



2.57 ACRES SOUTHLAND DRIVE
FAIRMONT, WV 26554



WALMART SUPERCENTER

MON POWER

MIDDLETOWN COMMONS

I-79 TECHNOLOGY PARK



35,000 VEHICLES PER DAY

21,490 VEHICLES PER DAY

2.57 ACRES

I-79, EXIT 132

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*Boundaries are approximate

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LAND / DEVELOPMENT FOR SALE

2.57 ACRES SOUTHLAND DRIVE FAIRMONT, WV 26554

SALE PRICE / \$1,542,000

TOTAL ACREAGE / 2.57 (+/-) ACRES

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND/DEVELOPMENT

**PROPERTY FEATURES / EASY ACCESS
FROM INTERSTATE, CLOSE TO MANY
AMENITIES, ADJACENT TO MIDDLETOWN
COMMONS**

Exceptional Development Opportunity – 2.57 Acres Available

- 2.57 (+/-) acres of development-ready land
- Located adjacent to Middletown Commons
- Excellent visibility from I-79 for strong exposure
- Conveniently located near I-79, Exit 132
- Utilities available to the site
- Strategic position within the Fairmont/White Hall market
- Surrounded by established retail, services, and amenities
- Convenient access to major transportation routes
- Excellent development potential for a variety of commercial uses
- Generous acreage offering flexibility for future development
- **35,000 vehicles per day** Along I-79 (Provided by Esri and Data Axle, 2025).

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Inside city limits
 - Parcel 10, Tax Map 21, Grant District
 - Deed Book 1332, Page 399
- Zoning: Commercial

INGRESS / EGRESS

- The site can be accessed via multiple directions within Middletown Commons, however there is only one direct access point onto the site itself at the corner of Southland Drive and Danburry Lane.

LOCATION APPEAL

- Situated Adjacent to the Middletown Commons and the I-79 Technology Campus, home to ISR, NASA, The National White Collar Crime Headquarters, the Alan Mollohan Office Complex and Several National and International Research and Development Companies
- Significant upgrades to the Middletown Commons within the last several years amounting to over \$50M, improving the attractiveness and appeal of the immediate location
- 0.5 Mile from I-79, Exit 132
- I-79 Offers Easy Access to the North and South with the Northern Direction Connecting to I-68 and the Pennsylvania Turnpike
- 1.5 Miles North of the Fairmont Airport
- 10 Mile South of the Harrison-Marion County Airport

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers

DIRECTIONS

1. From I-79 North, take Exit 132 toward Fairmont/ White Hall.
2. At the end of the exit ramp, follow signs toward White Hall/Middletown Commons.
3. Turn left into the Middletown Commons shopping center, then turn left onto Southland Drive.
4. Follow Southland Drive to to the end of the road. You have reached the site when Southland drive turns into Danburry Lane.
5. The site is located adjacent to MedBridge Fairmont.

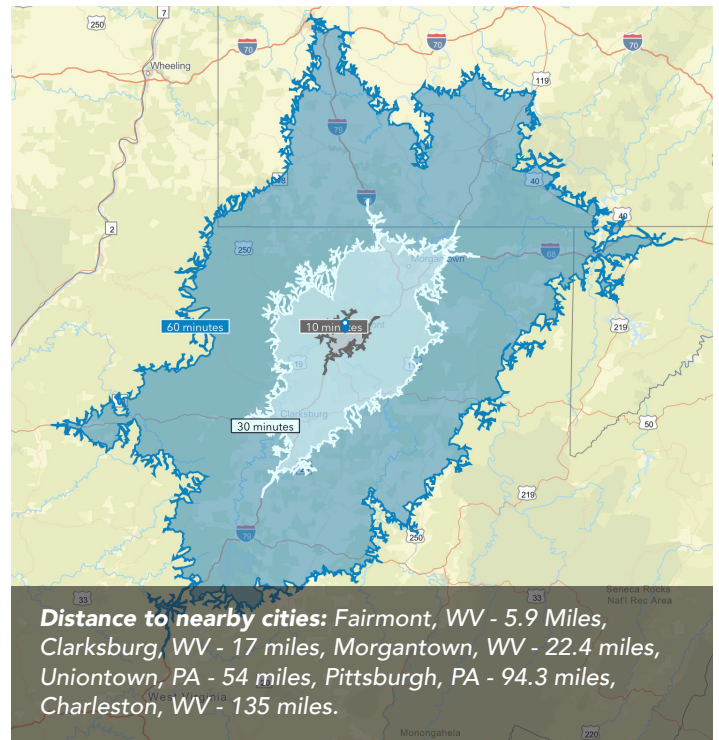
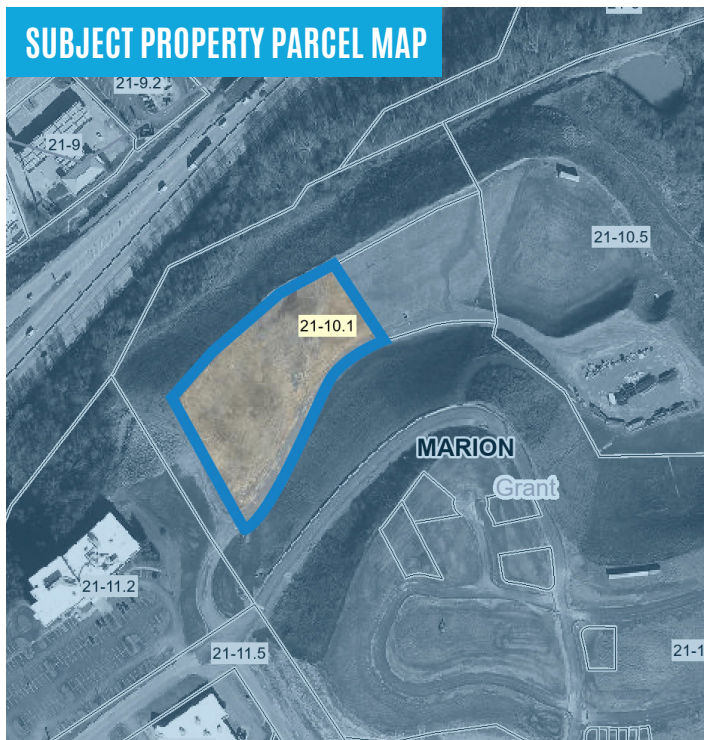
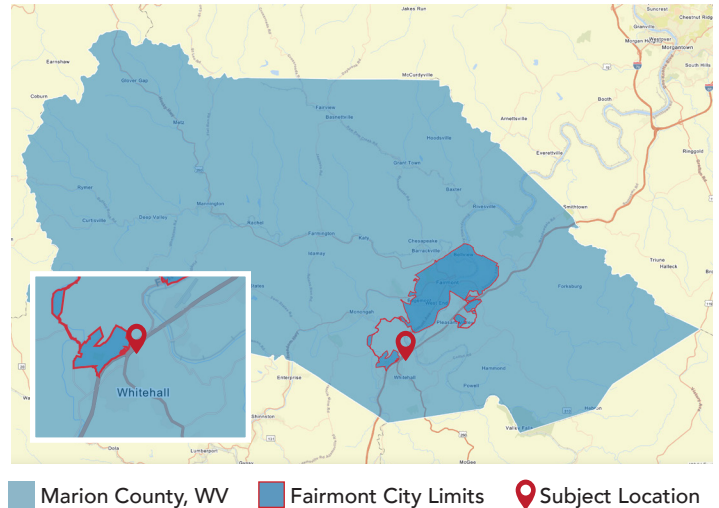
LOCATION ANALYSIS

Marion County is located in the north-central part of 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.

Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of White Hall** has a total population of 691 and a median household income of \$77,352. Total number of businesses is 215.

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



FOR SALE
LAND - LOCATED OFF I-79, EXIT 132
2.57 ACRES SOUTHLAND DRIVE · FAIRMONT, WV 26554

AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. The subject property is referenced with a yellow star, located approximately 0.5 mile from I-79 (Exit 132).

● Along Route 250 there is an average daily traffic count of 21,490 vehicles per day. (Provided by Esri and Data Axle, 2025).

- ① Go Mart, Burger King, Buffalo Wild Wings Go
- ② Fairfield Inn & Suites
- ③ Applebee's, Arby's, Taco Bell
- ④ Goodwill
- ⑤ Middletown Commons
- ⑥ Bob Evans, Firehouse Subs, BFS Gas, Dairy Queen Chipotle, Fairmont Federal Credit Union
- ⑦ McDonald's
- ⑧ Urse Dodge Chrysler Jeep Ram
- ⑨ Walmart
- ⑩ Mon Power
- ⑪ NASA IV&V Facility
- ⑫ Alan B. Mollohan Innovation Center
- ⑬ Pierpont Community & Technical College
- ⑭ Robert H. Mollohan Research Center
- ⑮ Dan Cava Toyota World
- ⑯ First Exchange Bank

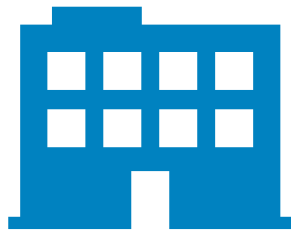
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,074

Total
Population



728

Businesses



16,549

Daytime
Population



\$228,351

Median Home
Value



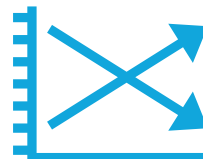
\$41,493

Per Capita
Income



\$76,374

Median Household
Income



-0.3%

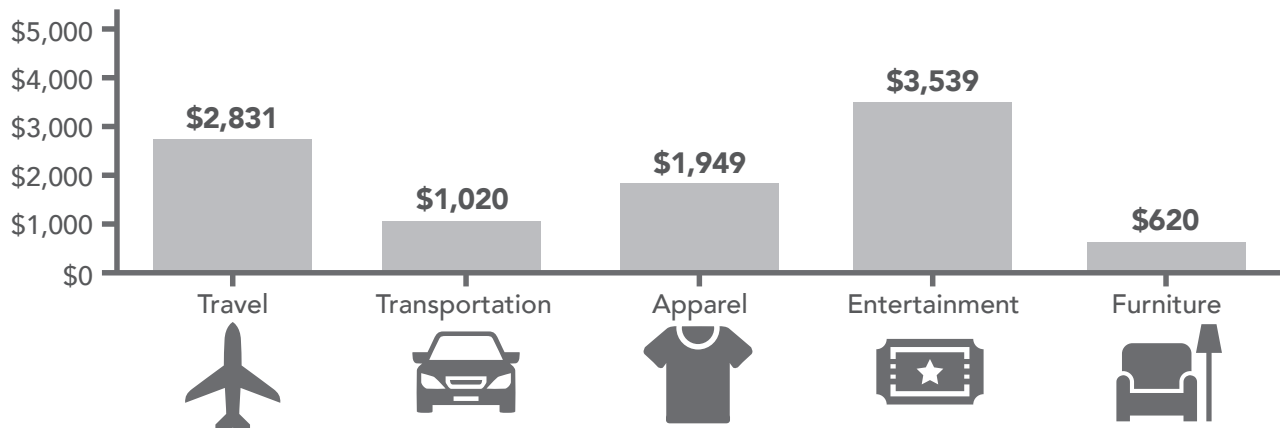
2026-2031
Pop Growth Rate



6,900

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 2026, 2031. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,852

Total
Population



1,393

Businesses



35,756

Daytime
Population



\$189,845

Median Home
Value



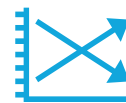
\$35,360

Per Capita
Income



\$66,624

Median
Household
Income



-0.2%

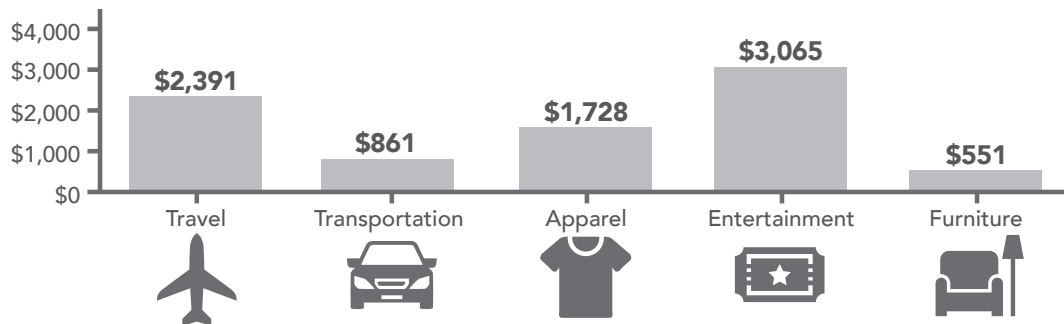
2026-2031
Pop Growth
Rate



17,122

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



67,508

Total
Population



2,202

Businesses



68,003

Daytime
Population



\$187,757

Median Home
Value



\$36,154

Per Capita
Income



\$68,718

Median
Household
Income



-0.3%

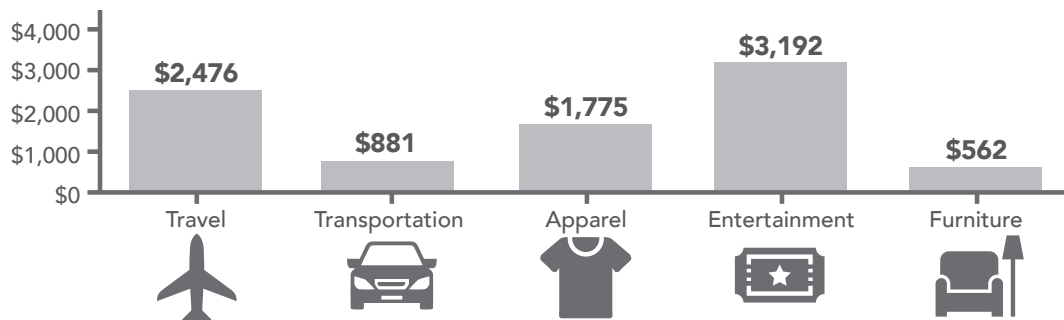
2026-2031
Pop Growth
Rate



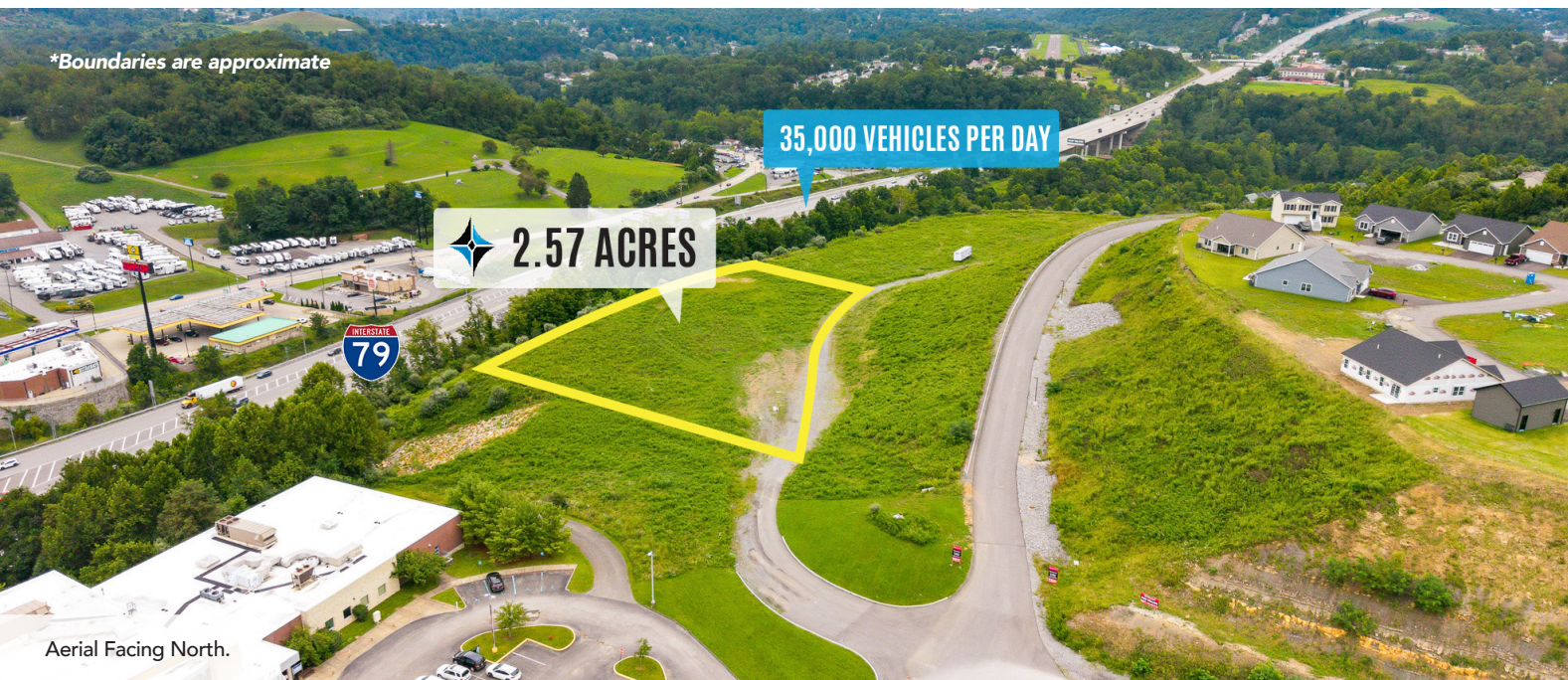
31,344

Housing Units
(2020)

KEY SPENDING FACTS



AERIALS

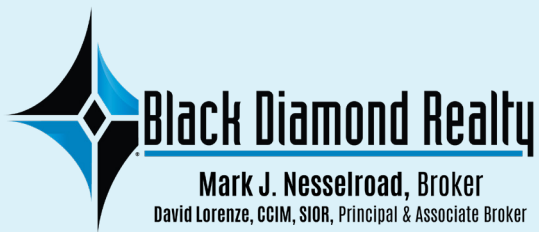


FOR SALE
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Aerial Facing Southwest.



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