



FOR SALE / LEASE
LAND / DEVELOPMENT
MARKETING FLYER



870 MIDDLEWAY PIKE
INWOOD, WV 25428



MCDONALD'S



THE CIDER PRESS

URGENT CARE - INWOOD

21,521 VPD (2024)

SHEETZ

FOOD LION

CVS

TRACTOR SUPPLY

STARBUCKS



MUSSELMAN HIGH SCHOOL

DOLLAR GENERAL

KING'S PIZZA

10,267 VPD (2024)

870 MIDDLEWAY PIKE

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Radius map and detailed list of home developments showing the area residential growth close to the subject property.

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Information on the major local employers, Fortune 500 and international companies, within Berkeley County as well as the employment rate.

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LAND / DEVELOPMENT FOR SALE / LEASE

870 MIDDLEWAY PIKE INWOOD, WV 25428

SALE PRICE / \$450,000 (AS-IS)

LEASE RATE / NEGOTIABLE

GROSS LOT SIZE / 2 (+/-) ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

ZONING / RESIDENTIAL

**PROPERTY FEATURES / ROAD FRONTAGE,
GREAT VISIBILITY, DEVELOPMENT
OPPORTUNITY, EASILY ACCESSIBLE,
LOCATED IN A GROWING AREA,
CLOSE TO MAJOR TRAFFIC ROUTES
AND MANY AMENITIES**

Located close to a prominent intersection, 870 Middleway Pike offers 2 (+/-) acres of flat land. This site is situated approximately one mile from I-81, Exit 5. Surrounded by a growing number of residential communities and commercial amenities, the property is ideally suited for residential development, multi-family housing, or a mixed-use concept. With strong road frontage and excellent accessibility, this site provides a rare opportunity for developers and investors looking to capitalize on the continued growth of Berkeley County.

The subject property is located in a growing area of Berkeley County. The property is positioned 1.8 miles from I-81, Exit 5, and 1 mile from U.S. Highway 11. Along Middleway Pike there is a daily traffic count of 10,267 vehicles. Source: ©2024 Kalibrate Technologies (Q4 2024). Inwood is located in Shenandoah Valley, near the Virginia and Maryland borders. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are all within a three hour drive of Inwood.

FOR SALE / LEASE
LAND / DEVELOPMENT - LOCATED 1.8 MILES FROM I-81
870 MIDDLEWAY PIKE · INWOOD, WV 25428 · 2 (+/-) ACRES

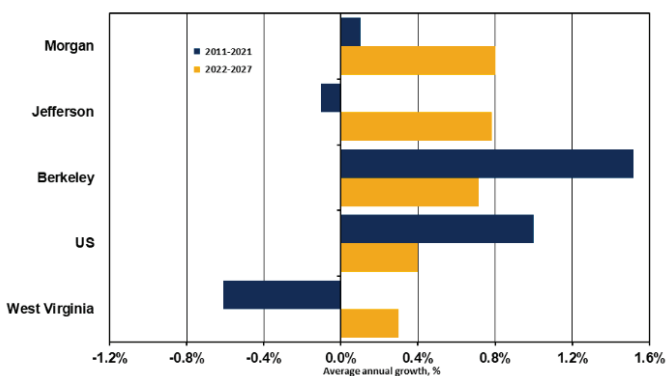
PROPERTY SPECIFICATIONS

ECONOMIC OUTLOOK

West Virginia’s Eastern Panhandle (EPH) has been the state’s strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle’s manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle’s proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

Figure 11: Employment Growth Forecast by Area



(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

LEGAL DESCRIPTION / ZONING

Located just outside city limits of Inwood, this property is positioned in the Mill Creek District of Berkeley County. The site is comprised of one parcel of land consisting of 2 (+/-) acres. The property is identified as Mill Creek District, Tax Map 6, Parcel 120. This can be referenced in Deed Book 1021, Page 652. This property is zoned residential.

INGRESS / EGRESS

There are currently two points of ingress/egress available to this property along Middleway Pike.

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Natural Gas	Mountaineer Gas Company
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Public
Cable/Internet	Multiple Providers

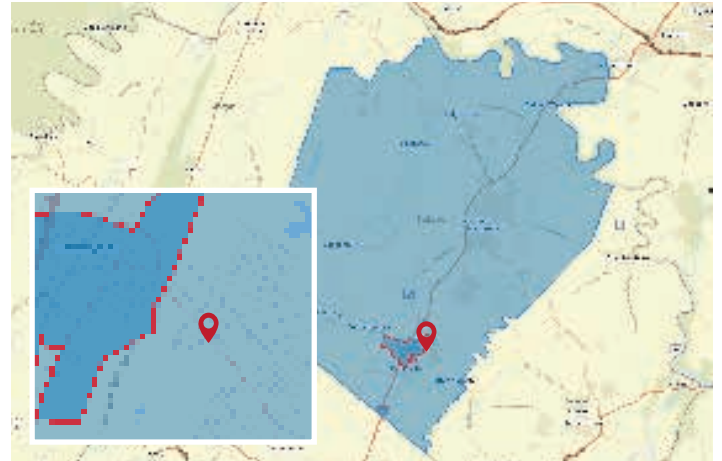
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

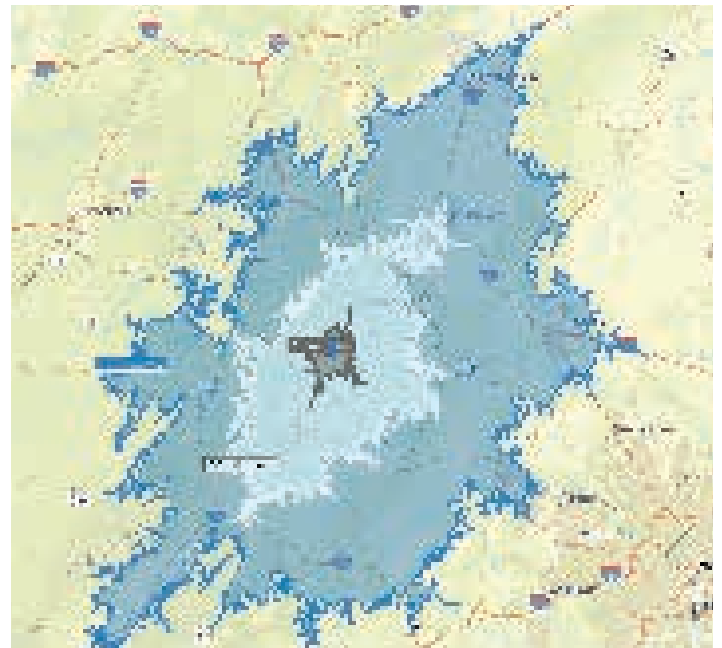
Berkeley County has a total population of 128,592 and a median household income of \$76,258. Total number of businesses is 2,573.

The **City of Inwood** has a total population of 3,473 and a median household income of \$67,837. Total number of businesses is 114.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.
Text provided by <https://www.berkeleywv.org>*



■ Berkeley County, WV ■ Inwood City Limits 📍 Subject Location



Distance to nearby cities: Charles Town, WV - 15 miles,
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,
Washington, DC - 77 miles, Baltimore, MD - 95 miles.

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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject land, 870 Middleway Pike, has been referenced with a yellow star.

Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2023 Esri)

- 1 BP
- 2 McDonald's, Dunkin' Donuts
- 3 Hampton Inn
- 4 Waffle House, Burger King, Subway, Whale of a Car Wash, Liberty Petroleum
- 5 Taco Bell
- 6 The Cider Press
- 7 Family Dollar
- 8 Auto Zone, Urgent Care, Advance Auto Parts
- 9 Dairy Queen
- 10 Arby's
- 11 U.S. Post Office, First United Bank & Trust
- 12 Walgreens
- 13 Domino's Pizza
- 14 Sheetz
- 15 CVS
- 16 Newly Developed Area; Inwood Roundabout, Food Lion, Starbucks, WaWa, Tractor Supply, Manhattan Pizza, Great Clips, Patriot Federal Credit Union, Popeyes, Jersey Mike's, Five Guys
- 17 Musselman High School
- 18 Tudor's Biscuit World
- 19 Dollar General
- 20 King's Pizza, Vince Nails & Spa

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



19,902

Total Population



308

Businesses



13,587

Daytime Population



\$256,140

Median Home Value



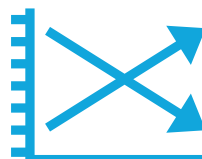
\$34,390

Per Capita Income



\$78,361

Median Household Income



2.47%

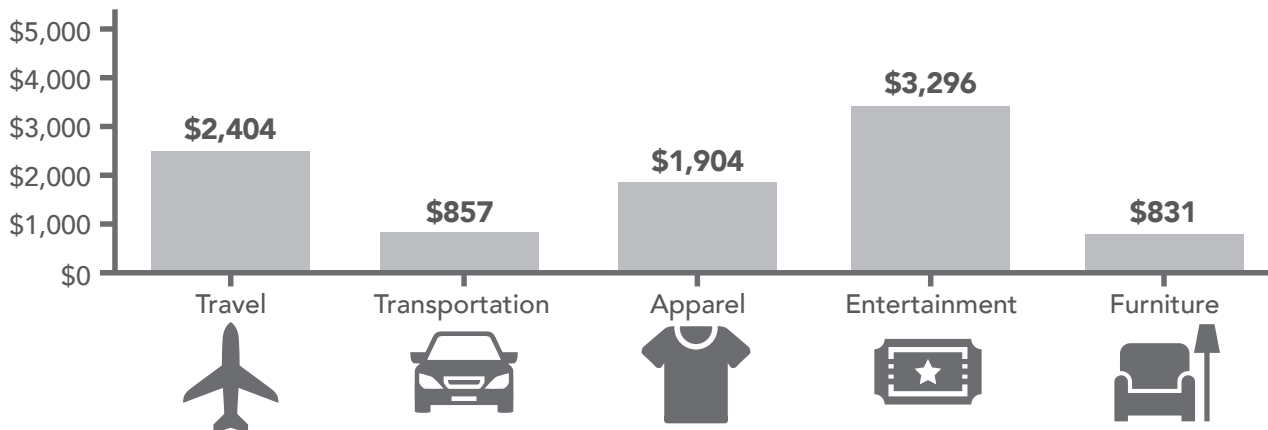
2024-2029 Pop Growth Rate



6,997

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



34,312

Total Population



467

Businesses



24,208

Daytime Population



\$276,585

Median Home Value



\$37,255

Per Capita Income



\$81,782

Median Household Income



2.04%

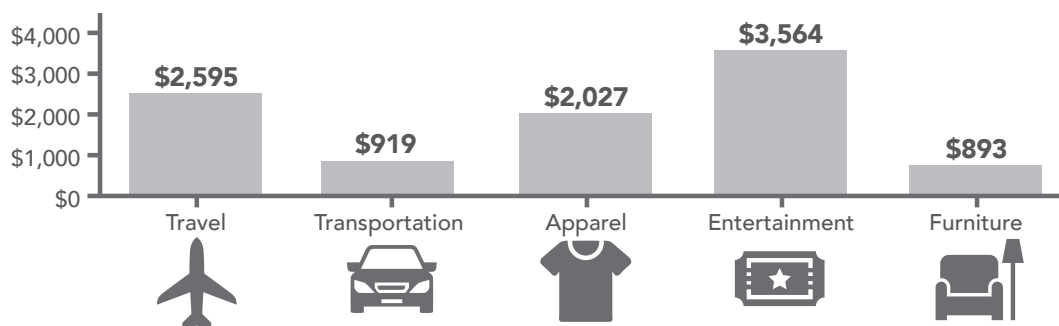
2024-2029 Pop Growth Rate



12,453

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



114,271

Total Population



2,778

Businesses



100,366

Daytime Population



\$300,605

Median Home Value



\$39,077

Per Capita Income



\$79,834

Median Household Income



1.29%

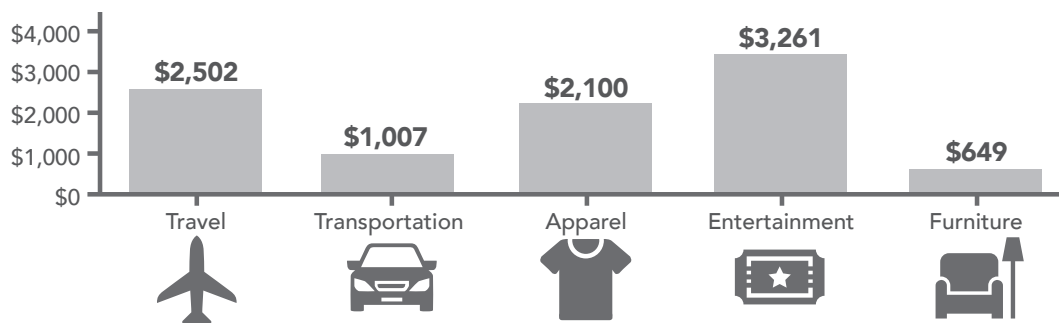
2024-2029 Pop Growth Rate



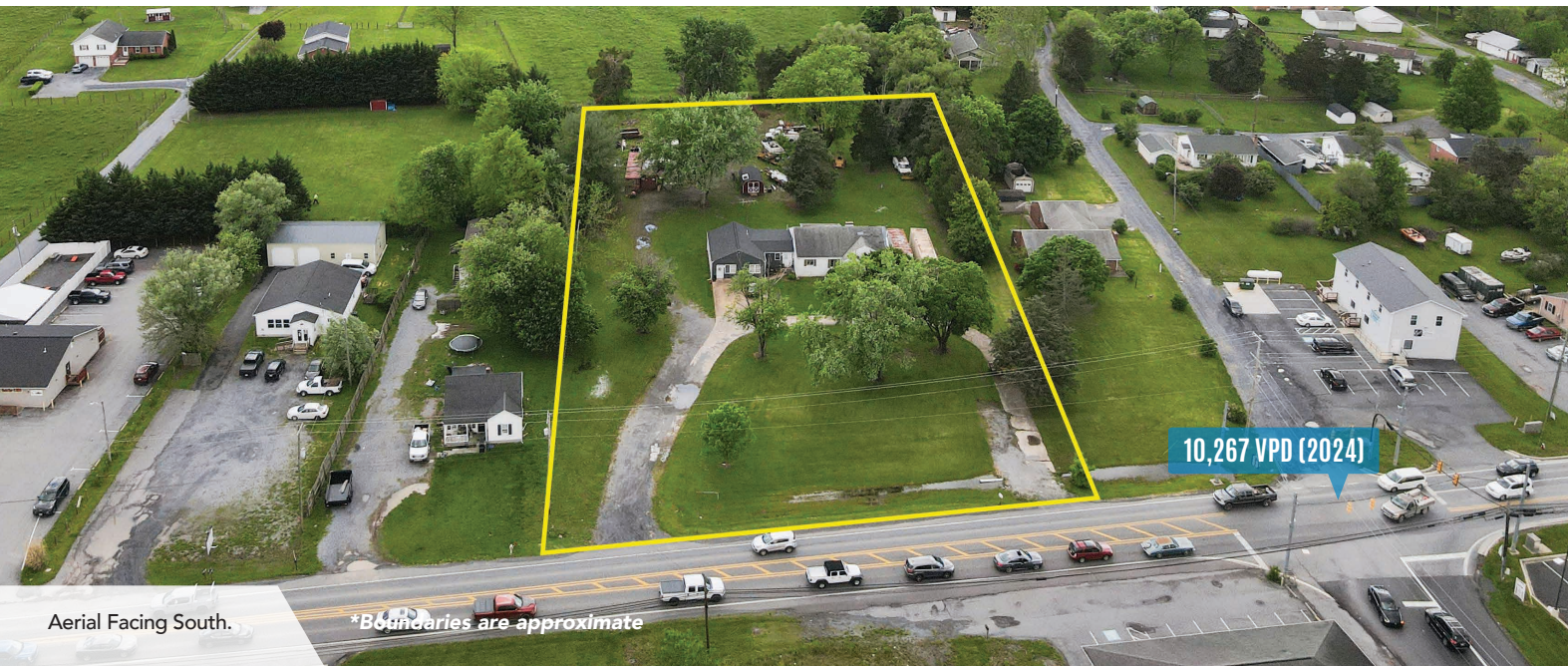
44,341

Housing Units (2020)

KEY SPENDING FACTS



AERIAL PHOTOS



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Aerial Facing Northwest.

**Boundaries are approximate*

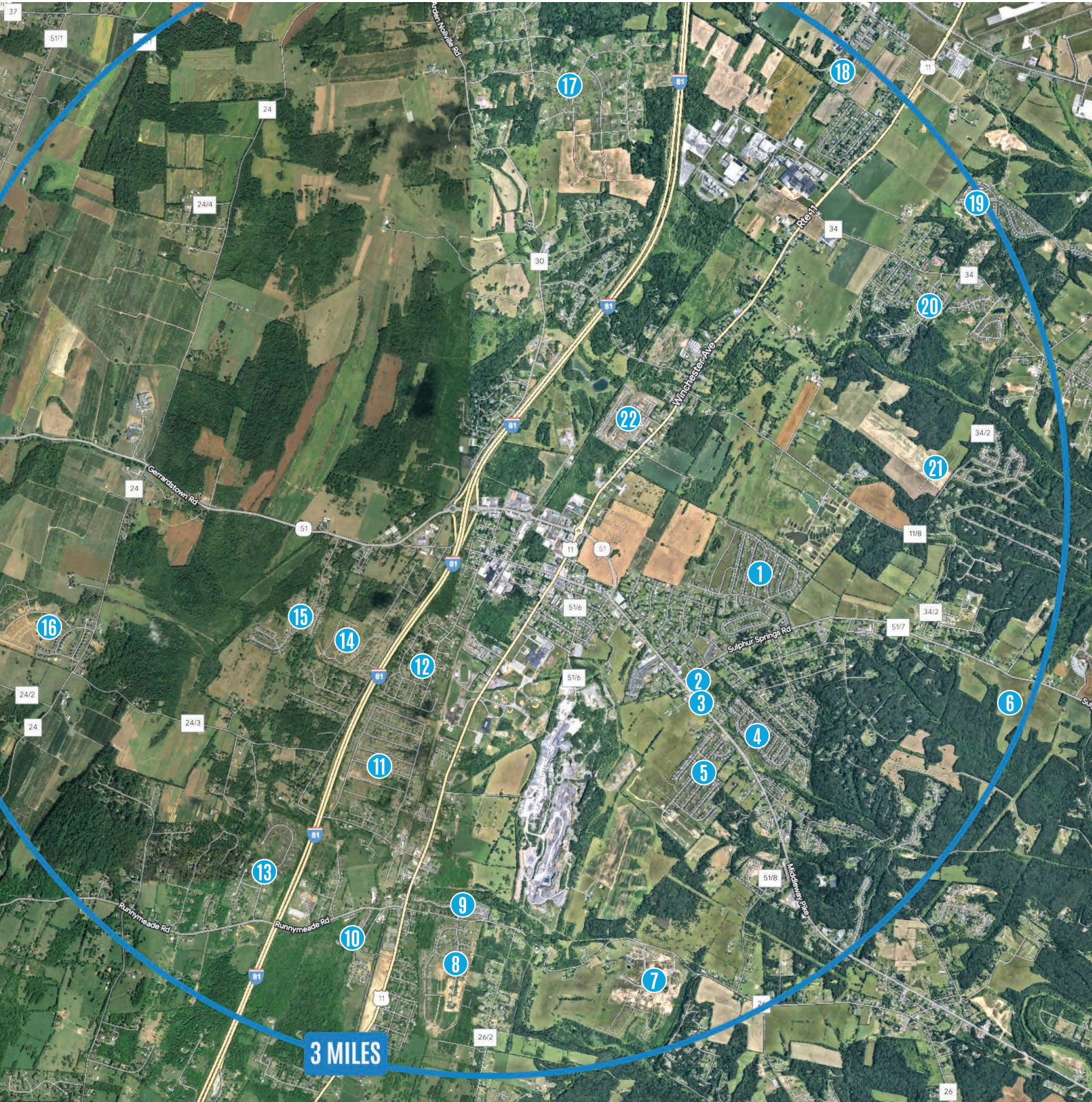
AREA RESIDENTIAL GROWTH



- 1 Spring Hill (387 single family homes) ●
- 2 Townes of Topaz (45 Townhomes) ●
- 3 Genesis Drive (14 Townhomes) ●
- 4 Inwood Meadows (173+ Single Family Homes) ●
- 5 Webber Springs (185+ Single Family Homes) ●
- 6 Foley Springs (137 Single Family Homes, 182 Townhomes)
- 7 Morning Dove Estates (130+ Single Family Homes) ●●
- 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes)
- 9 Trout Run (119 Townhomes) ●
- 10 Boyd's Crossing (60 Townhomes) ●●

- 11 Elizabeth Station (235+ Single Family Homes) ●●
- 12 Highpointe (58 Single Family Homes) ●●
- 13 Sylvan Grove (56+ Single Family Homes) ●
- 14 Stoney Ridge (110+ Single Family Homes) ●
- 15 Bentwood Estates (130+ Single Family Homes) ●●
- 16 Springdale Farm (200+ Single Family Homes) ●●●
- 17 Tabler Estates (120+ Single Family Homes) ●●●
- 18 Tabler Station Manor (148 Townhomes) ●●
- 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●●
- 20 Mill Creek Village (90+ Single Family Homes) ●
- 21 South Brook (76 Single Family Homes) ●
- 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●●

● < \$199,000	● \$400,000 - \$499,000
● \$200,000 - \$299,000	● \$500,000+
● \$300,000 - \$399,000	● Rental



MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company

The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.


Source:
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:
<https://corporate.walmart.com/about>

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EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has **increased by 3.8%**, giving businesses **26,000 new employees**.

With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





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