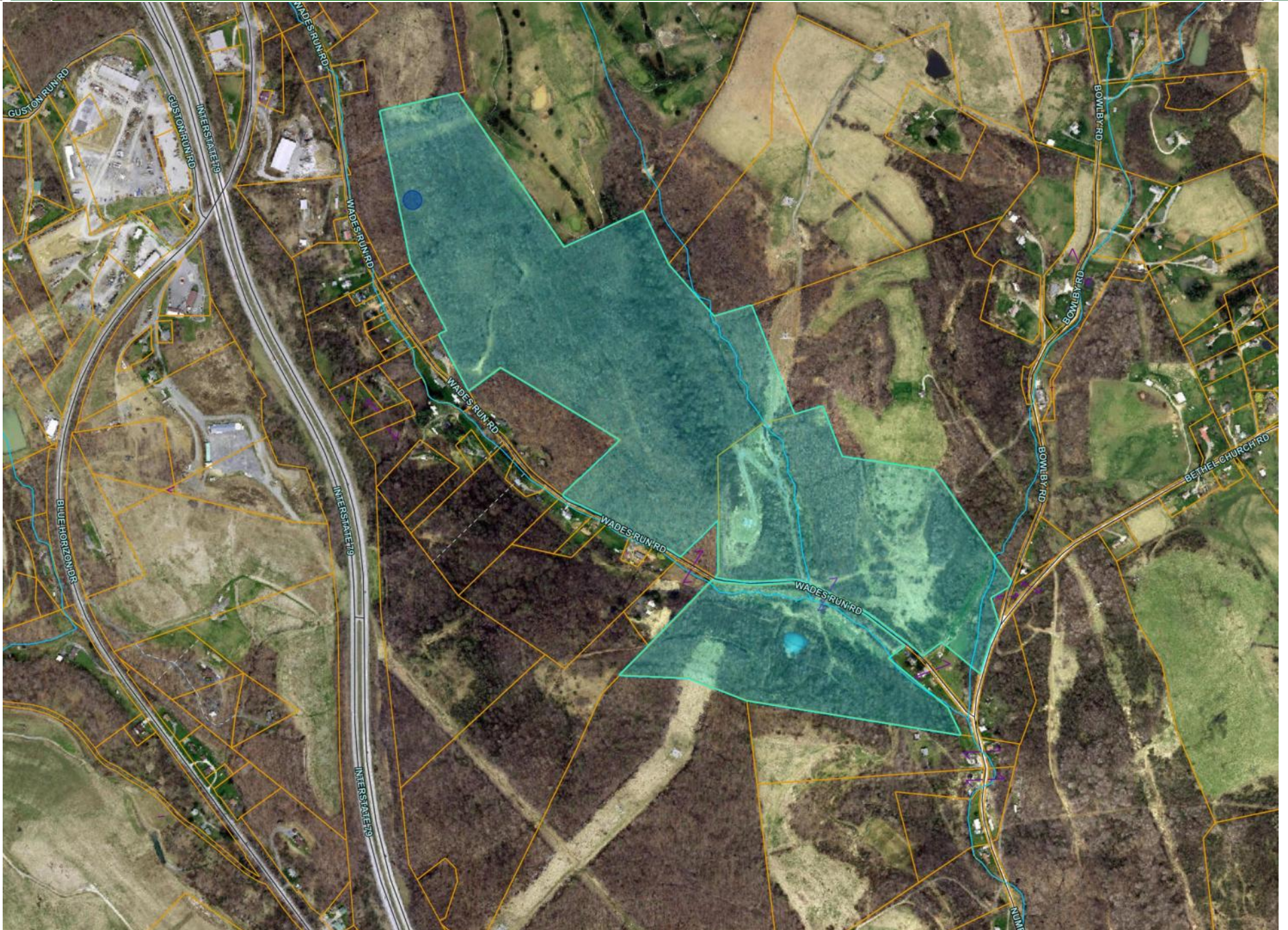
**455 & 595 Wades Run Rd, Morgantown, WV**



- No Zoning
- Out of City Limits  
(No B&O Tax)
- Near Interstate 79
- All Utilities Available
- Public Sewage
- Near Interstate 79 & US19
- Level to Sloping
- Fronts 2 Roads

**REDUCED TO SELL!** Great site for Development of Data-Center, Mobile Home Park, Solar Farm, light industrial, etc. These parcels are about 2-3 miles off exit 155 (Star City) of Interstate 79. All utilities available at the site including public sewage with ample flow. The properties are out of the city limits with No Zoning! These properties are located on the north side of the Morgantown area and near the Mountaineer Golf Course. From Star City Sheetz, follow Rt 19 North. Turn right at Scott's Run Veteran Memorial and go about 1.5 mile to split (property fronts both roads). With new manufacturing jobs coming into the market the properties are appealing for development. Surface only. Call for an appointment!

# 455-595 Aerial Photo



# 455-595 Aerial Photo



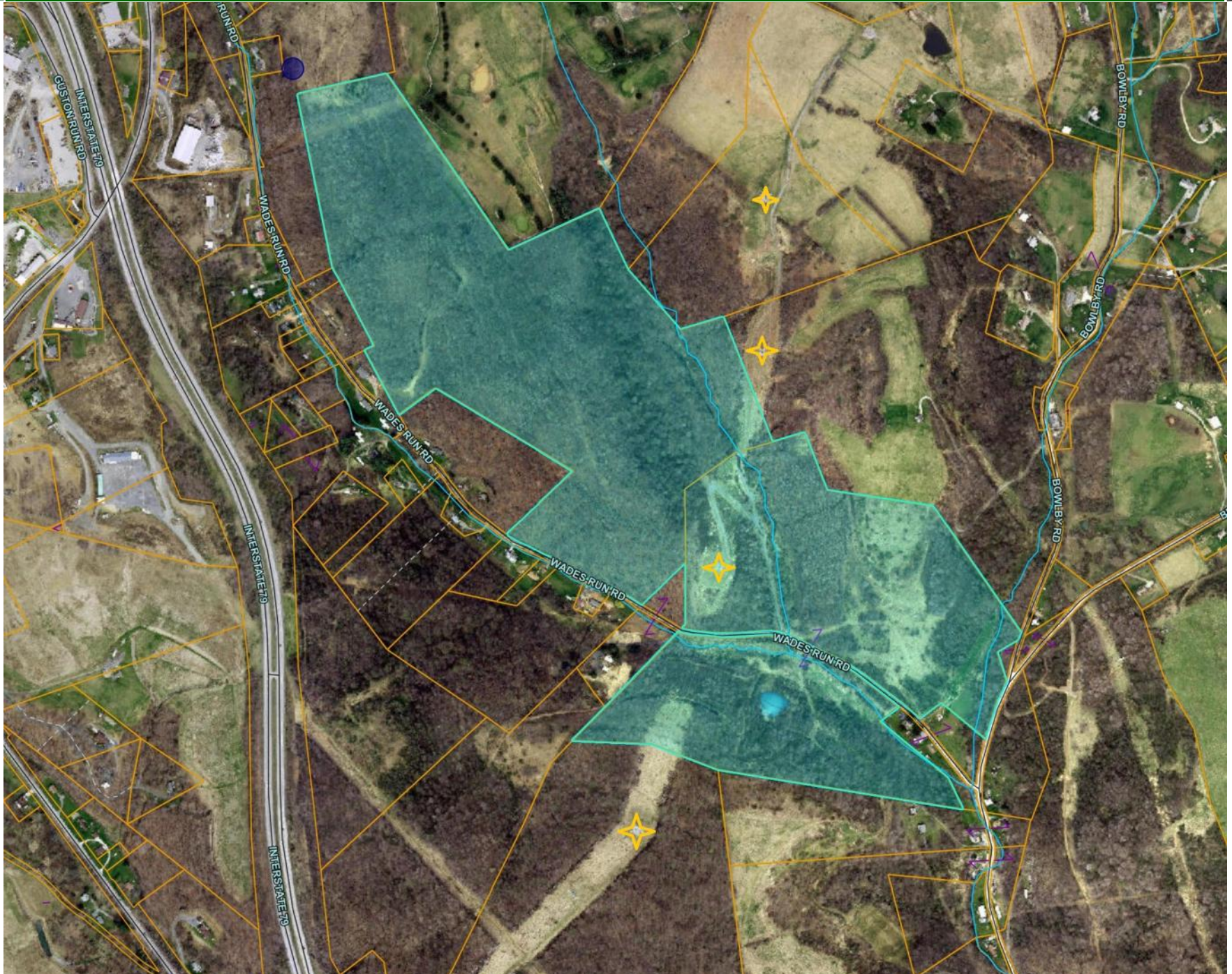
# 595 Aerial Photo



# 500-kv Transmission Line Overlay



# Transmission Towers



# 500-kv Transmission Line

Electric Power Transmission Lines (Archive)

emap |

ntent [Legend](#)

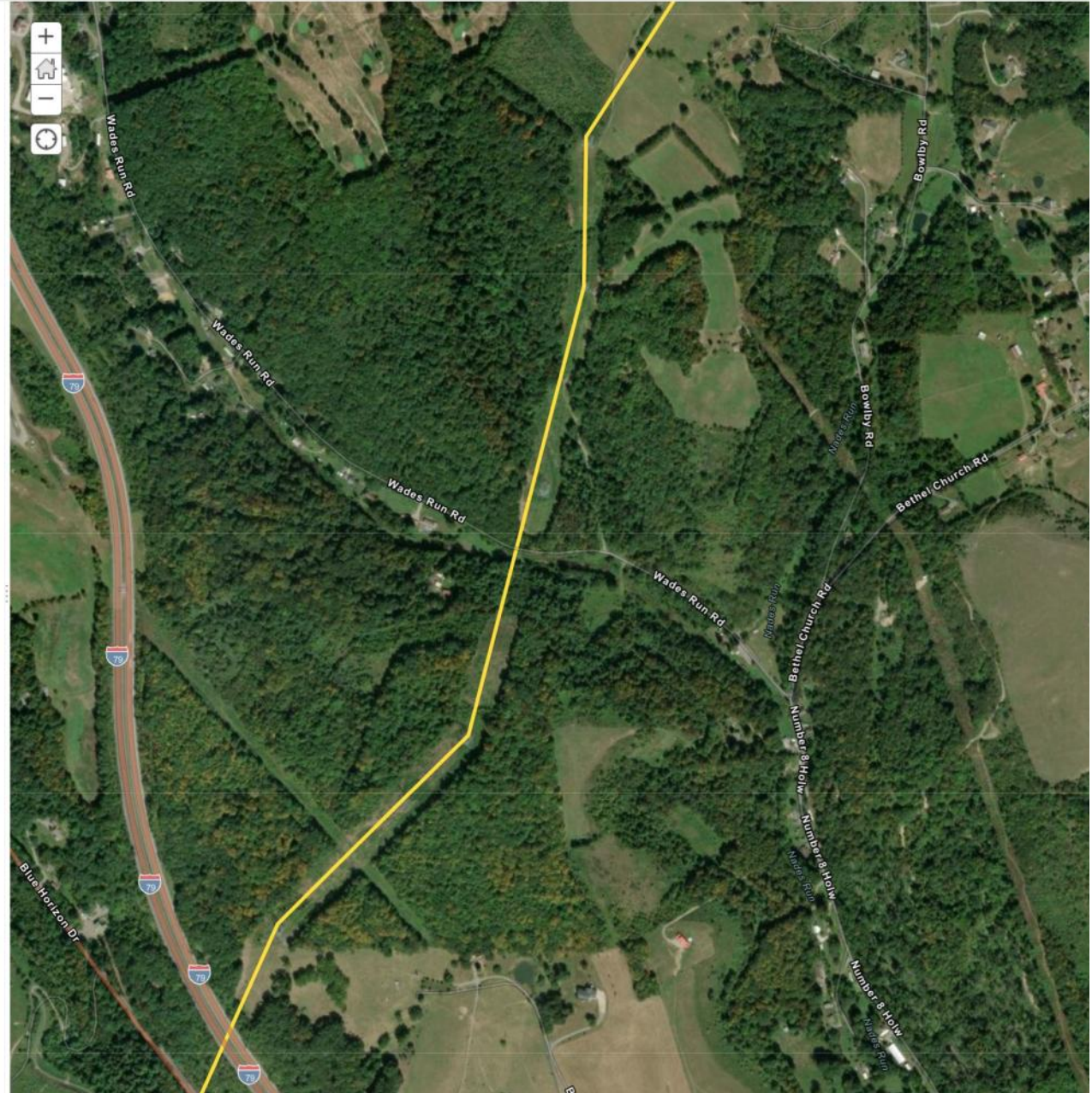
ansmission Lines (Archive)

volts)

its)

its)

nd Above



# TRAIL Transmission Line



## Legend

- |                   |                   |                   |                                |
|-------------------|-------------------|-------------------|--------------------------------|
| Existing Features | Surrounding Roads | TRAIL Route       | TRAIL Proposed Corridor        |
| Major Road        | Minor Road        | Access Road - New | Access Road - Existing/Upgrade |



Access Road  
WV-MO-2-622,400

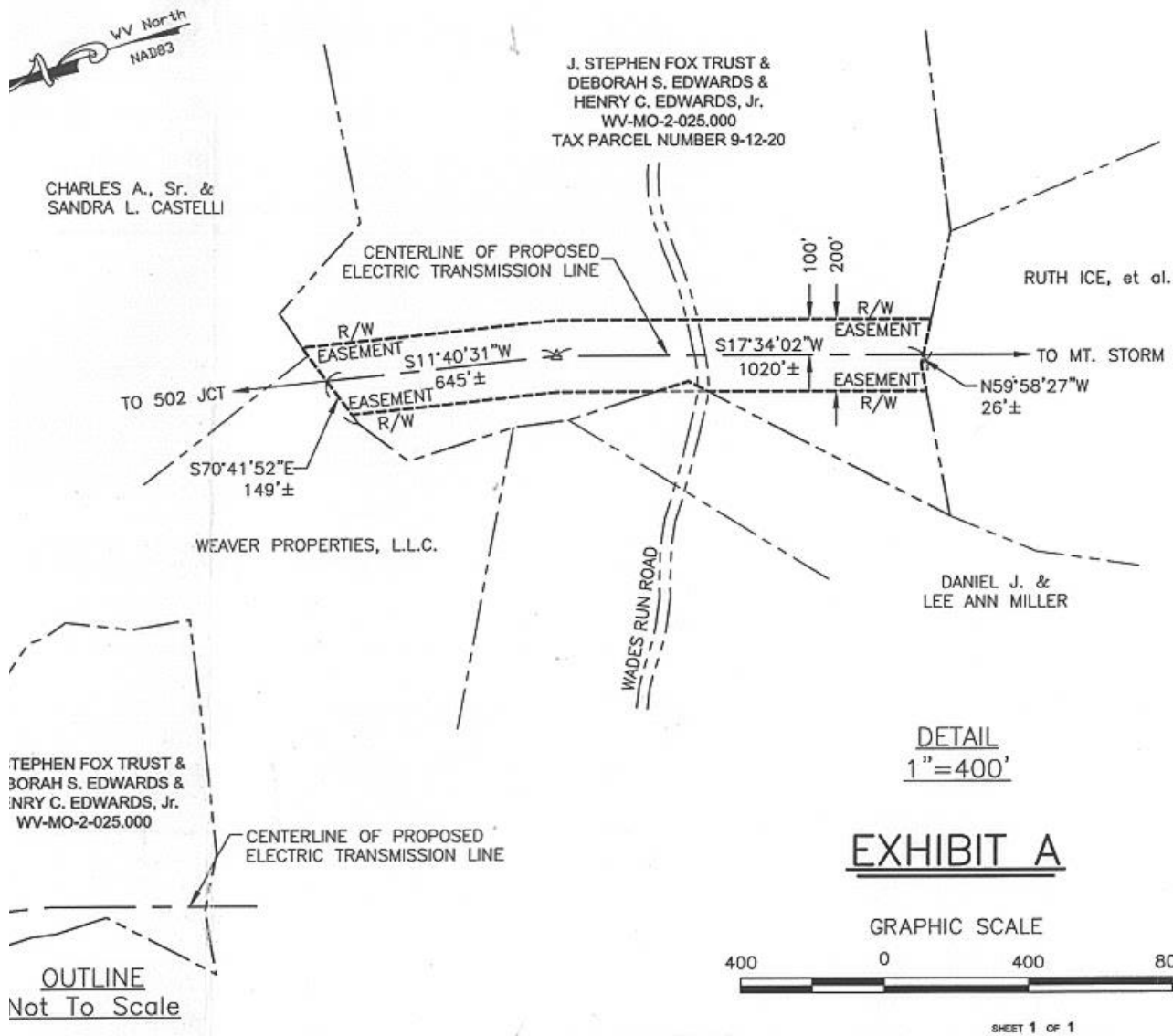
Approximate Length of Existing Access Road Use = 500'  
Entire Length of New Access Road Located Within Easement

The images and data on this aerial photograph are provided by TRAIL Co for information purposes only and represent only approximate locations and distances since final detailed survey and related field work have not yet been completed. TRAIL Co makes no representation or warranty with the respect to the accuracy of the images or information reflected in or derived on this aerial photograph. The property lines shown on this photograph are based on tax parcel information obtained from the relevant county records and do not constitute legal description of any of the applicable land parcels.



Map Created by  
Kenny Construction  
Mapping 9/1/2010

# 500-kv Transmission Line Overlay



### EASEMENT INFORMATION:


Easement Length: 1665±  
Easement Area: 7.6± Acres  
Easement Width: 200'

### NOTES:

1. The perimeter of this parcel has been compiled from deed recorded in Deed Book 1069 Page 22 and Deed Book 1374 Page 440 of the Monongalia County Regist of Deeds.
2. The easement shown hereon has been prepared from Deed Plots, Tax Maps, Aerial Photography and actual field survey; however, it does not constitute a complete boundary retracement survey.

LINE LIST NUMBER: WV-MO-2-025.000

SURVEY BOOK: PAGE:

DRAWN	C&C	 Trans-Allegheny Interst an Allegheny Energy company
CHKD	DFTG APPD 08/2008	
CAD FILE	00110678AA.DGN	502 JCT - MT.
SOURCE	C&C	ELECTRIC LINE EASEMENT C
REVIEWED	NRG	J. STEPHEN FOX TR DEBORAH S. EDWARDS & HENR
APPROVED	11/06/09	CASS DISTRICT, MONONGALIA COU
DATE	11/06/09	AUTHORIZATION D-1458.1403
		SCALE AS SHOWN
		DRAWN 2C

# 500-kv Transmission Line Overlay



## U.S. Electric Power Transmission Lines (Archive)

### Properties

Use the selector above to switch between layers in the map.

### Information

### Symbology

#### U.S. Electric Power Transmission Lines (Archive)

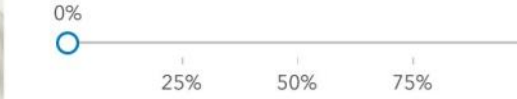
- Under 100 (Kilovolts)
- 100-161 (Kilovolts)
- 220-287 (Kilovolts)
- 345 (Kilovolts)
- 500 (kilovolts)
- 735 (Kilovolts) and Above
- Other

### Appearance

#### Blending

Normal

#### Transparency

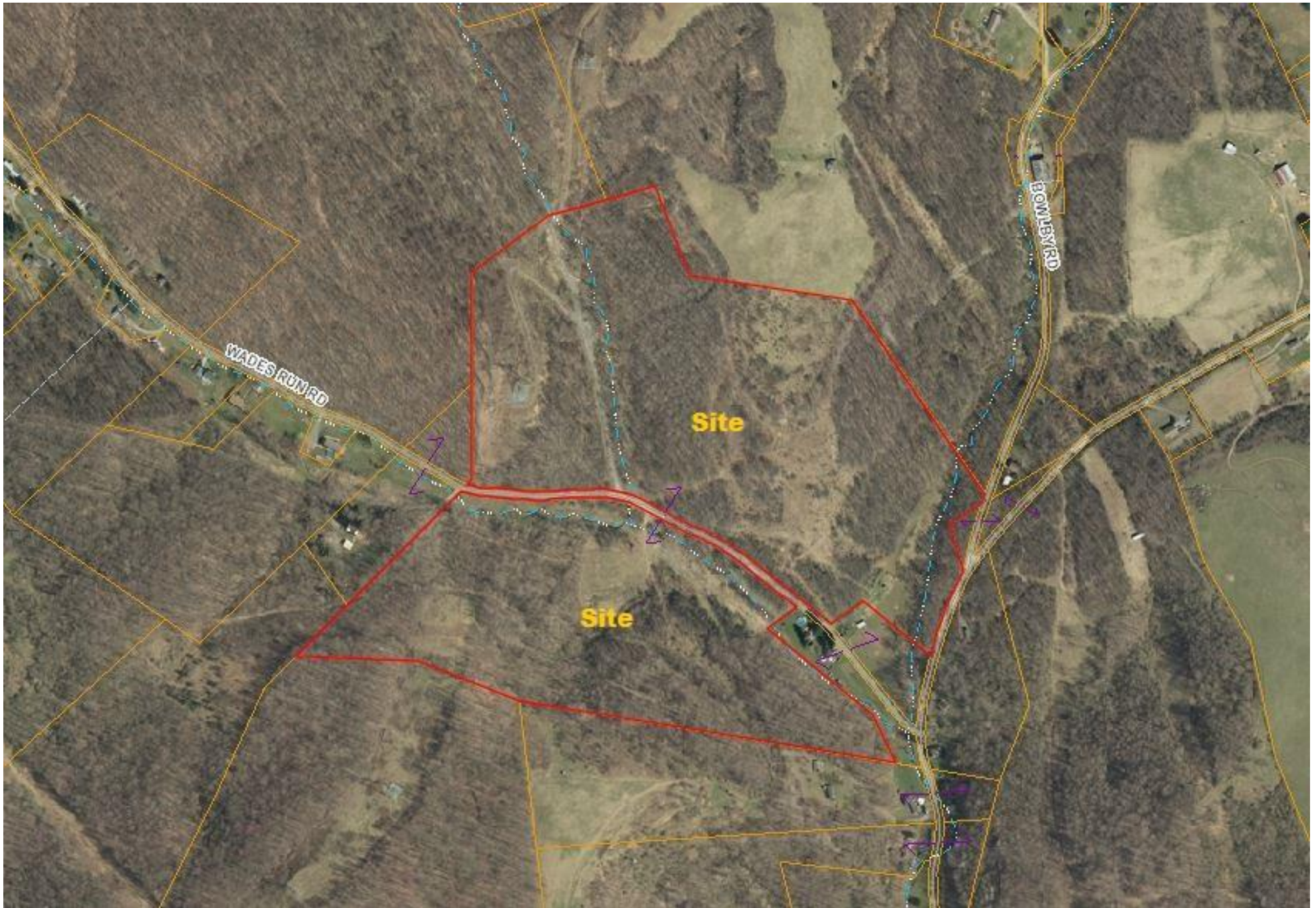


### Visibility

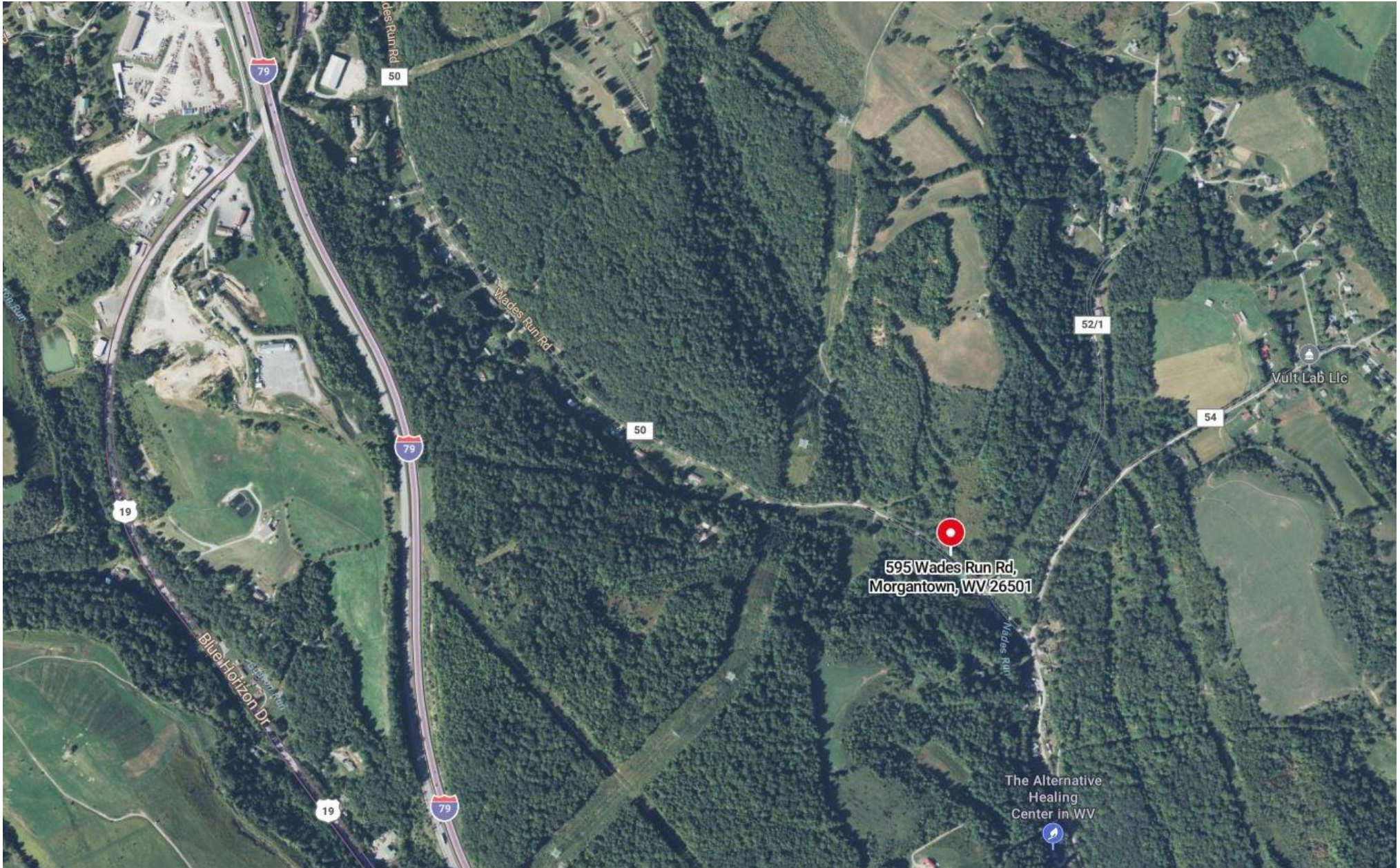
#### Visible range



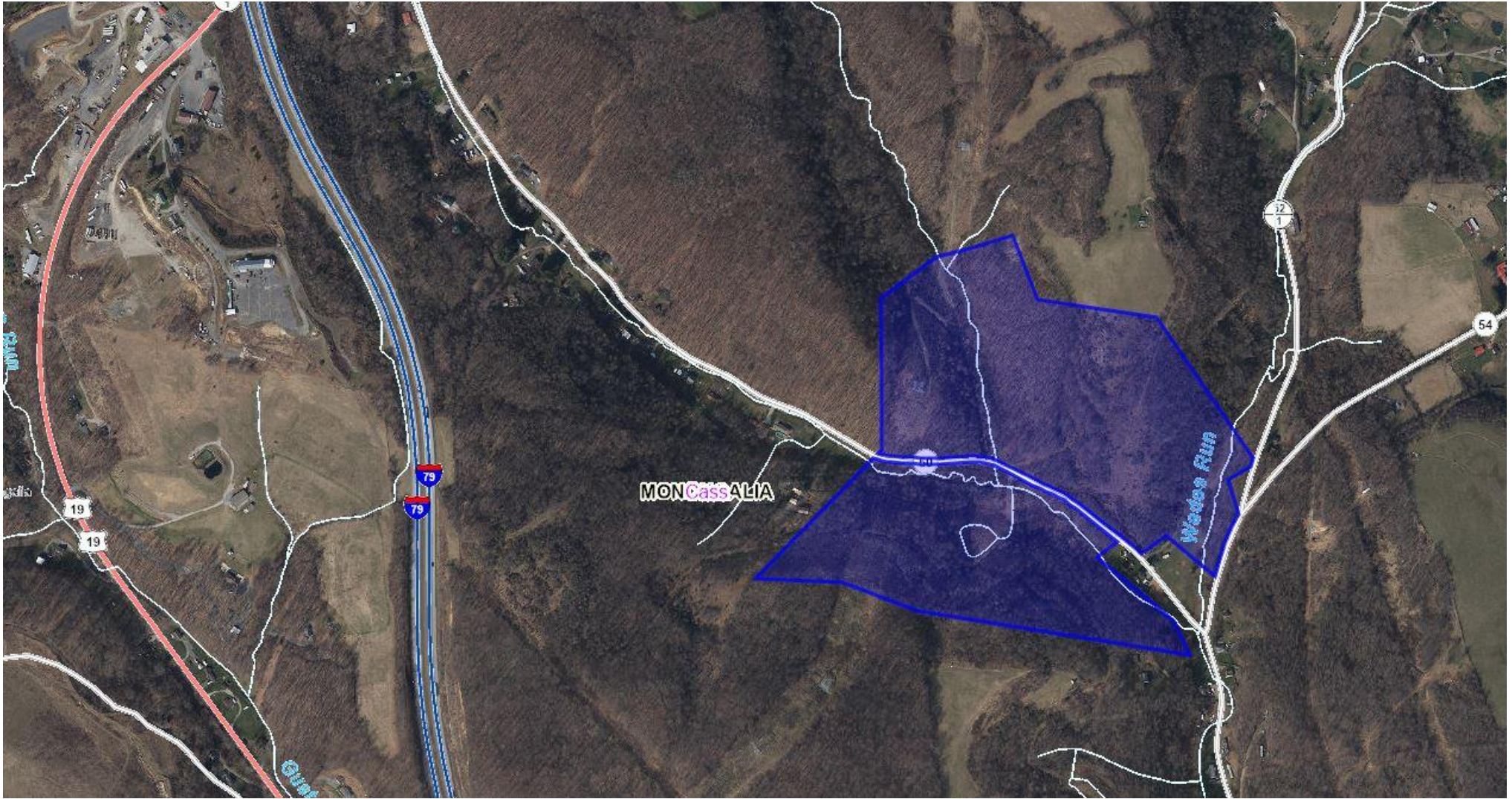
# 595 Aerial Photo



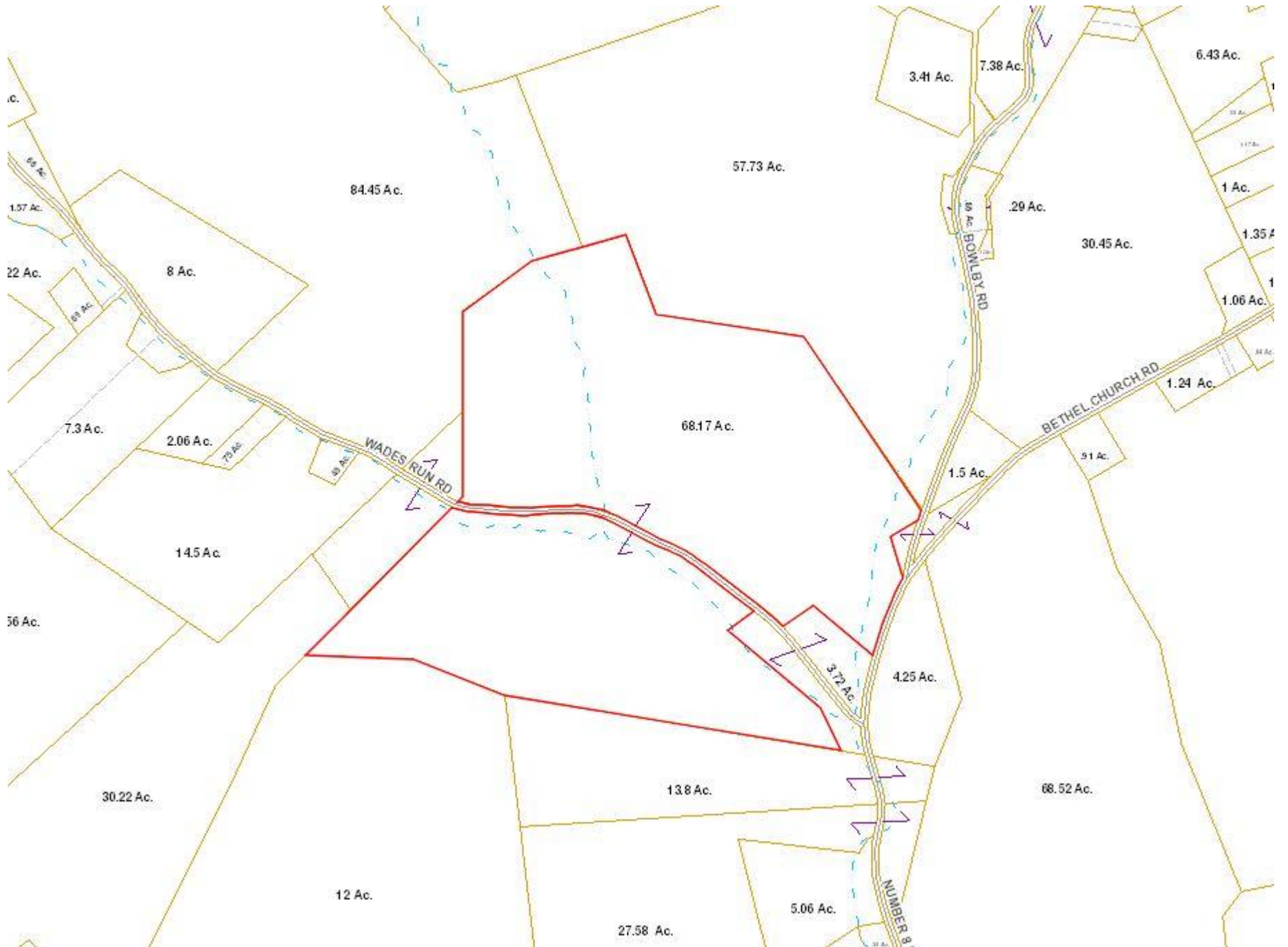
# 595 Aerial Photo



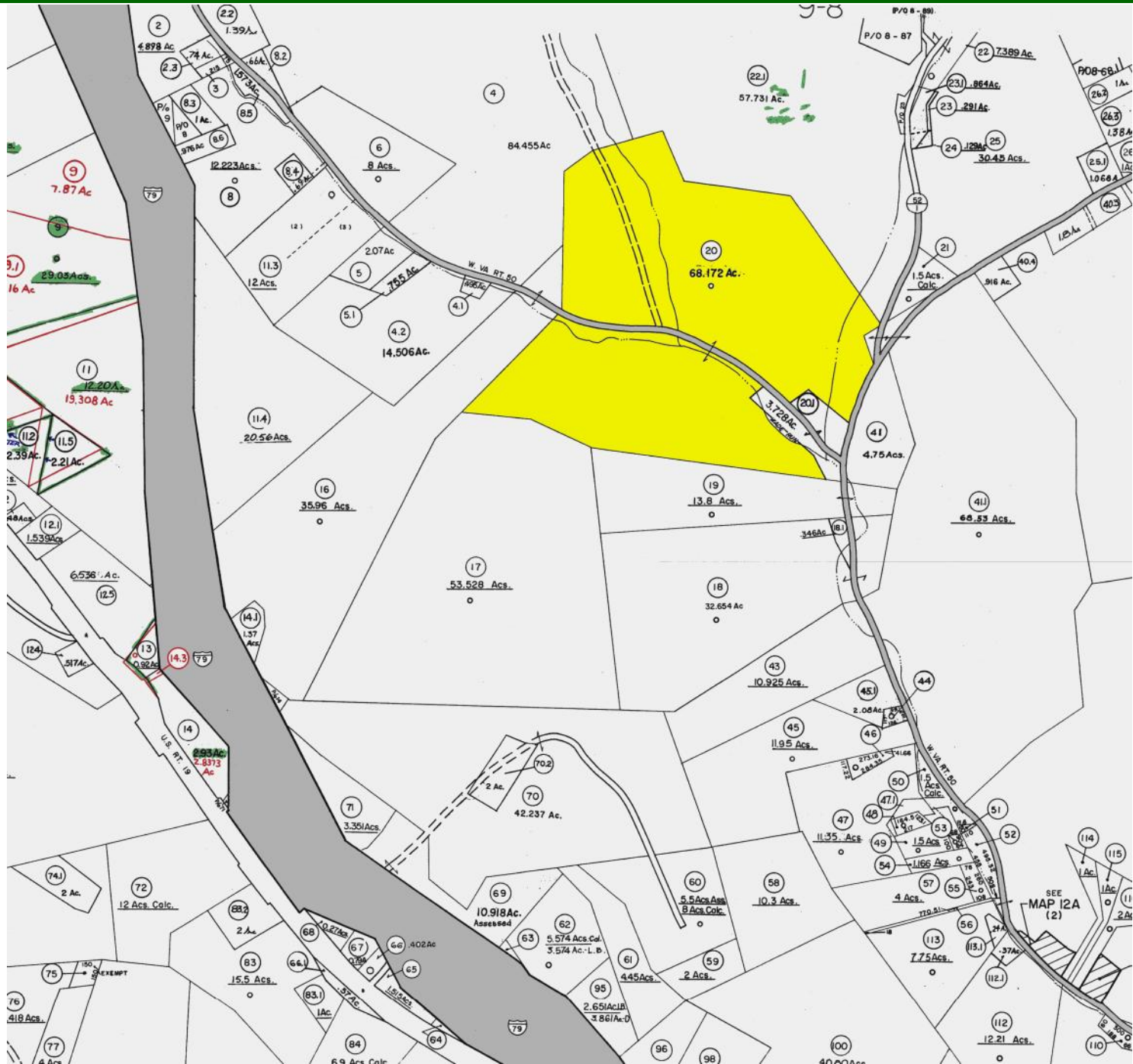
# 595 Aerial Photo



# 595 Tax Map



# 595 Tax Map



# 595 Photo



# 595 Photo



# 595 Photo



# 595 Photo



# 595 Photo



# 595 Photo



**595 Photo**



**595 Photo**



# 595 Photo



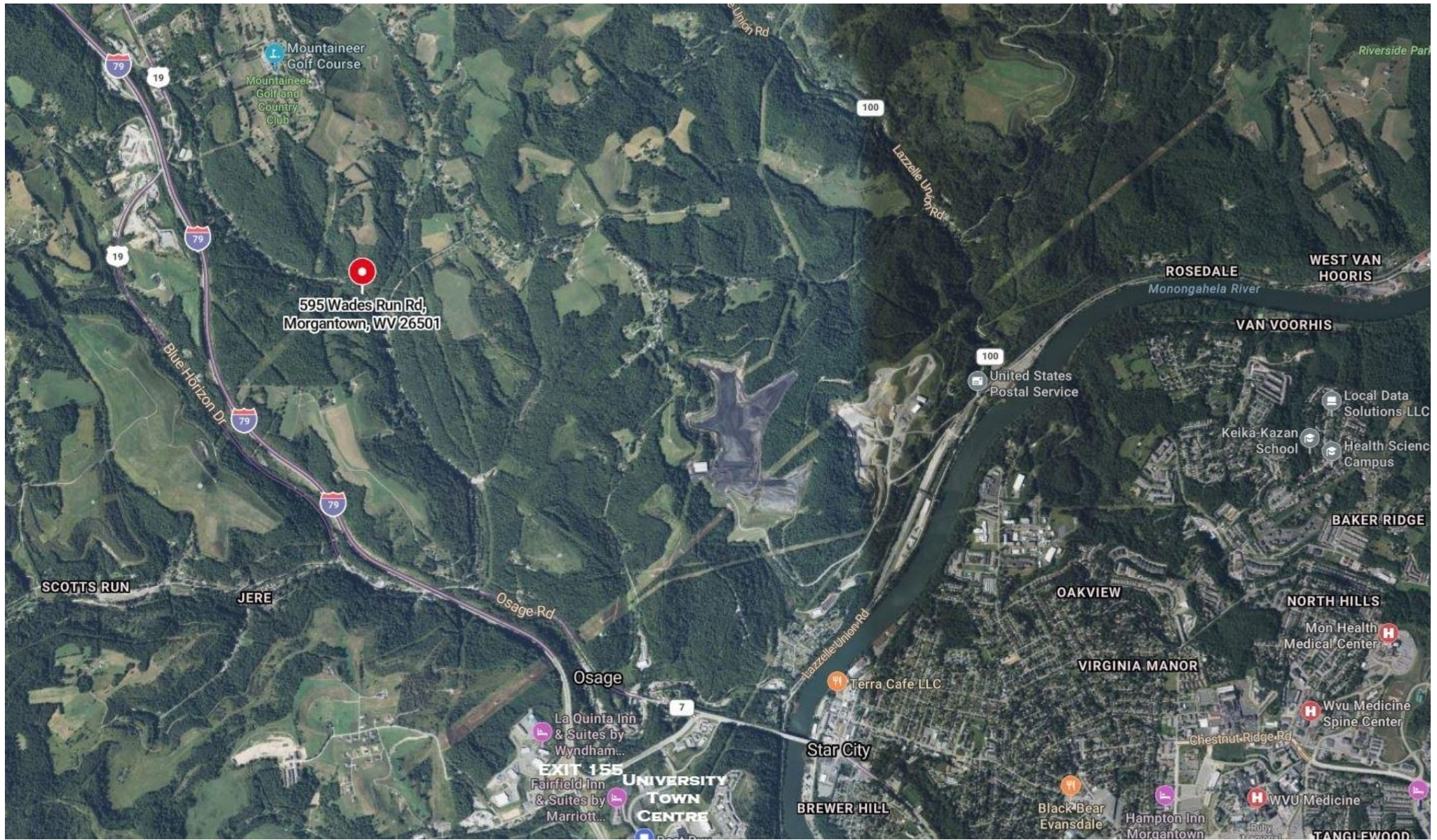
# 595 Photo



# 595 Photo



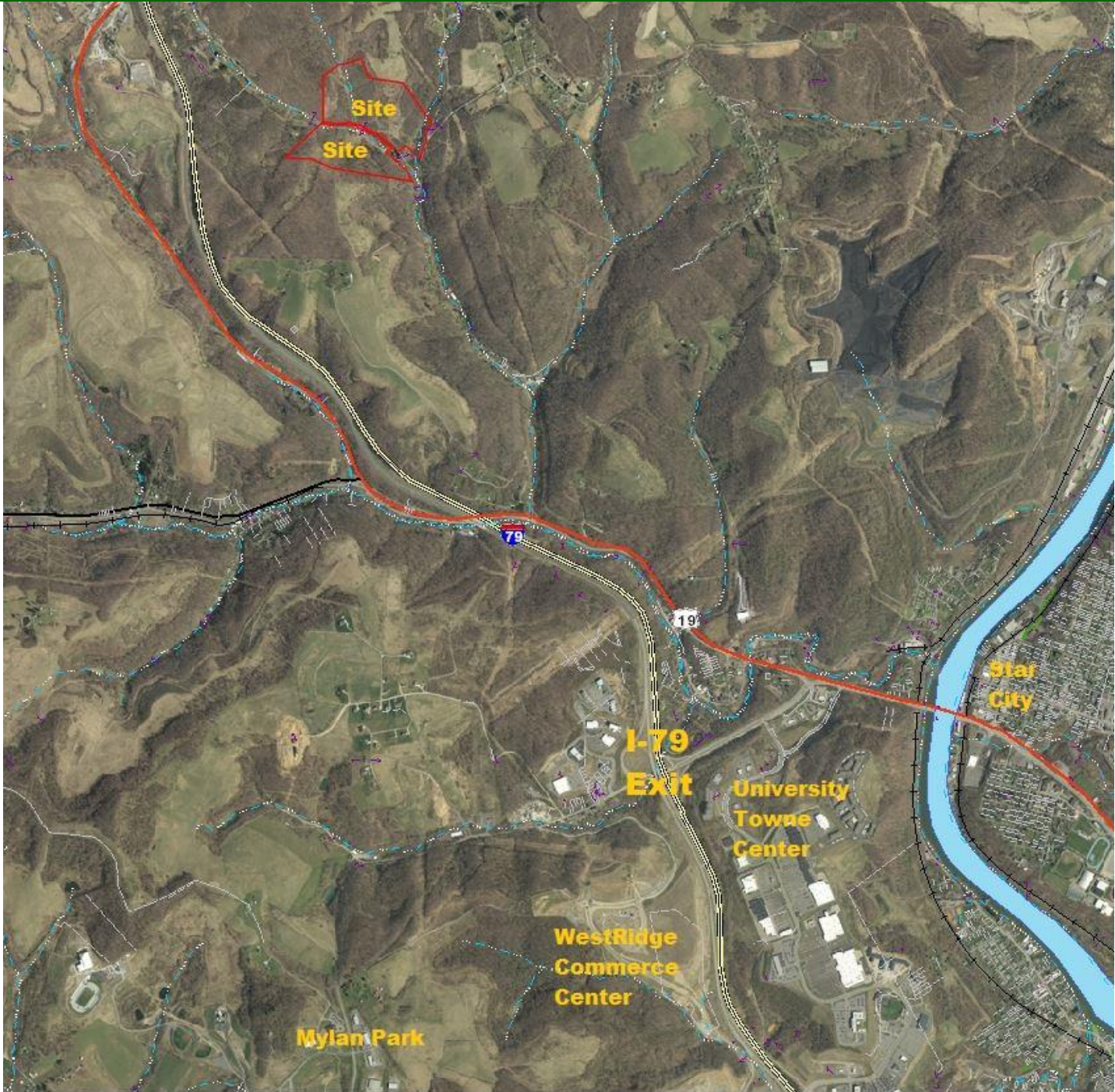
# 595 Aerial Map



# 595 Aerial Photo



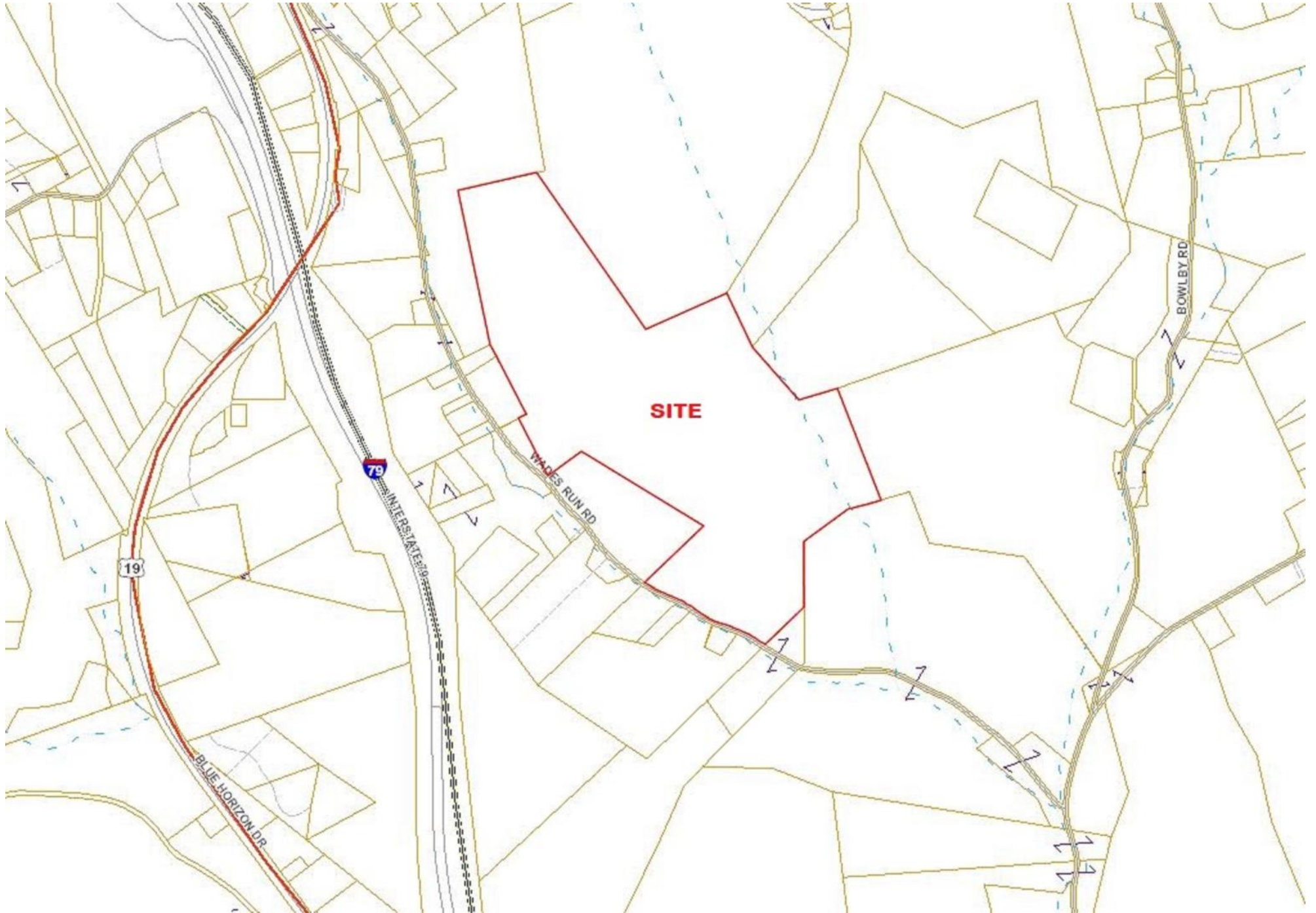
# Aerial Map



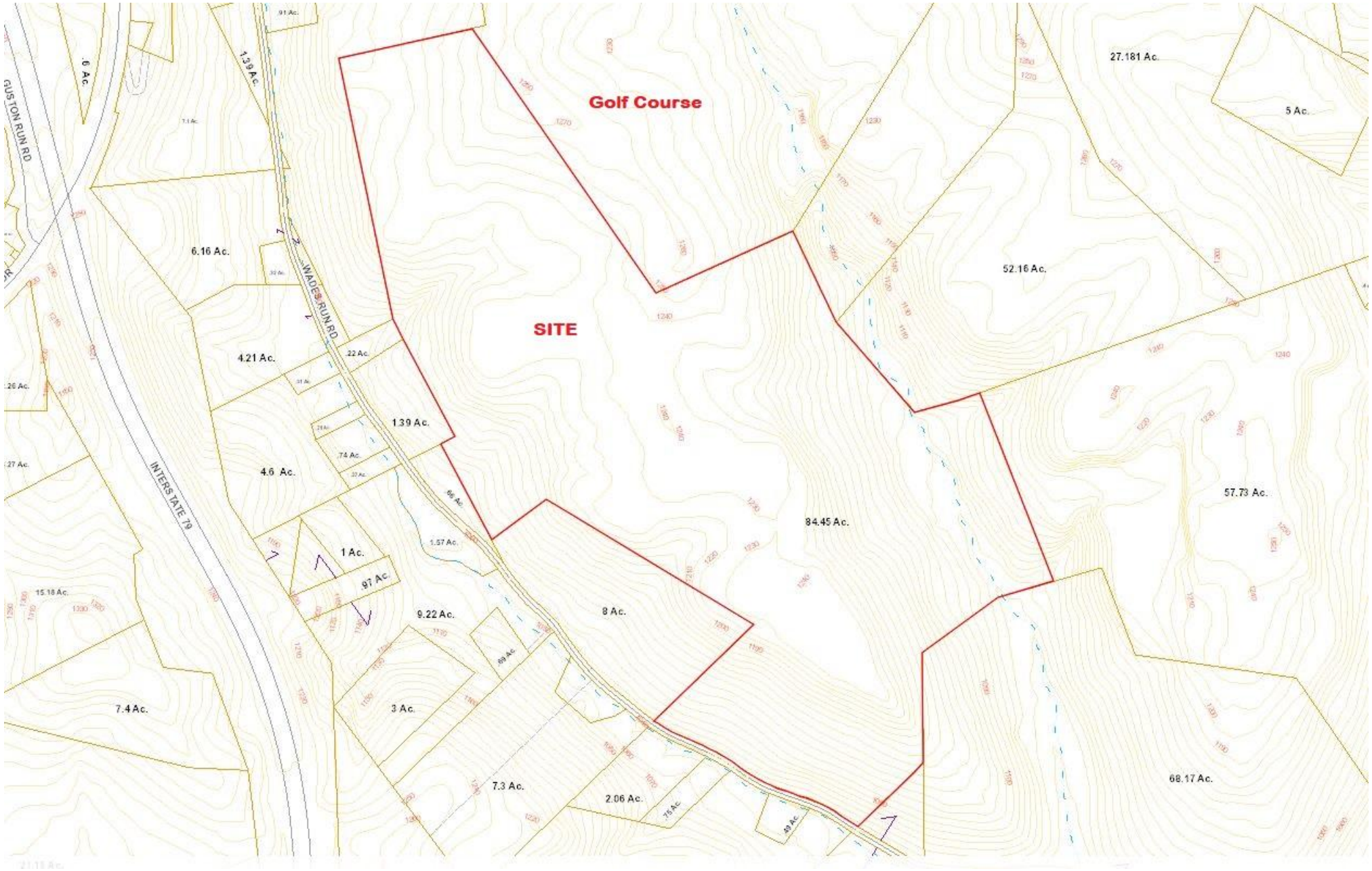
# 455 Aerial Map



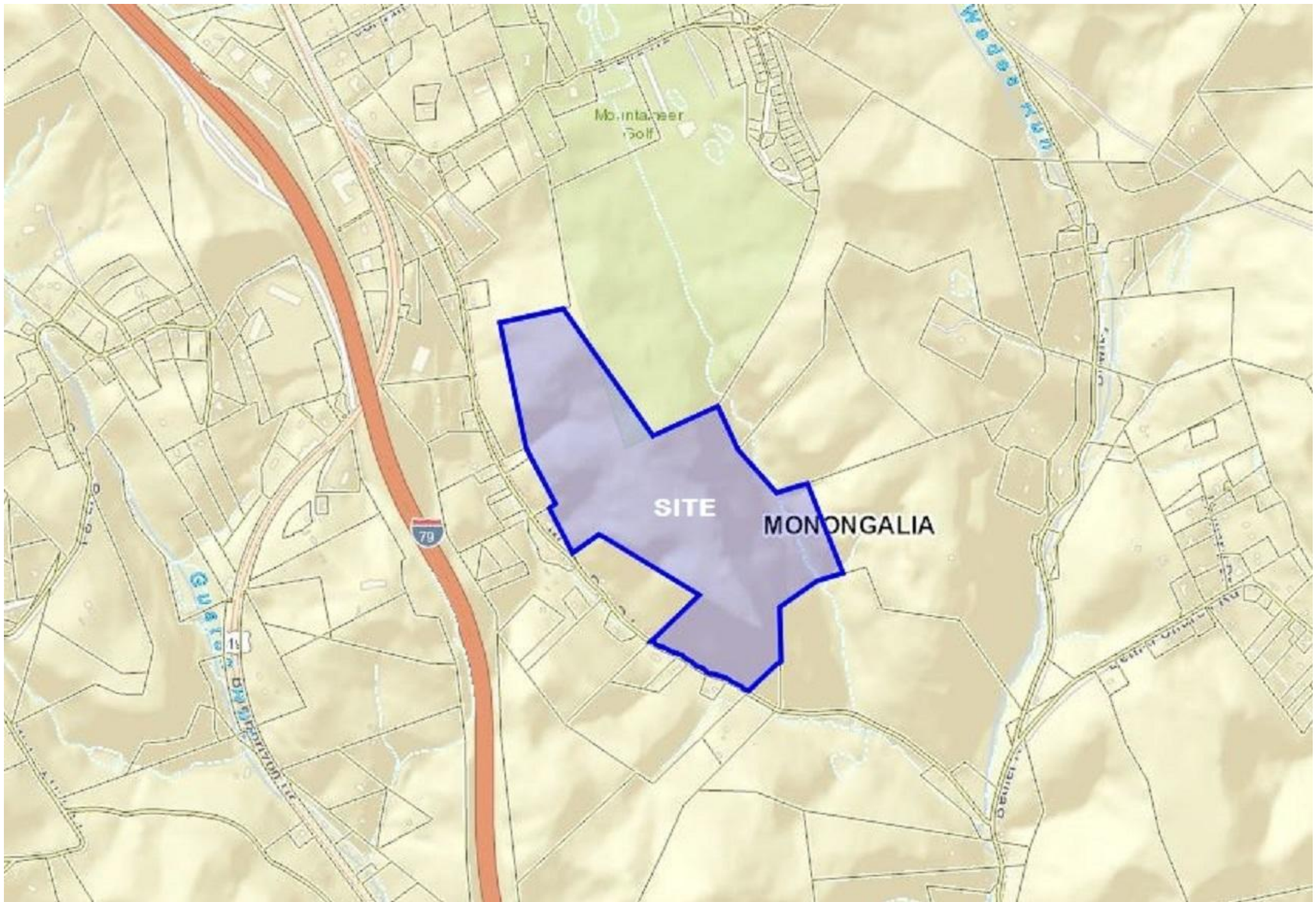
# 455 - Tax Map



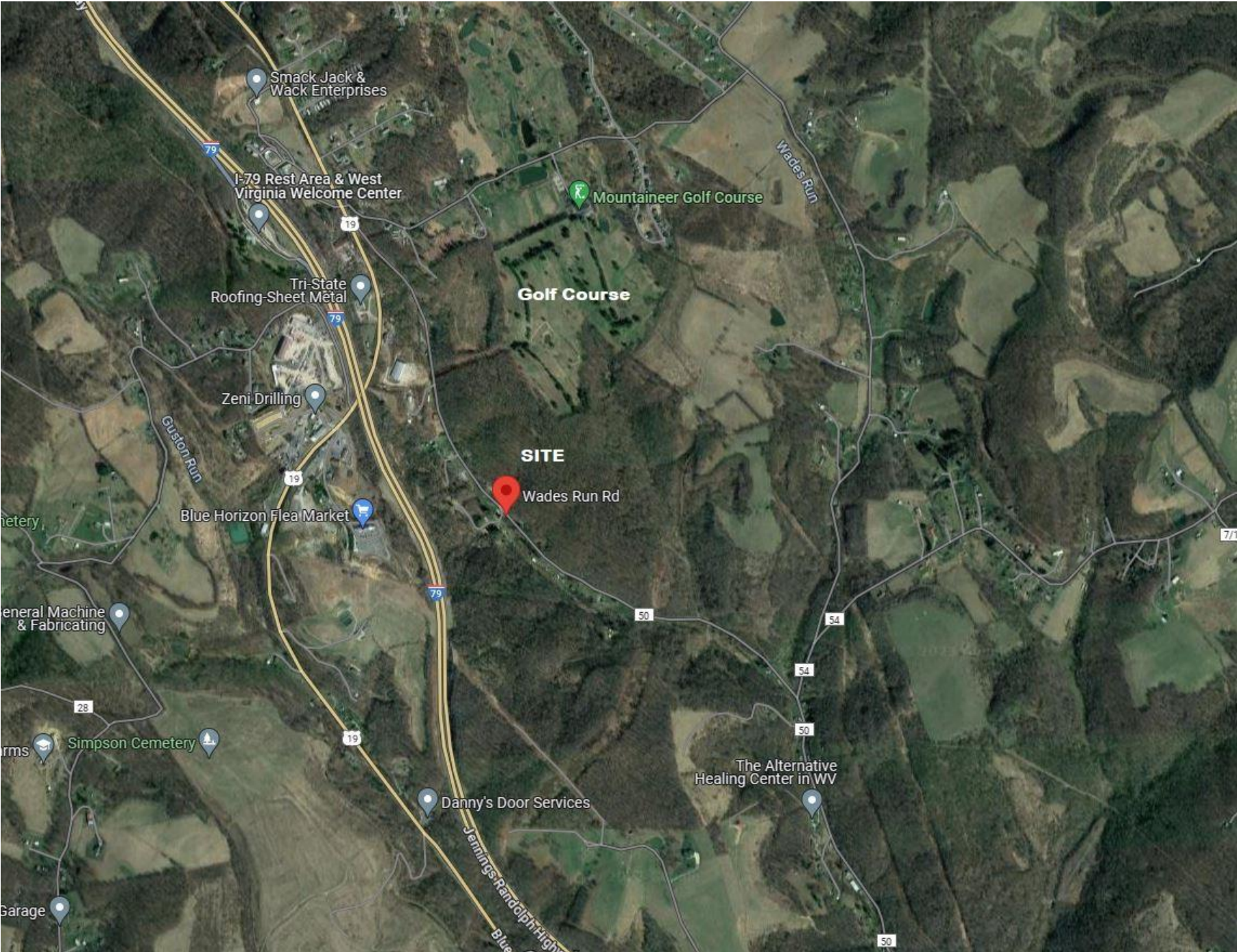
# 455-Tax Map



# 455 - Tax Map



# 455 Aerial View



# 455 Photo



# 455 Photo



**Howard  
Hanna**

**Premier Properties**  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**COMMERCIAL DIVISION**

**304-594-1519**

[www.move2wv.com](http://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](http://www.move2wv.com)



**Kay Michael Alexander**  
Salesperson / Commercial Director  
ABR / GRI / Green / Luxury

[kalexander@howardhanna.com](mailto:kalexander@howardhanna.com)  
**304-282-0077**



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, along with our Howard Hanna & national network of commercial brokers, companies and resources.



MULTIPLE LISTING SERVICES  
**MLS**



Commercial Real Estate Without the Roundabout



SIMPLE. SMART. SOLUTIONS.



REALTOR

