



Black Diamond Realty

Mark J. Nesselroad, Broker

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FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



**Boundaries are approximate*

50 ACRES LAND (OLD RT. 50)
CLARKSBURG, WV 26301

BRIDGEPORT

50

50

EASTPOINTE
SHOPPING, OFFICE, DINING

 **50 ACRES OF LAND**

INTERSTATE 79
EXIT 119

NEW POINTE PLAZA
SHOPPING, DINING, OFFICE

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Introduction of property and specifications of the land, utilities and access.

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Location Analysis / Surrounding Amenities

Description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

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Aerial Photos

Aerial photos of the property from various heights and angles.

08

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*Boundaries are approximate

LAND / DEVELOPMENT FOR SALE

50 ACRES LAND (OLD RT. 50) CLARKSBURG, WV 26301

SALE PRICE / \$700,000

TOTAL ACREAGE / 50 (+/-) ACRE

CITY LIMITS / INSIDE

PROPERTY TYPE / LAND

**PROPERTY FEATURES / CLOSE TO MANY
AMENITIES, HIGHLY VISIBLE, ROLLING
TERRAIN**

Location & Visibility – Clarksburg

- Prime visibility along I-79 with impressive traffic counts of 46,726 vehicles per day
- Convenient access to major corridors, enhancing connectivity and ease of travel

Property Features

- 50 (+/-) acres of heavily wooded land offering privacy and natural beauty
- Varied topography with rolling hills, ideal for unique and scenic site design

Development Potential

- Excellent opportunity for mixed-use or recreational development
- Flexible layout allows for creative site planning and phased development opportunities

Investment Opportunity

- Located in a growing market with increasing demand for development land
- High-visibility location enhances long-term value and marketability

Accessibility & Surroundings

- Positioned near established infrastructure and surrounding communities
- Easy access to nearby amenities, retail, and employment centers

FOR SALE
LAND - DEVELOPMENT OPPORTUNITY
50 ACRES LAND · CLARKSBURG, WV 26301 · 50 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Inside city limits of Bridgeport
- Parcel 51, Tax Map 308, 8th District, Coal-Clarksburg Corp of Harrison County
- Deed Book 1320, Page 364

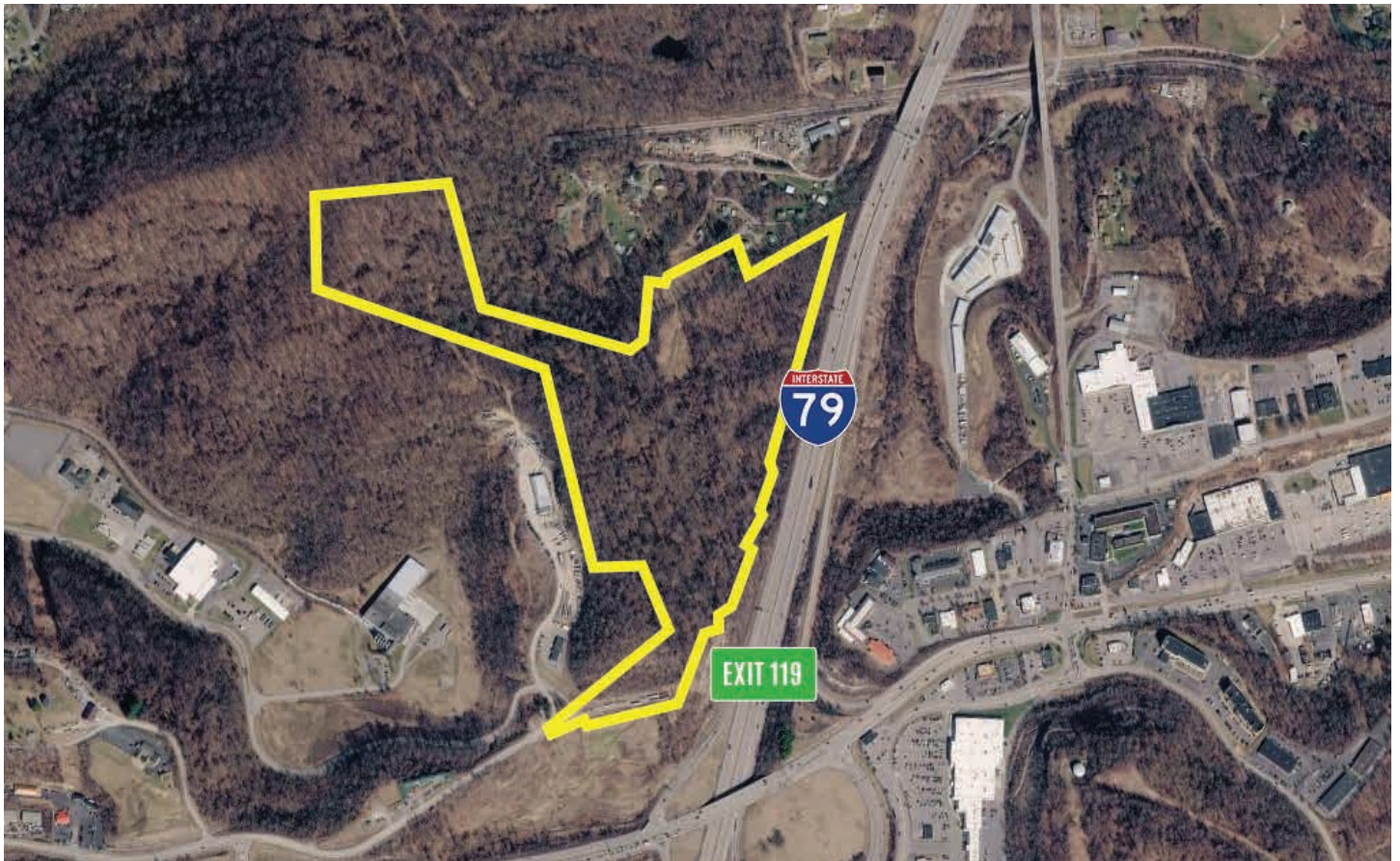
INGRESS / EGRESS

- Points of ingress/egress along E Pike Street

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Gas	Dominion Energy
Water	City of Clarksburg
Sewer	City of Clarksburg
Trash	Waste Management
Cable / Internet	Multiple Providers



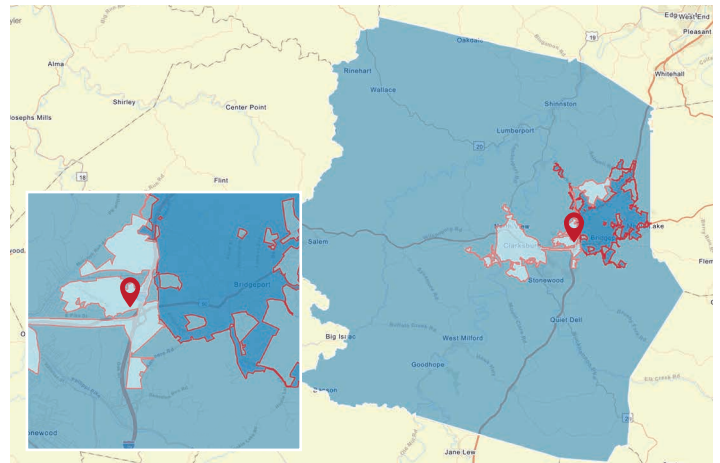
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, and Mitsubishi. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the state capital, Charleston, WV and two hours south of Pittsburgh, PA.

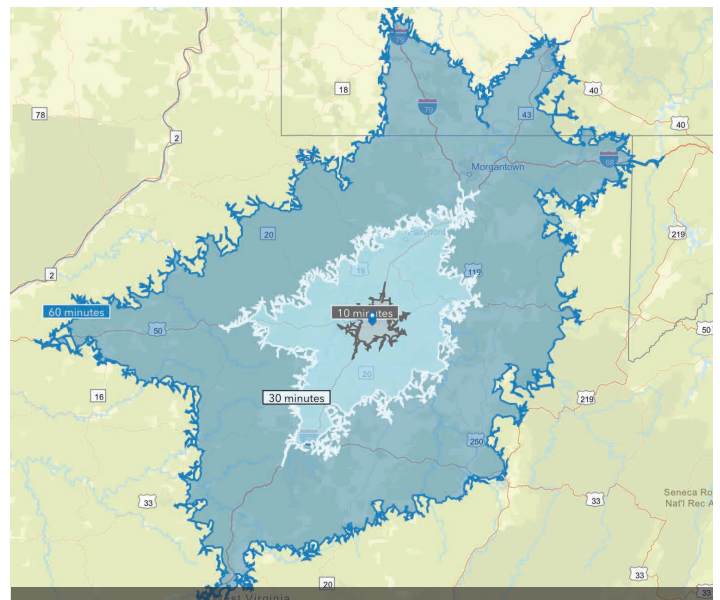
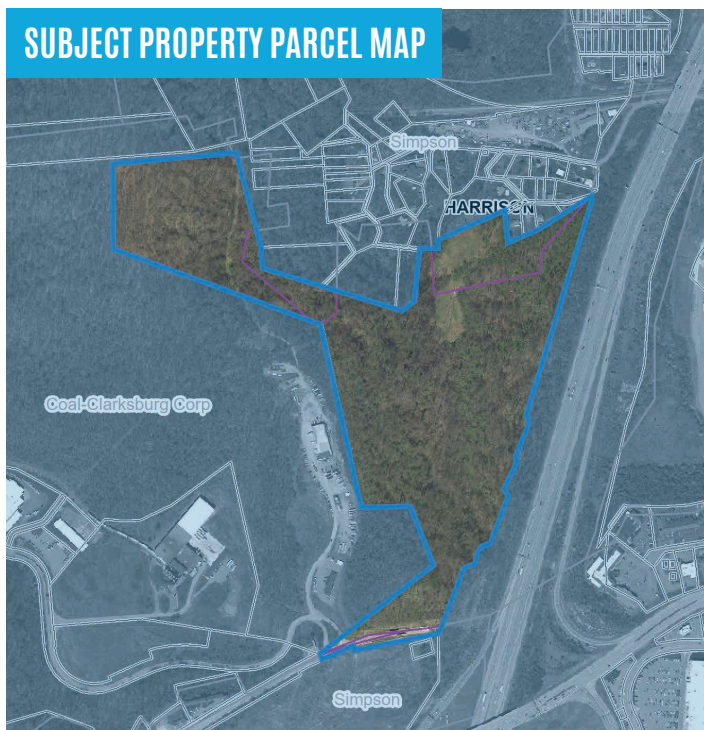
Harrison County has a total population of 63,788 and a median household income of \$59,998. Total number of businesses is 2,387.

The **City of Clarksburg** has a total population of 15,480 and a median household income of \$50,177. Total number of businesses is 736.

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



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location ■ Clarksburg City Limits



Distance to nearby cities: Clarksburg, WV - 2.5 miles, Bridgeport, WV - 8 miles, Fairmont, WV - 25 miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

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50 ACRES LAND · CLARKSBURG, WV 26301 · 50 (+/-) ACRES

SURROUNDING AMENITIES



The Google aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 50 acres of land, is located approximately 1 mile from I-79 (Exit 119) and 0.5 mile from Route 50 (Northwestern Pike).

● Along Route I-79, there is a daily traffic count of 37,418 vehicles (Provided by Esri and Data Axle, 2025).

- 1 The Quarry
- 2 Summit Park PSD
- 3 FleetPride & Service Center
- 4 Merrick Engineering
- 5 Stockmeier Urethanes
- 6 UniFirst Uniform Services
- 7 Medical Action Industries
- 8 Bear Contracting
- 9 Lockheed Martin Aeronautics
- 10 Dan Cava Buick GMC Cadillac
- 11 Quick Lane Tire & Auto Center
- 12 Chenoweth Ford
- 13 United Refrigeration R8
- 14 KSD Enterprises
- 15 Harry Green Chevrolet Nissan
- 16 Air Repair
- 17 Hilltop Auto Mart Preowned
- 18 Days Inn, Sleep Inn
- 19 Family Dollar, Ollie's Bargain Outlet, Huntington Bank, Walgreens, Best Western
- 20 The Home Depot
- 21 Gabe's, Rent-A-Center, WDTV 5 News
- 22 Cambridge Place Office Park
- 23 Kroger, Eastpointe Shopping Center, Panera Bread, Taco Bell
- 24 KFC, Rent-A-Center
- 25 Hobby Lobby
- 26 Sams Club
- 27 Michaels Craft Store, Tractor Supply, Starbucks, Texas Roadhouse
- 28 United States Postal Service
- 29 Kohl's, Primanti Bros, Chic-fil-A
- 30 Pet Supplies Plus, Tuscan Sun Spa & Salon
- 31 Lowe's
- 32 Newpointe Plaza Shopping Center, Staples, GameStop, AT&T
- 33 Walmart
- 34 Star Furniture
- 35 Medpointe Family Medicine, Las Trancas Mexican Restaurant, Olive Garden, Denny's, McDonald's, Grand China Buffet, Arby's, Applebee's

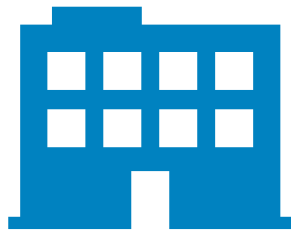
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



19,787

Total Population



1,253

Businesses



27,678

Daytime Population



\$220,000

Median Home Value



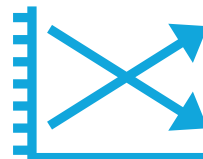
\$38,110

Per Capita Income



\$63,056

Median Household Income



-0.3%

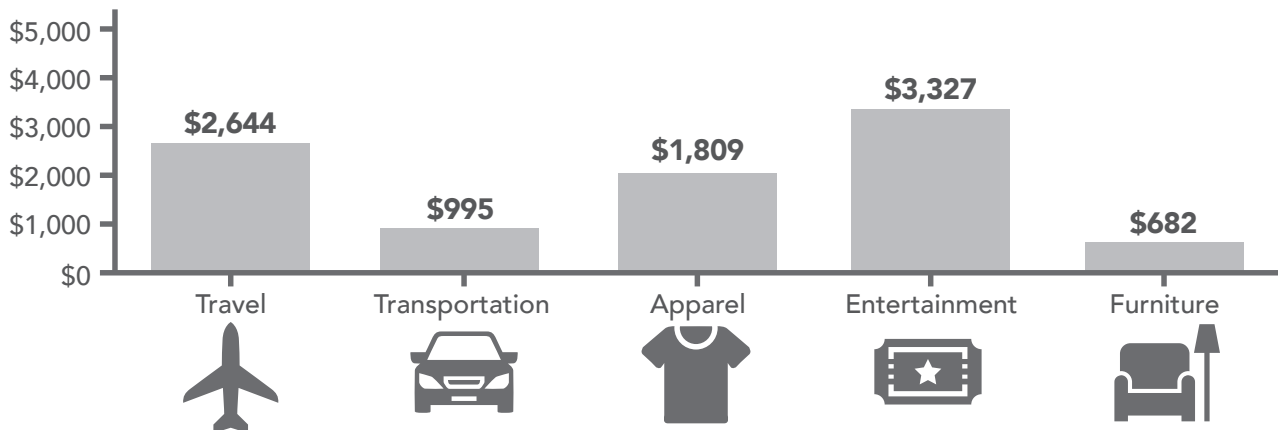
2025-2030 Pop Growth Rate



9,702

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



38,316

Total Population



1,914

Businesses



50,601

Daytime Population



\$194,602

Median Home Value



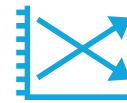
\$35,768

Per Capita Income



\$58,538

Median Household Income



-0.4%

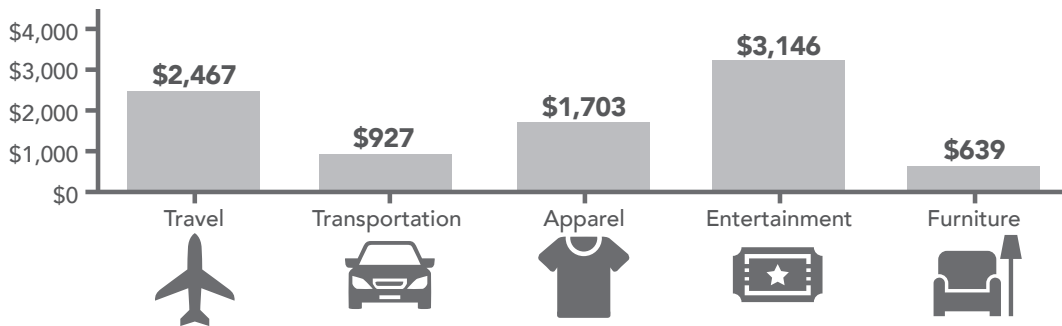
2025-2030 Pop Growth Rate



18,841

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



62,098

Total Population



2,348

Businesses



71,009

Daytime Population



\$200,699

Median Home Value



\$35,579

Per Capita Income



\$60,100

Median Household Income



-0.4%

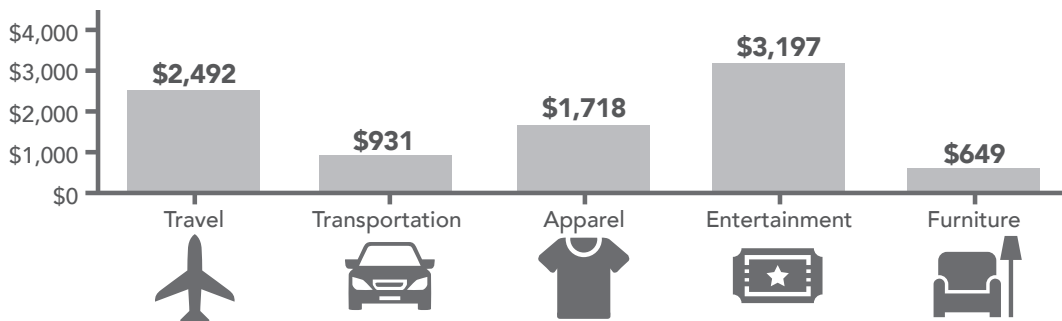
2025-2030 Pop Growth Rate



29,561

Housing Units (2020)

KEY SPENDING FACTS



AERIALS

**Boundaries are approximate*

30,518 VEHICLES PER DAY

46,726 VEHICLES PER DAY



Aerial Facing West.

**Boundaries are approximate*



Aerial Facing Southeast.

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Aerial Facing North.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*