

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



Chaplin Hill Rd & University Town Center Dr., Morgantown, WV

For Sale
REDUCED
\$4,995,000

Near Interchange

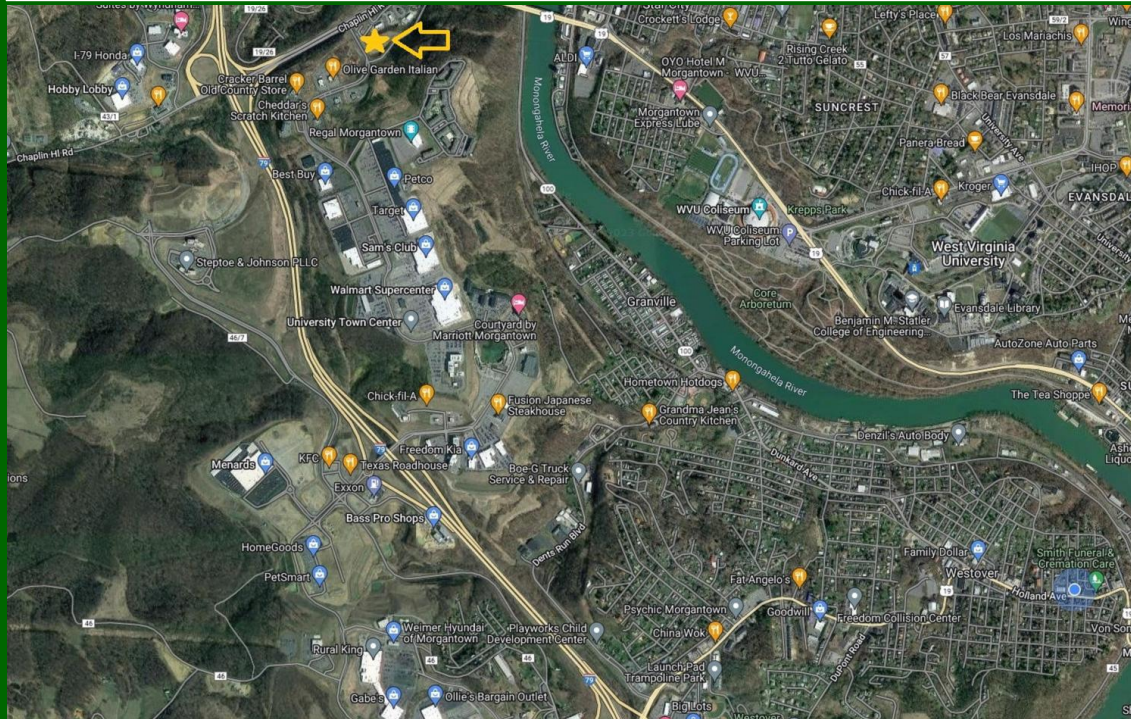
4.55 acres

No Zoning
Level Pad

Chaplin Hill
2015 AADT
33,960+

UTC
2012 AADT
22,666+

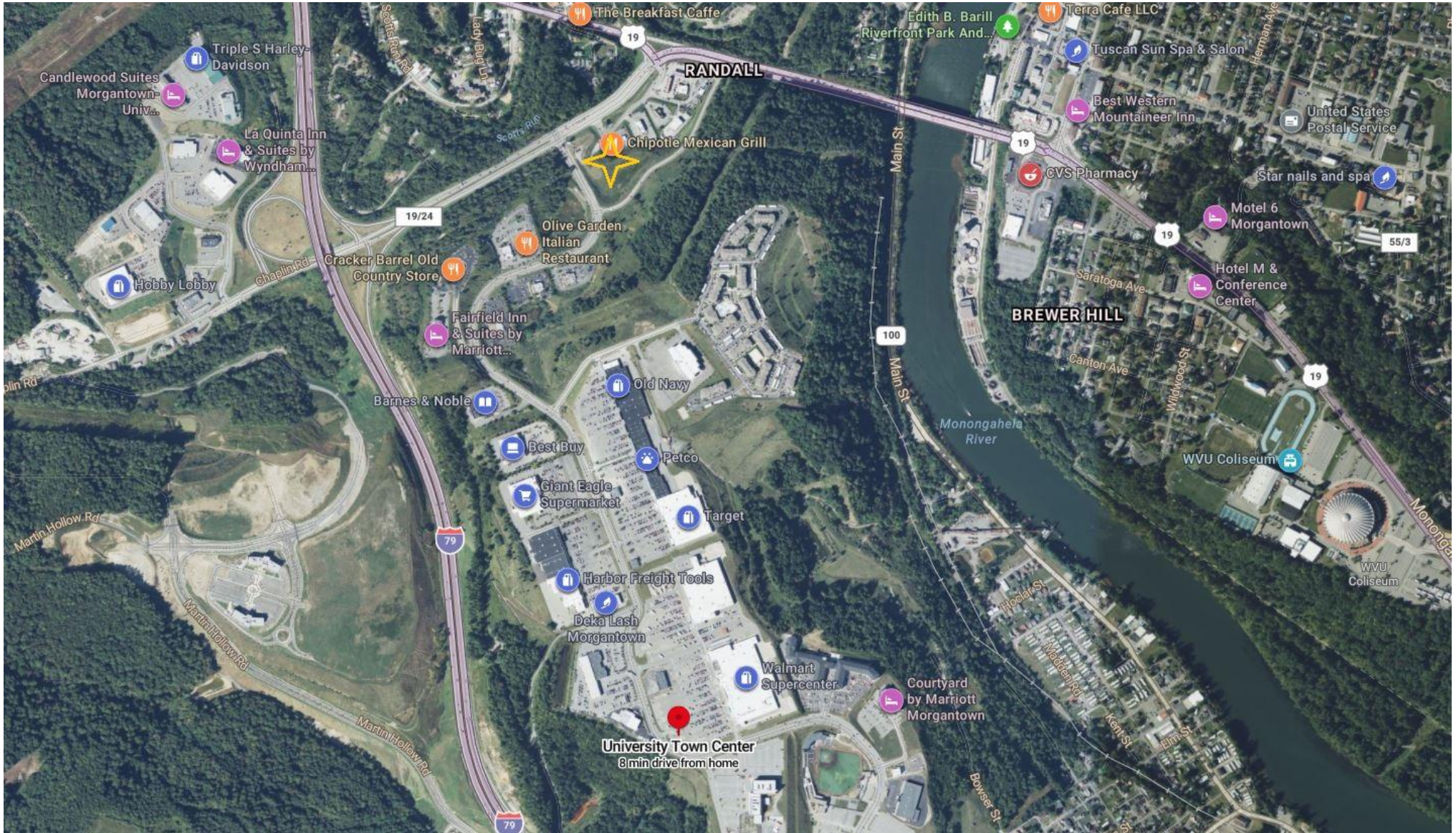
High
Visibility



- SBA-HubZone
- WV-Tax Incentive District
- 4.55 acres +/- total
- Hot Commercial Area
- Out of City Limits
- No B&O Taxes
- Level Site to Sloping
- All Utilities Available

Commercial Opportunity about 1/2 mile off Exit 155 of I-79. Site borders Chaplin Rd, University Town Center Dr. & Emmett Dr. This 4.55 acre site is situated in a hot area of the community for commercial expansion. The property is mostly level & out of the city limits (no B&O taxes). There is curb cut on Chaplin Hill Rd and potential for another along Emmett Dr. All utilities are available to this highly visible growth site. Suited for a variety of businesses. Some restrictions apply. Located in SBA-HubZone & WV Tax Incentive (TIF) District. Don't miss this opportunity! Call listing agent for an appointment!







4.55 +/- ac



Car Wash



Valvoline



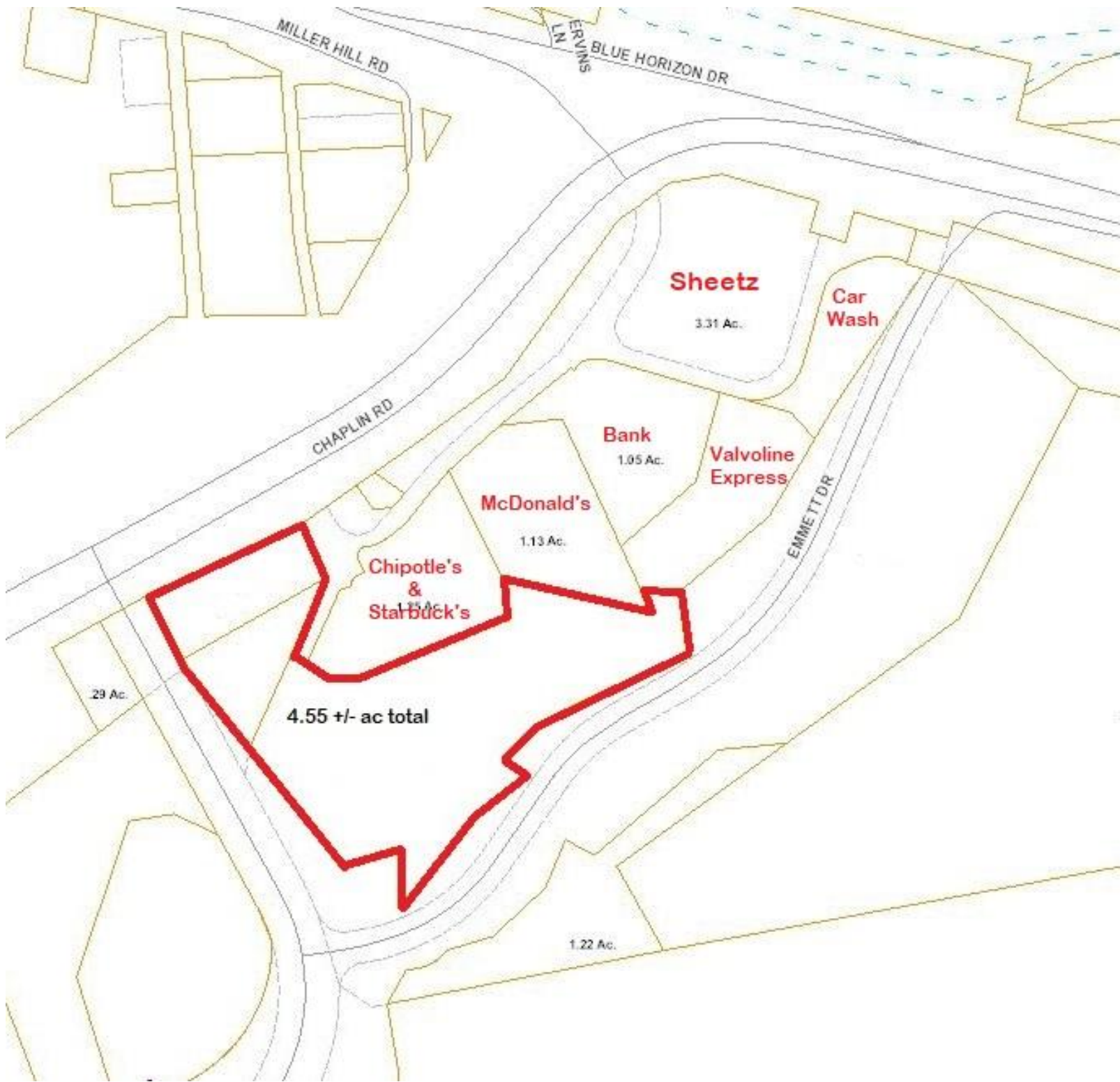
CHAPMAN DR

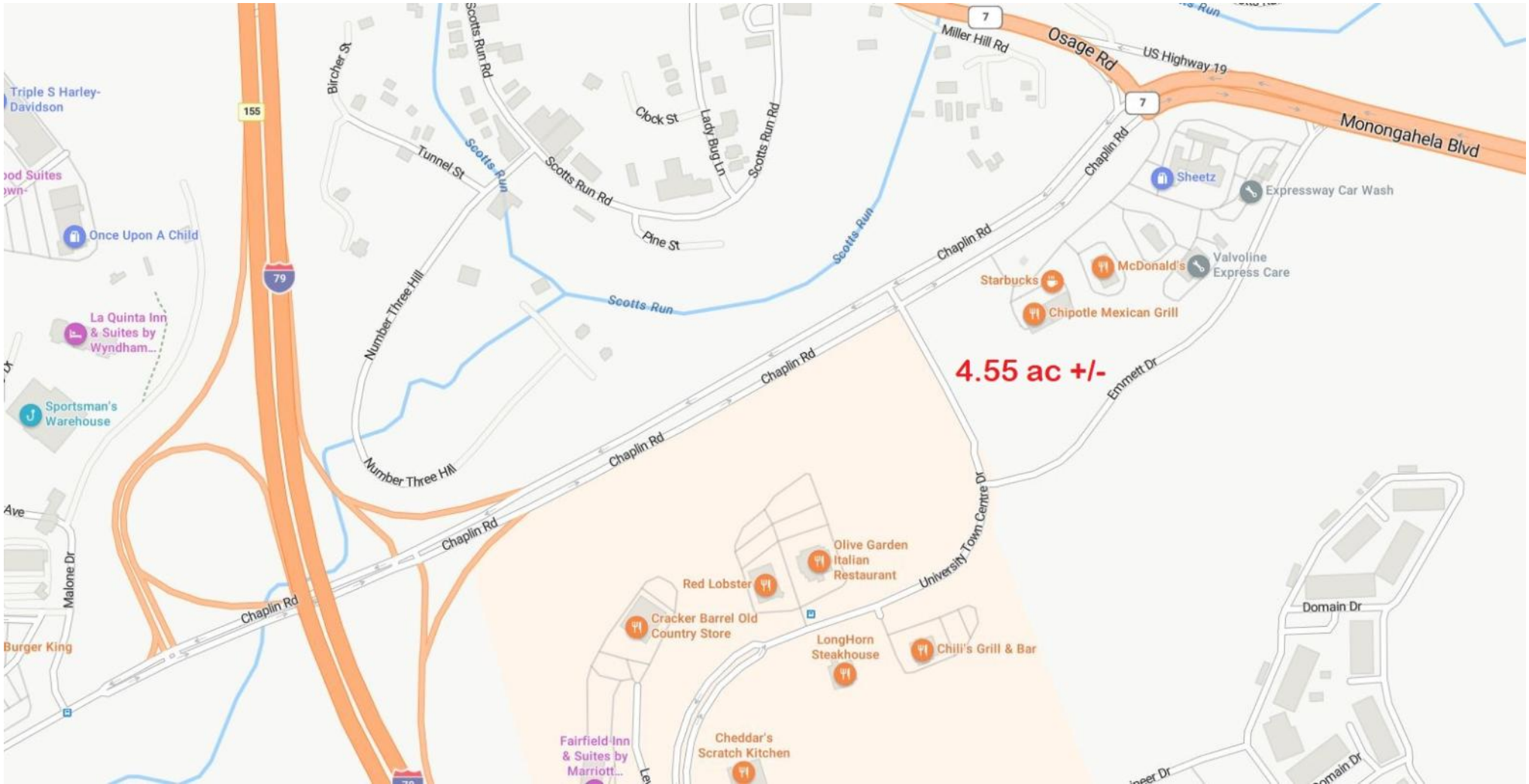
HORIZON DR

MILLER HILL RD

UNIVERSITY TOWN CENTER DR

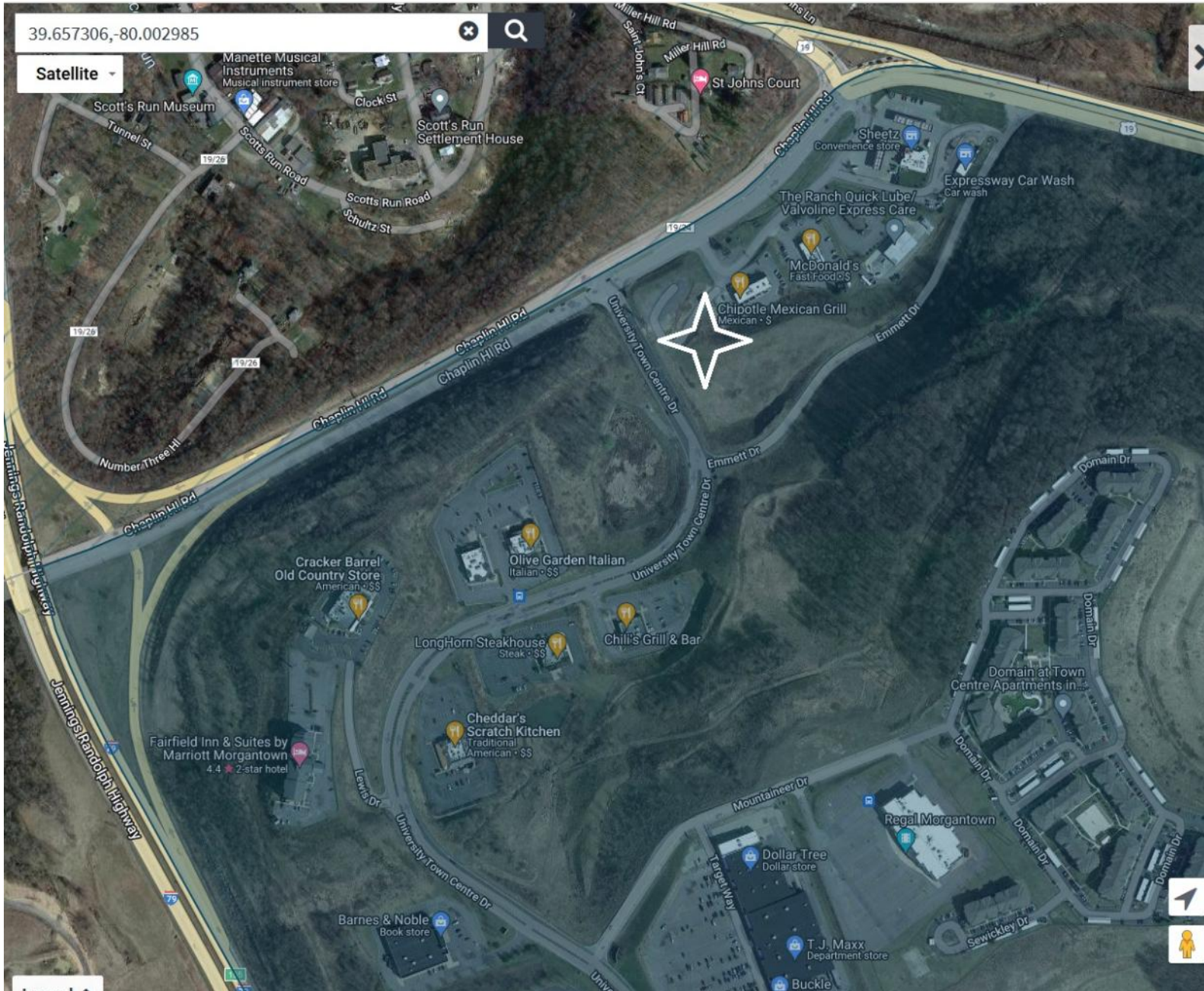






39.657306, -80.002985

Satellite



39.657306°, -80.002985°

Qualified HUBZone

Designations [Show Details](#)

Census Tract

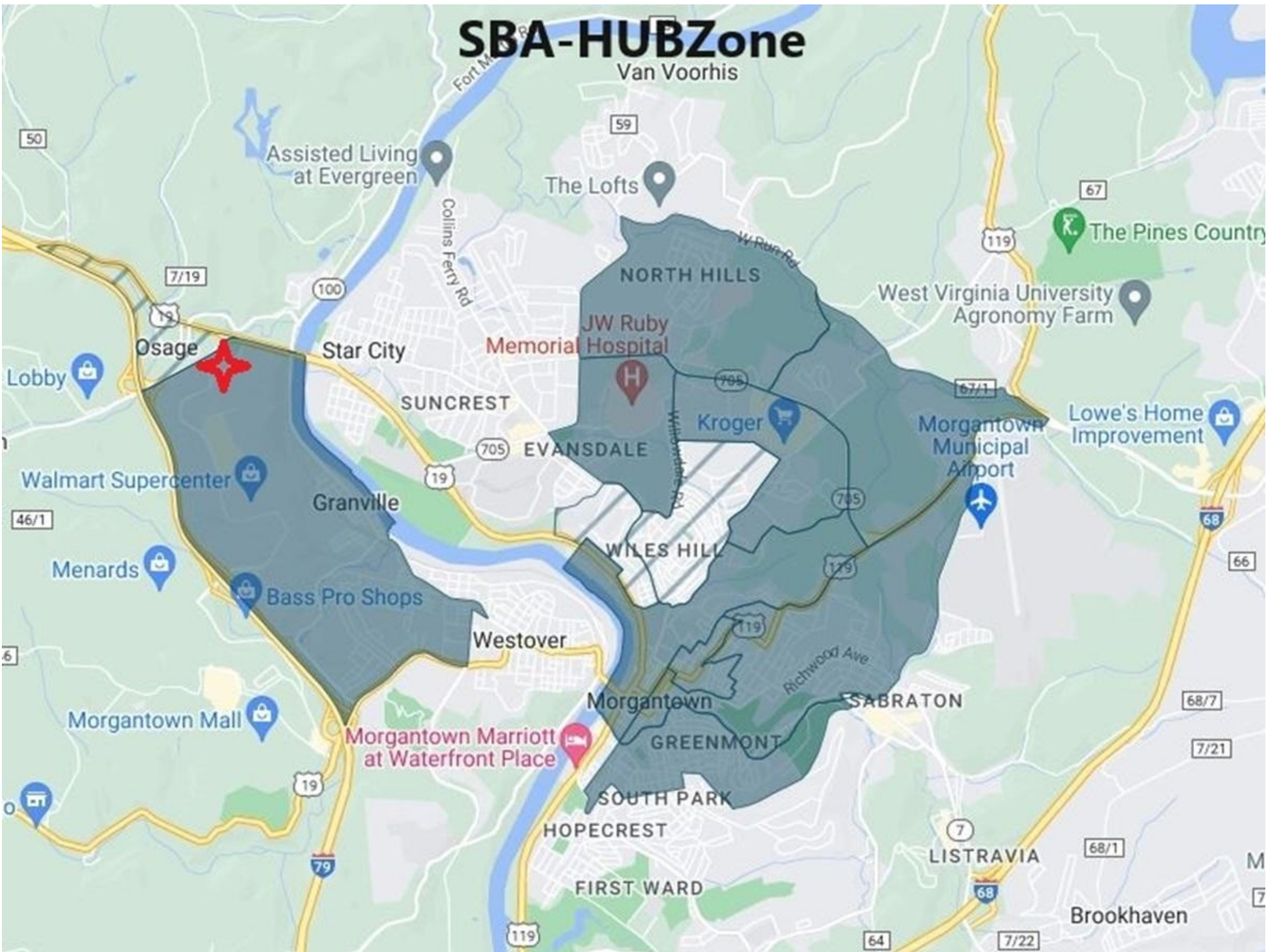
Local Information [Show Details](#)

[Printable Version](#) [Share Map](#)

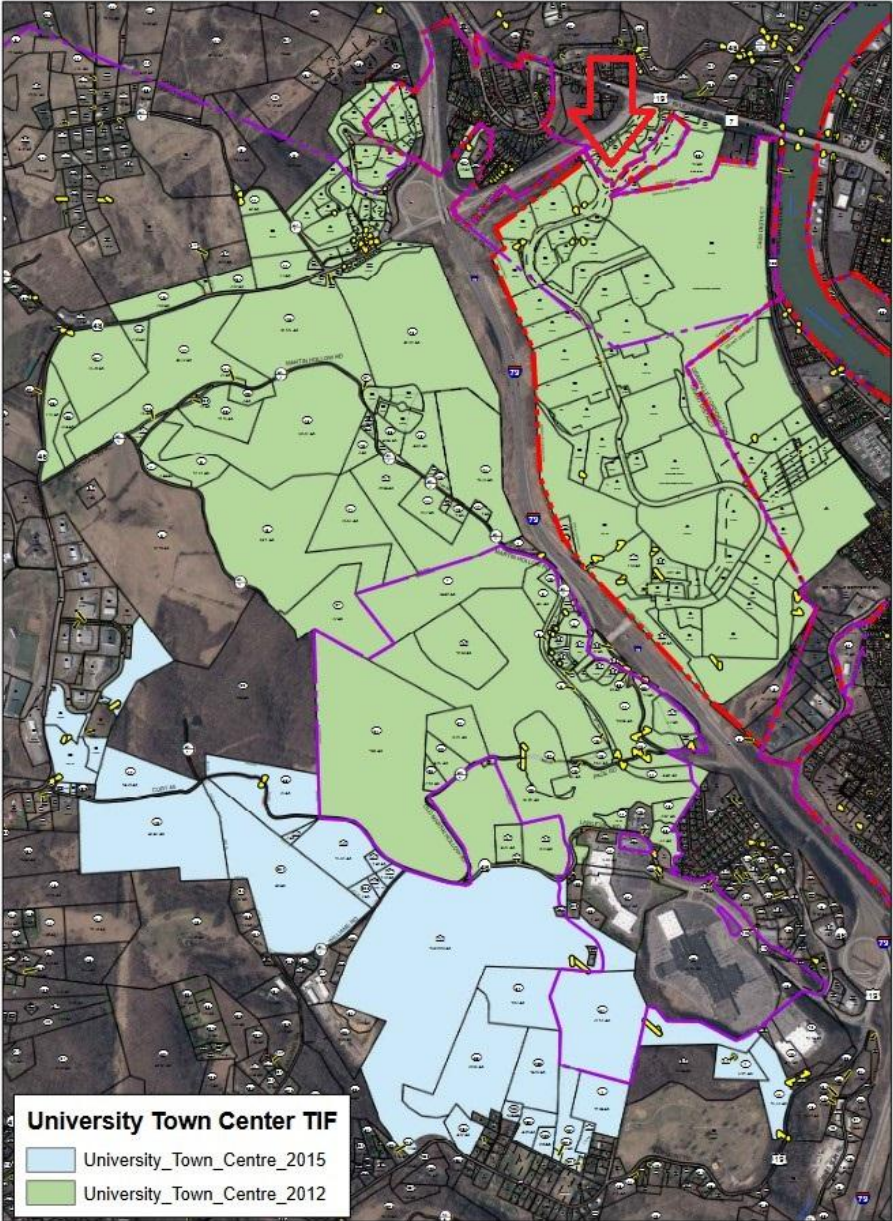
Qualification Valid as of Nov 30, 2023

SBA-HUBZone

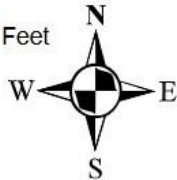
Van Voorhis



University Town Center TIF



4,400 2,200 0 4,400 Feet



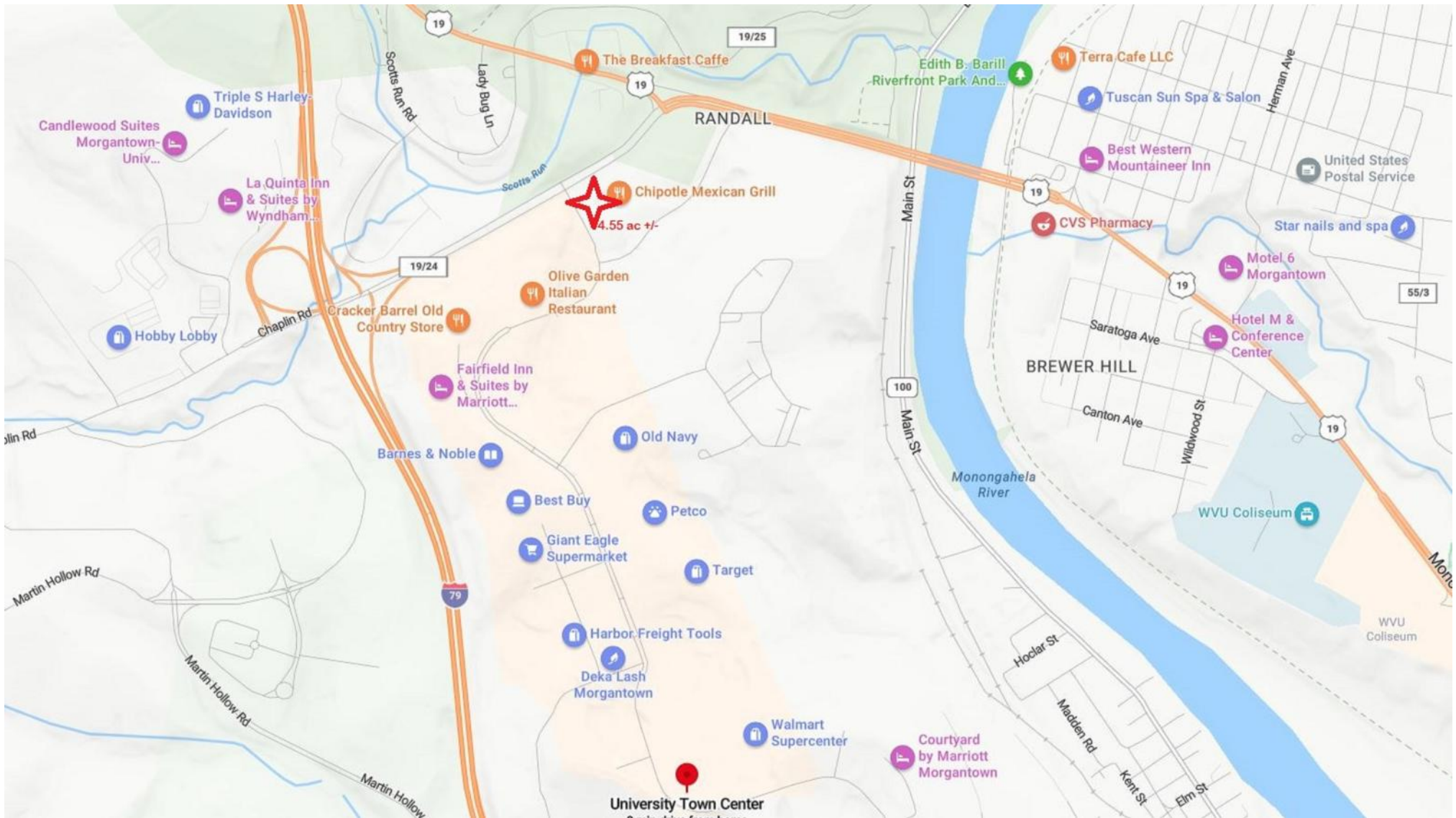


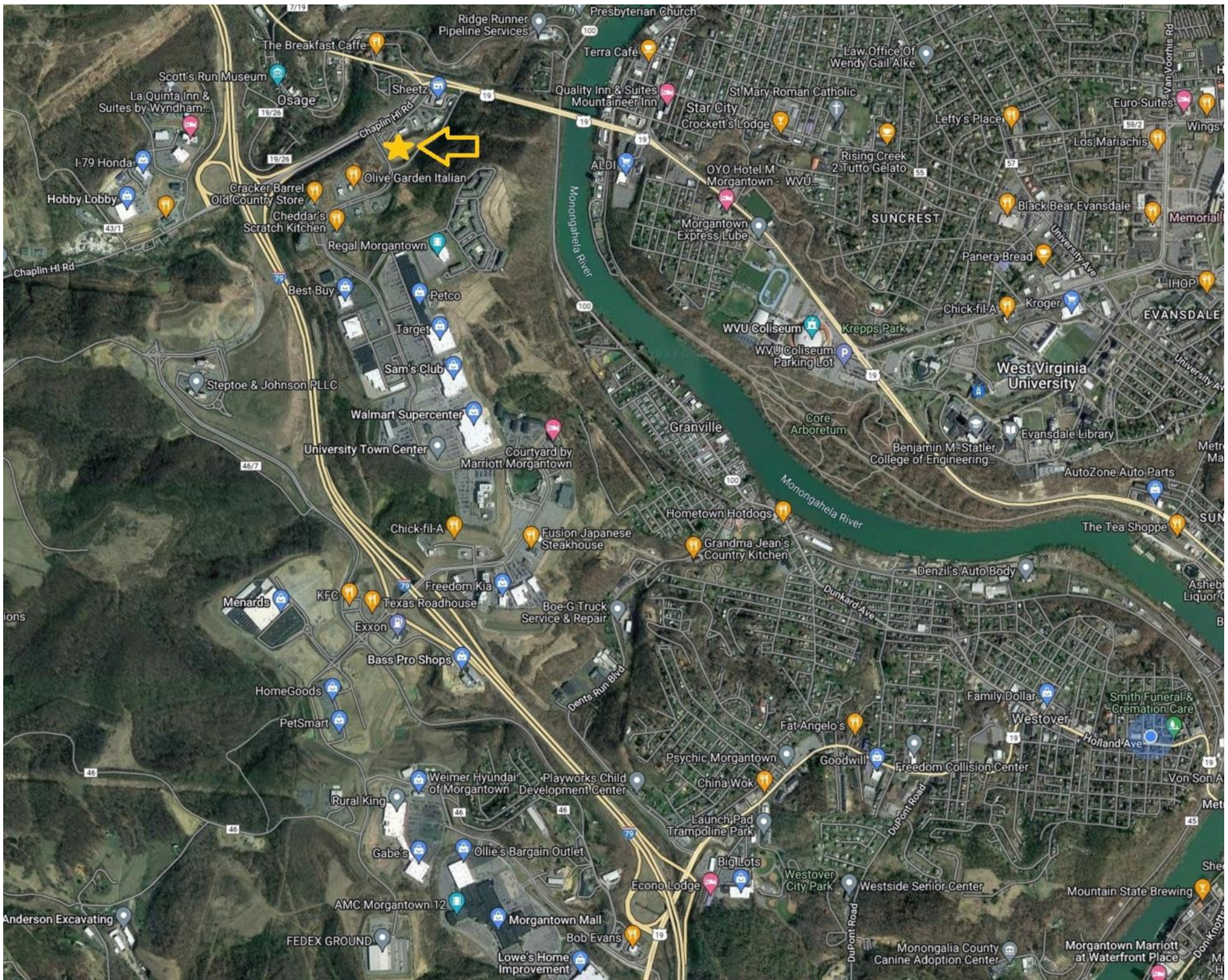






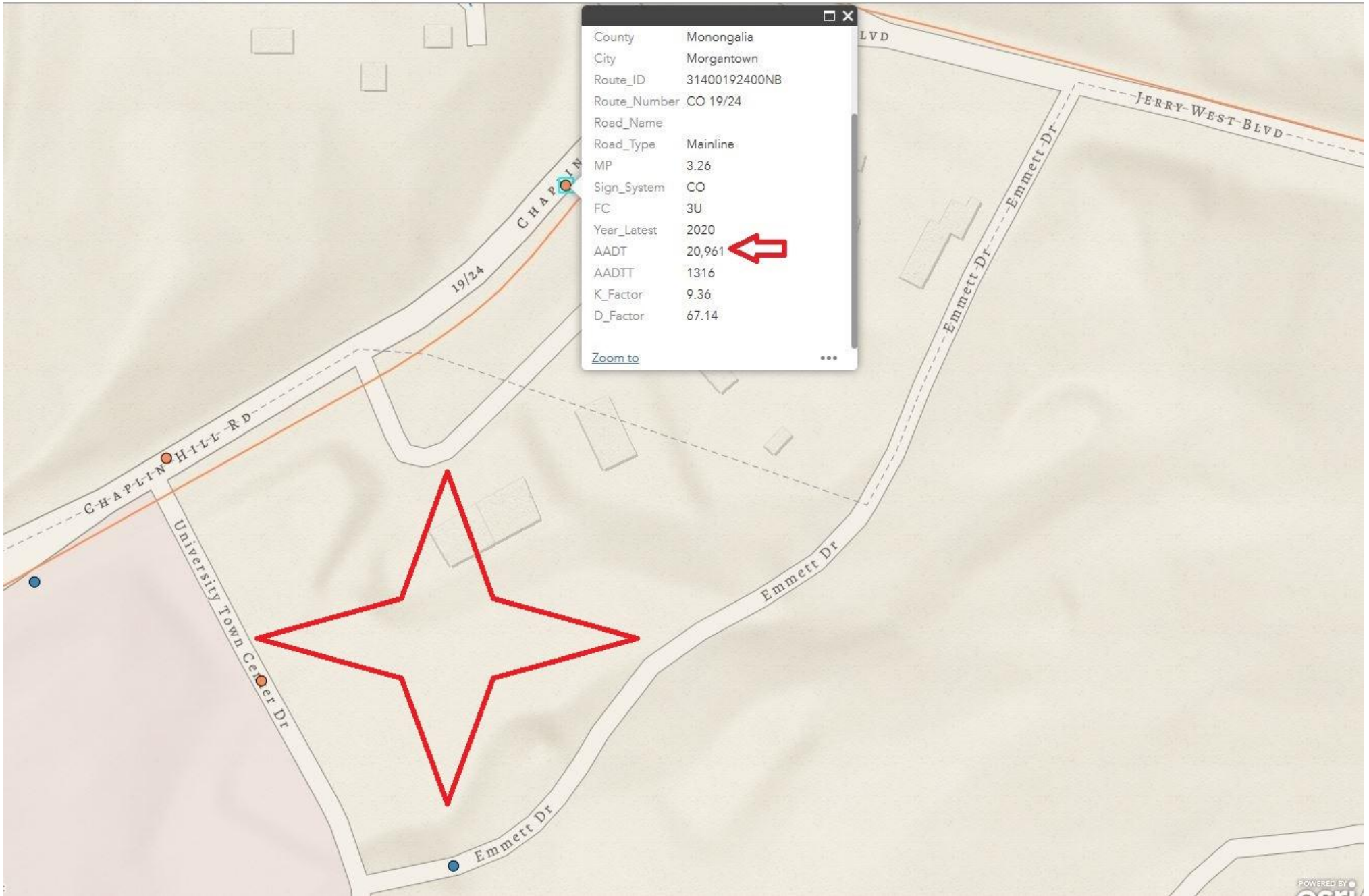






Annual Average Daily Traffic (AADT) Map

WVDOT Division of Highways - Performance Management Division - Traffic Monitoring Unit





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COMMERCIAL DIVISION

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*North Central West Virginia's
Leaders in Real Estate!*

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