



**FOR SALE**  
**LAND / DEVELOPMENT**  
**MARKETING FLYER**



**357 INDIGO LANE**  
**MORGANTOWN, WV 26505**





MOUNTAINEER FIELD

WEST VIRGINIA UNIVERSITY

★ 357 INDIGO LANE

RAIL TRAIL

WEST VIRGINIA UNIVERSITY

WESTOVER

DOWNTOWN WVU



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## RIVERFRONT LAND / DEVELOPMENT FOR SALE

## 357 INDIGO LANE MORGANTOWN, WV 26505

**SALE PRICE / \$725,000**

**LOT SIZE / 4.57 ACRES**

**PROPERTY TYPE / LAND / DEVELOPMENT**

**ZONING / R-1**

**TOPOGRAPHY / SLOPING, UNDEVELOPED**

**RIVER ACCESS / YES**

**PROPERTY FEATURES / WATERFRONT,  
WATER, ELECTRIC AND SEWER  
AVAILABLE, DOCK ACCESS, SCENIC  
VIEWS, PARTIALLY CLEARED SPACES**

### A Rare Opportunity to Own 4.57 Acres of Riverfront Land Along the Monongahela River

357 Indigo Lane offers a rare 4.57 (+/-) acre commercial land opportunity immediately along the Monongahela River, combining river access, scenic views, and a private setting within Morgantown city limits. The property is positioned next to the WVU Arboretum, therefore adjacent land will most likely will remain undeveloped. Also adjacent to this property is the Mon River Rail Trail which spans a total of 23.7 miles of crushed limestone pathways that follow the scenic Monongahela River valley.

The partially cleared property includes an RV, screened pavilion, storage shed, heated well shed with purifier, and an on-site dock providing direct water access. The site also offers access to electric, well, and sewer utilities.



**FOR SALE**  
**LAND/DEVELOPMENT - LOCATED ALONG THE MONONGAHELA RIVER**  
**357 INDIGO LANE · MORGANTOWN, WV 26505 · 4.57 (+/-) ACRES**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

- 4.57 (+/-) acres of commercial land
- Located immediately along the Monongahela River and scenic Rail Trail
- Direct river access with an on-site dock
- Partially cleared with a private, scenic setting
- Includes an RV, screened pavilion, and storage shed
- Electric, well, and sewer available
- Well includes a heated shed and purifier
- Located within Morgantown city limits
- R-1 zoning
- Offers scenic Monongahela River views and a unique private setting
- Outdoor activities such as walking/riding on the trail and kayaking from the dock on the river are value adds

## INGRESS / EGRESS / PARKING

The property is accessed via the Seneca Center to a non-commercial gravel road. The site offers flexible parking via flat grassy areas, there is no dedicated parking lot. See access map below.

## UTILITIES

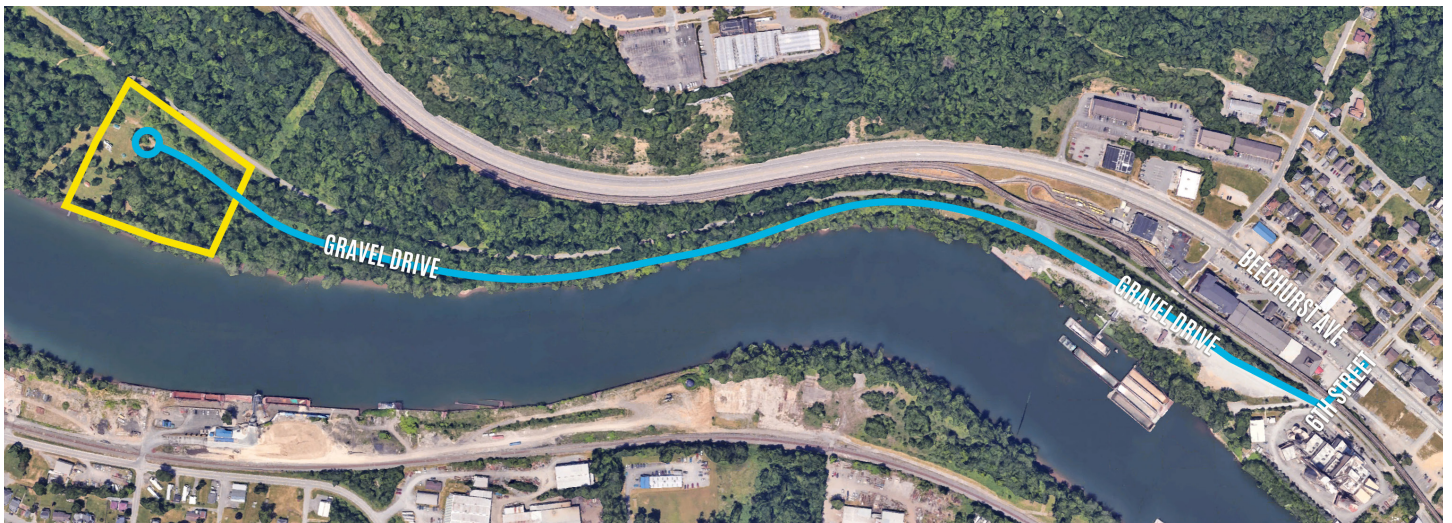
This site offers all public utilities, which include the following:

| UTILITY        | PROVIDER                       |
|----------------|--------------------------------|
| Electric       | Mon Power                      |
| Natural Gas    | NA                             |
| Water          | Well Water                     |
| Sewer          | Morgantown Utility Board (MUB) |
| Trash          | NA                             |
| Cable/Internet | NA                             |

*\*The well has its own heated shed with water purifier.*

## LEGAL DESCRIPTION / ZONING

- Located within Morgantown city limits
- Parcel 1, Tax Map 16, 7th Ward Corp (15)
- Deed Book 1501, Page 722
- Zoned R-1





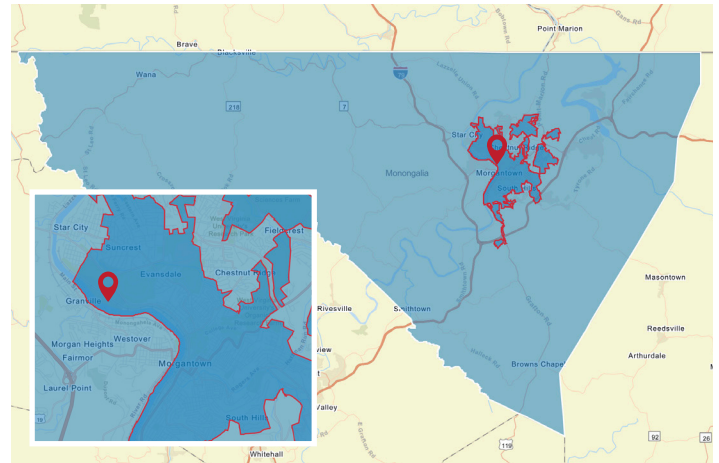
# LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future.

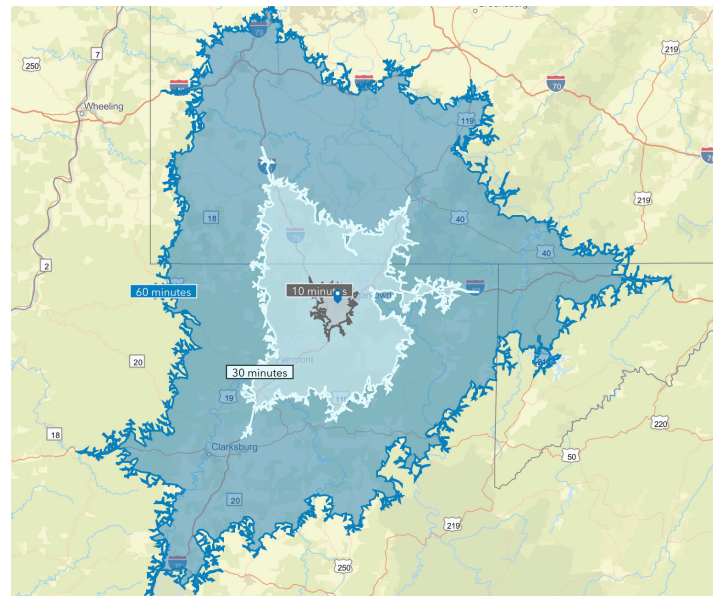
**Monongalia County** has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

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



■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

## SUBJECT PROPERTY PARCEL MAP





# FOR SALE

## LAND/DEVELOPMENT - LOCATED ALONG THE MONONGAHELA RIVER

357 INDIGO LANE · MORGANTOWN, WV 26505 · 4.57 (+/-) ACRES

# SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject asset, 357 Indigo Lane, has been referenced with a yellow star.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- |                                   |                                         |                                        |
|-----------------------------------|-----------------------------------------|----------------------------------------|
| ① Westover Area                   | ①⑥ Morgantown Farmers Market            | ③① MonHealth Medical Center            |
| ② Sheetz                          | ①⑦ Truist Bank                          | ③② WVU medicine Health Sciences Campus |
| ③ Morgantown Chamber of Commerce  | ①⑧ Chipotle                             | ③③ Ruby Memorial Hospital              |
| ④ Starbucks, Underground Printing | ①⑨ CVS                                  | ③④ WVU Evansdale Campus                |
| ⑤ Monongalia Magistrate           | ②① WV Junior College                    | ③⑤ WVU Coliseum                        |
| ⑥ Iron Horse Tavern               | ②② Downtown Campus Library              |                                        |
| ⑦ Huntington Bank                 | ②③ Mountainlair                         |                                        |
| ⑧ Dollar General                  | ②④ West Virginia University Main Campus |                                        |
| ⑨ Monongalia County Clerk         | ②⑤ University Place Housing             |                                        |
| ⑩ Almost Heaven Bar & Grill       | ②⑥ State On Campus Housing              |                                        |
| ⑪ Subway                          | ②⑦ Wharf District Parking Garage        |                                        |
| ⑫ Chase Bank                      | ②⑧ Oliverio's Ristorante                |                                        |
| ⑬ Public Safety Center            | ②⑨ Mountain State Brewing               |                                        |
| ⑭ Morgantown Public Library       | ②⑩ Adams Legal Group, PLLC              |                                        |
| ⑮ Morgantown Municipal Building   | ②⑪ Milan Puskas Stadium                 |                                        |



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**56,723**

Total  
Population



**2,726**

Businesses



**76,347**

Daytime  
Population



**\$270,100**

Median Home  
Value



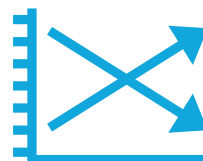
**\$39,194**

Per Capita  
Income



**\$55,030**

Median Household  
Income



**0.3%**

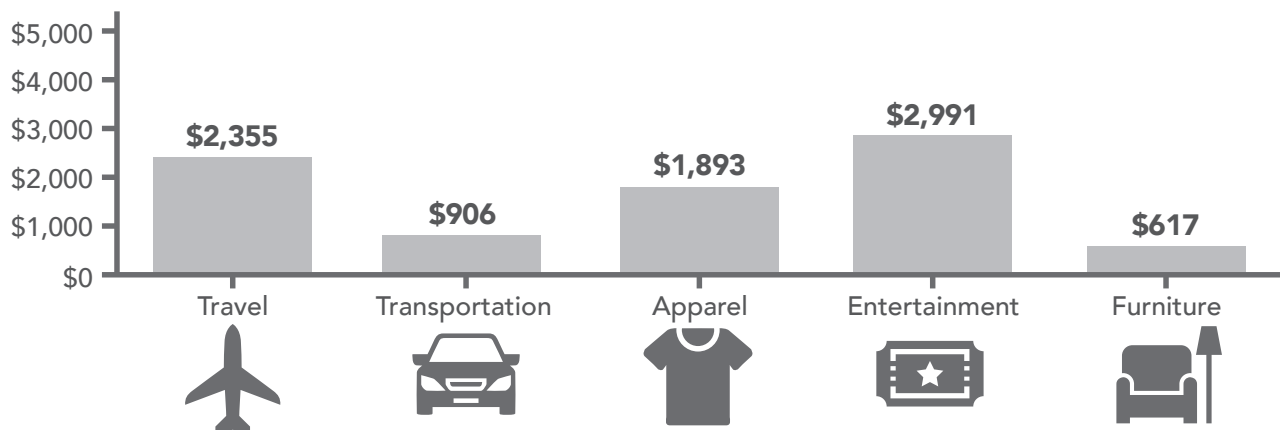
2026-2031  
Pop Growth Rate



**28,413**

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



**73,537**

Total  
Population



**3,324**

Businesses



**94,119**

Daytime  
Population



**\$274,032**

Median Home  
Value



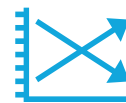
**\$42,344**

Per Capita  
Income



**\$60,308**

Median  
Household  
Income



**0.3%**

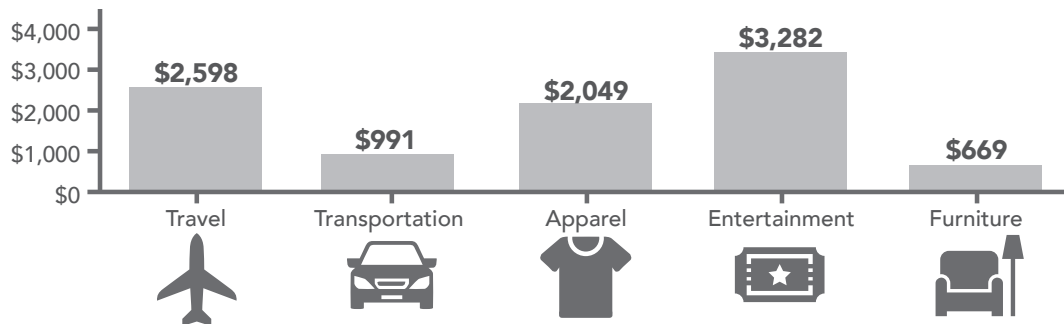
2026-2031  
Pop Growth  
Rate



**36,068**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**107,470**

Total  
Population



**3,937**

Businesses



**118,637**

Daytime  
Population



**\$287,144**

Median Home  
Value



**\$47,225**

Per Capita  
Income



**\$70,571**

Median  
Household  
Income



**0.3%**

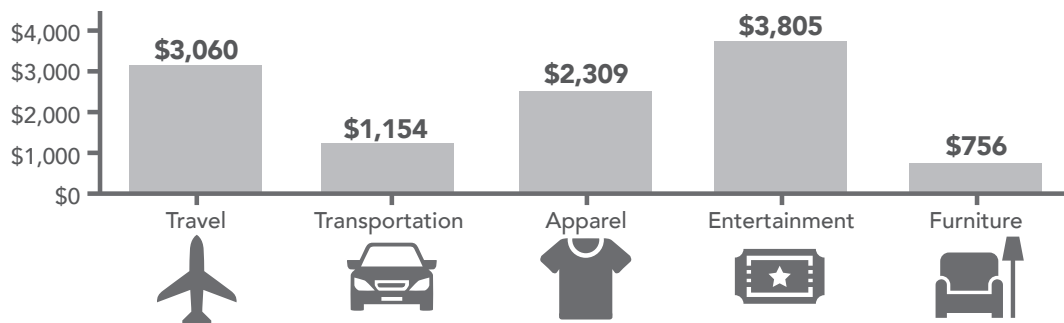
2026-2031  
Pop Growth  
Rate



**50,565**

Housing Units  
(2020)

### KEY SPENDING FACTS





# INTERIOR PHOTOS



RV Interior.



RV Interior.



Screened Pavilion.



Well Water Shed.



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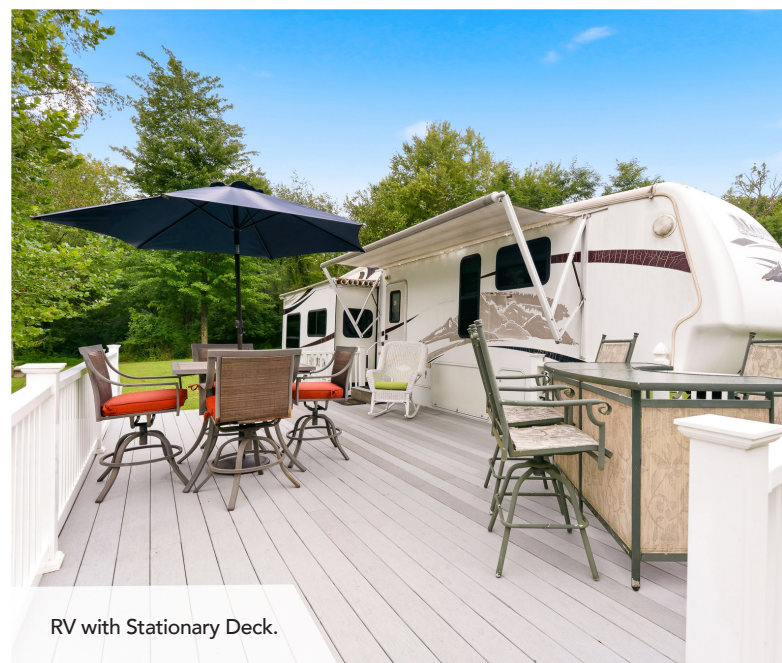
# EXTERIOR PHOTOS



Exterior View Facing the River.



RV with Stationary Deck.



RV with Stationary Deck.



# EXTERIOR PHOTOS



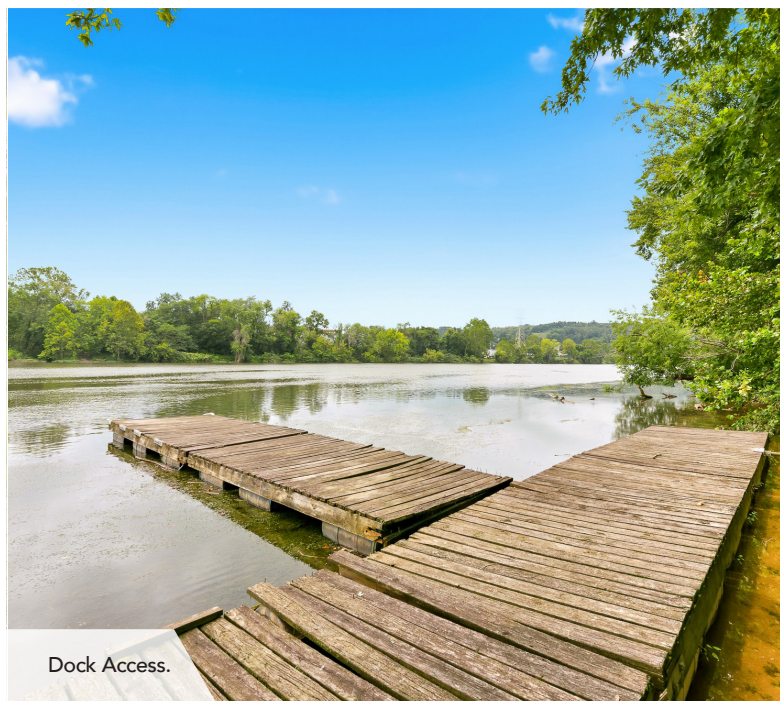
Exterior View Facing West.



Screened Pavilion and Seating Area.



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Dock Access.



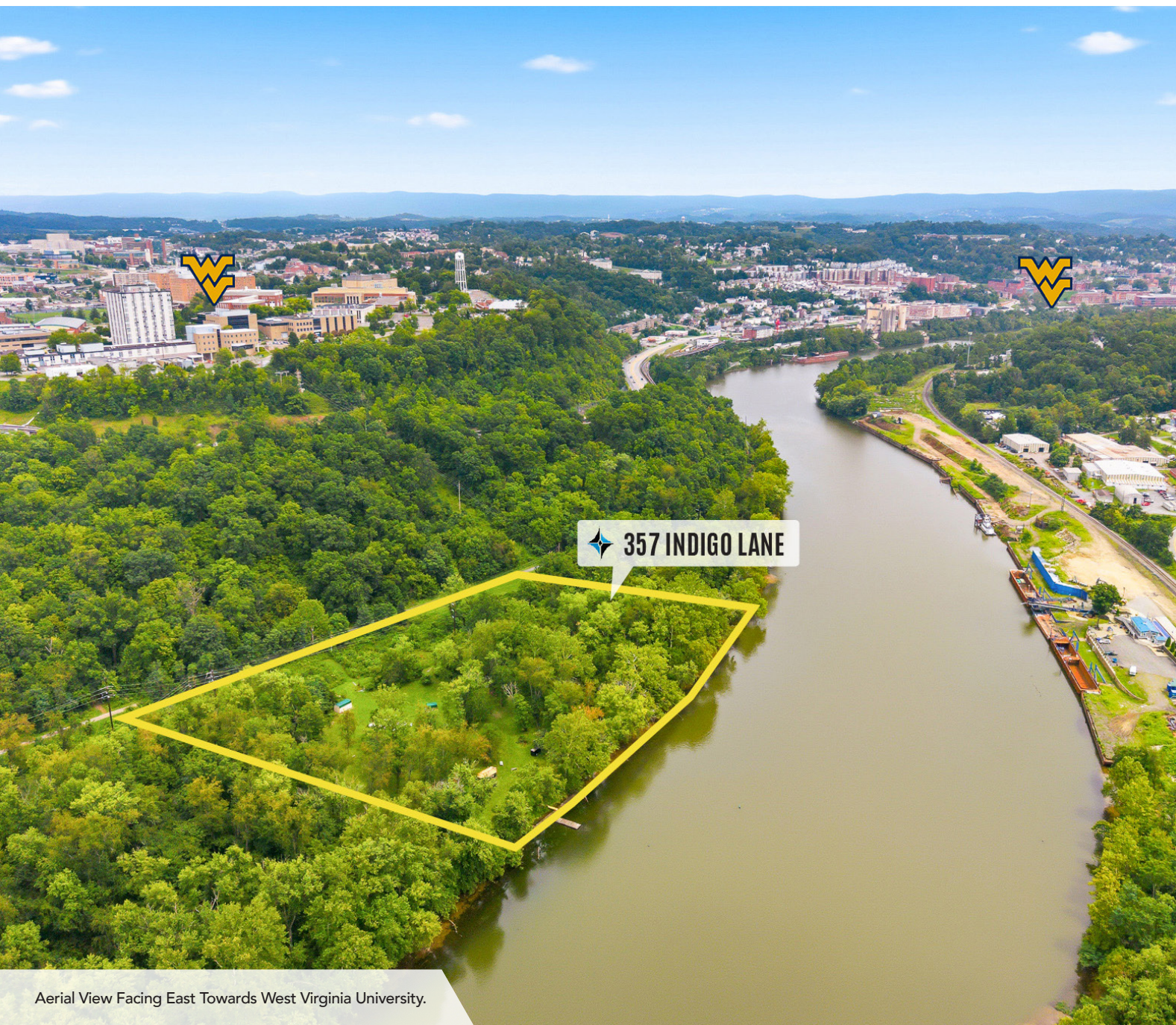
Playground.



Exterior View Facing the River.



# AERIALS

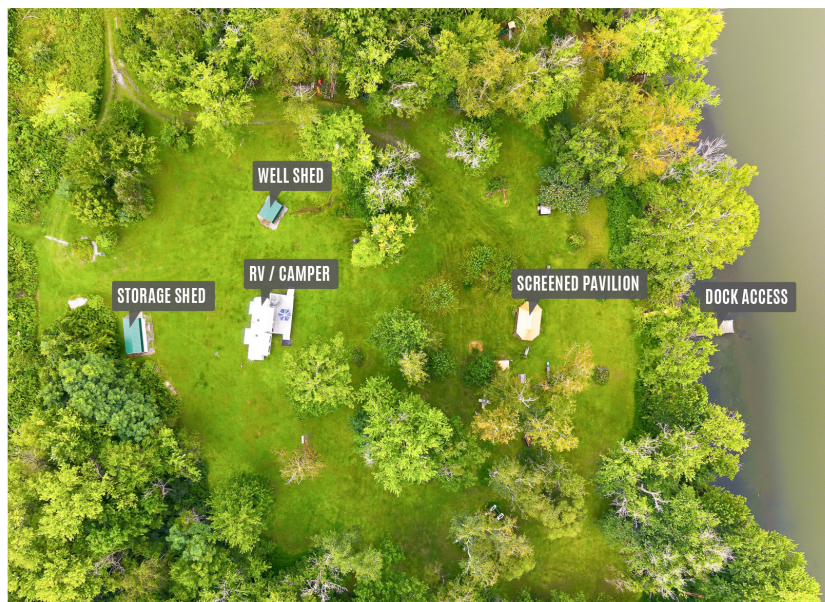




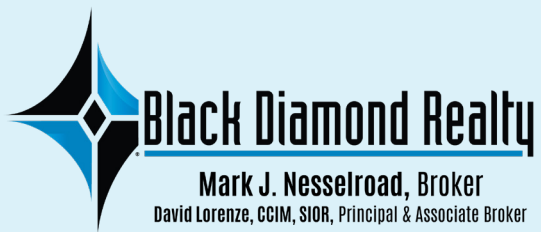
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# CONTACT

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