

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



**Reduced to
\$1,999,995**

31.7 +/- acres

**Multiple
Accesses**

**Convenient
Location**

**Majority is
Out of
City Limits
With
No Zoning
or B&O Tax**

00 Stonehurst Drive, Morgantown, WV



- Convenient Location
- Next to South Park/South Hills
- No Zoning except about 5 AC +/- Zoned R-1/R-1A
- Multiple Access Points
- Rolling to Sloping Site
- Wooded Site
- All Utilities Available

ATTENTION DEVELOPERS! About 31.7 +/- Acres next to South Park/South Hills for development with multiple points of access. Majority of site is out of city limits with no zoning or B&O Taxes. About 4.9 +/- acres are zoned R-1/R-1A in city. Site is a convenient location with all utilities available and is accessible from Stonehurst Drive, South Hills Drive & Doris Rd. Site has potential for a variety of uses including single family, multifamily, office, church, special purpose or other uses. Don't miss this opportunity! Call listing agent for an appointment!



Aerial Tax Map



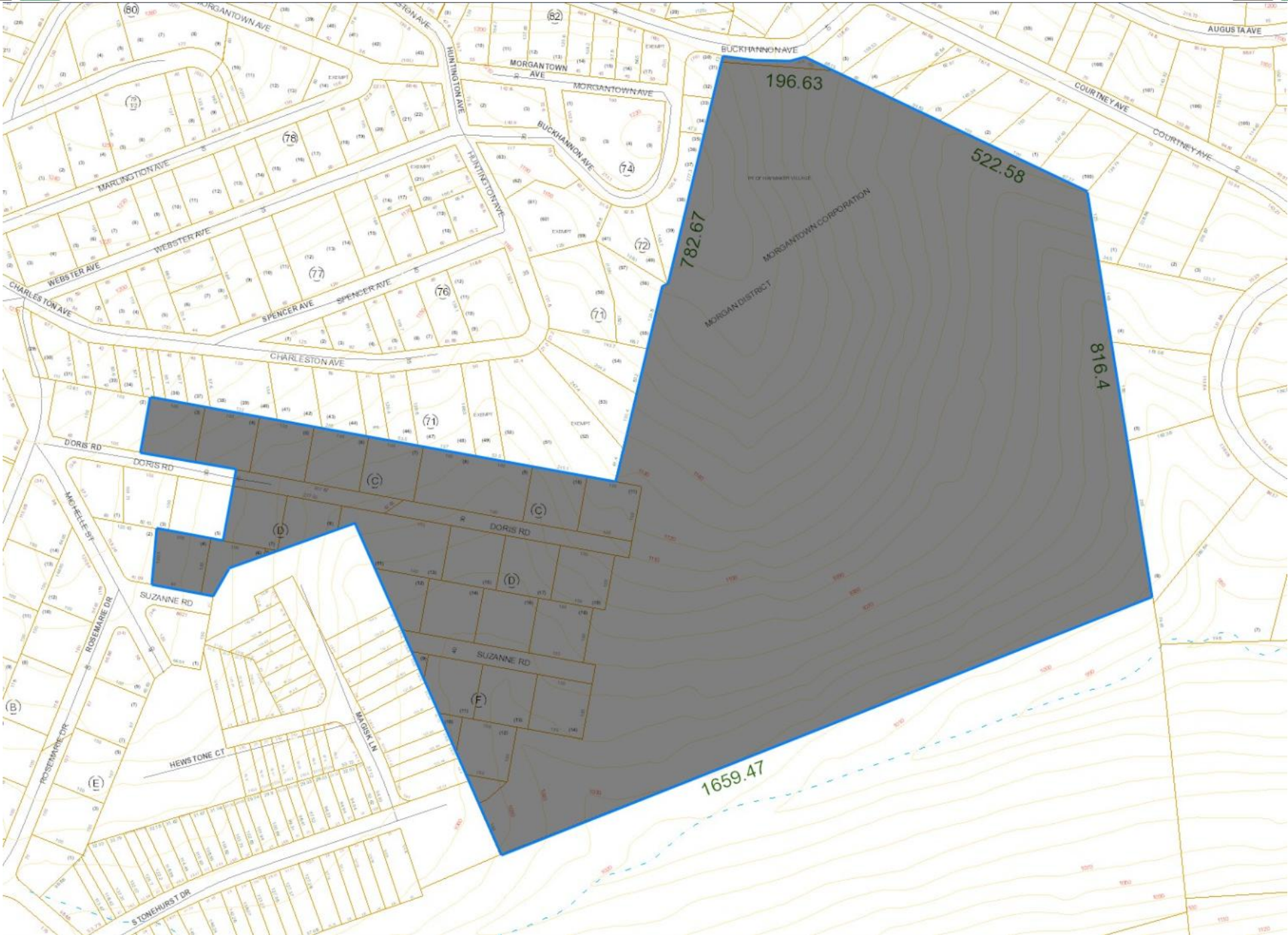
Aerial Tax Map w/Access Points



Aerial Topo Map



Topo Tax Map



Property Photos



Property Photos



Property Photos



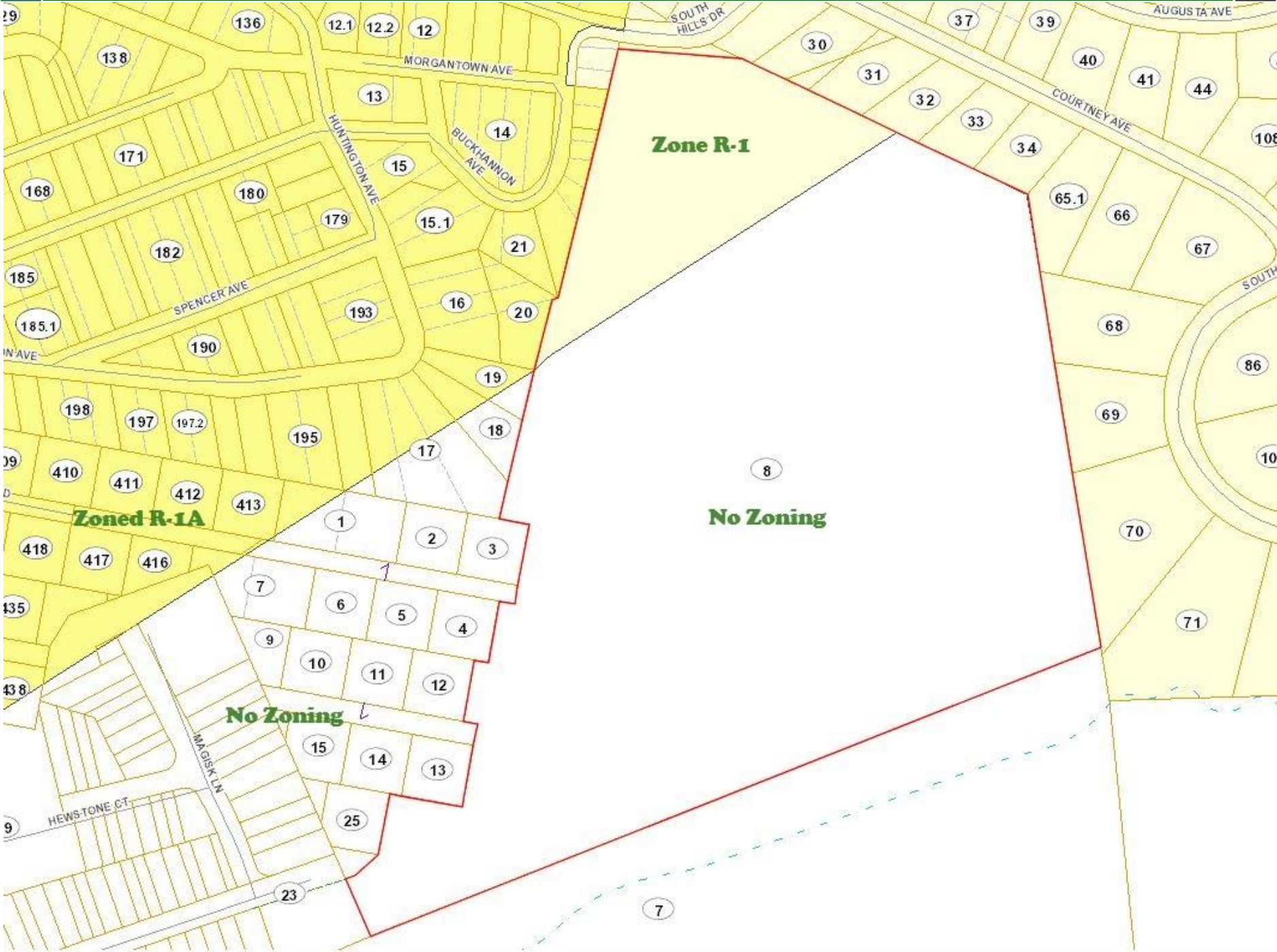
Property Photos



Aerial Zoning Tax Map



Zoning Tax Map



Estimated Portion Zoned R-1



Estimate Portion Zoned R-1A



Aerial Overview



31.7 +/-
Acres

Aerial Overview



Aerial Overview

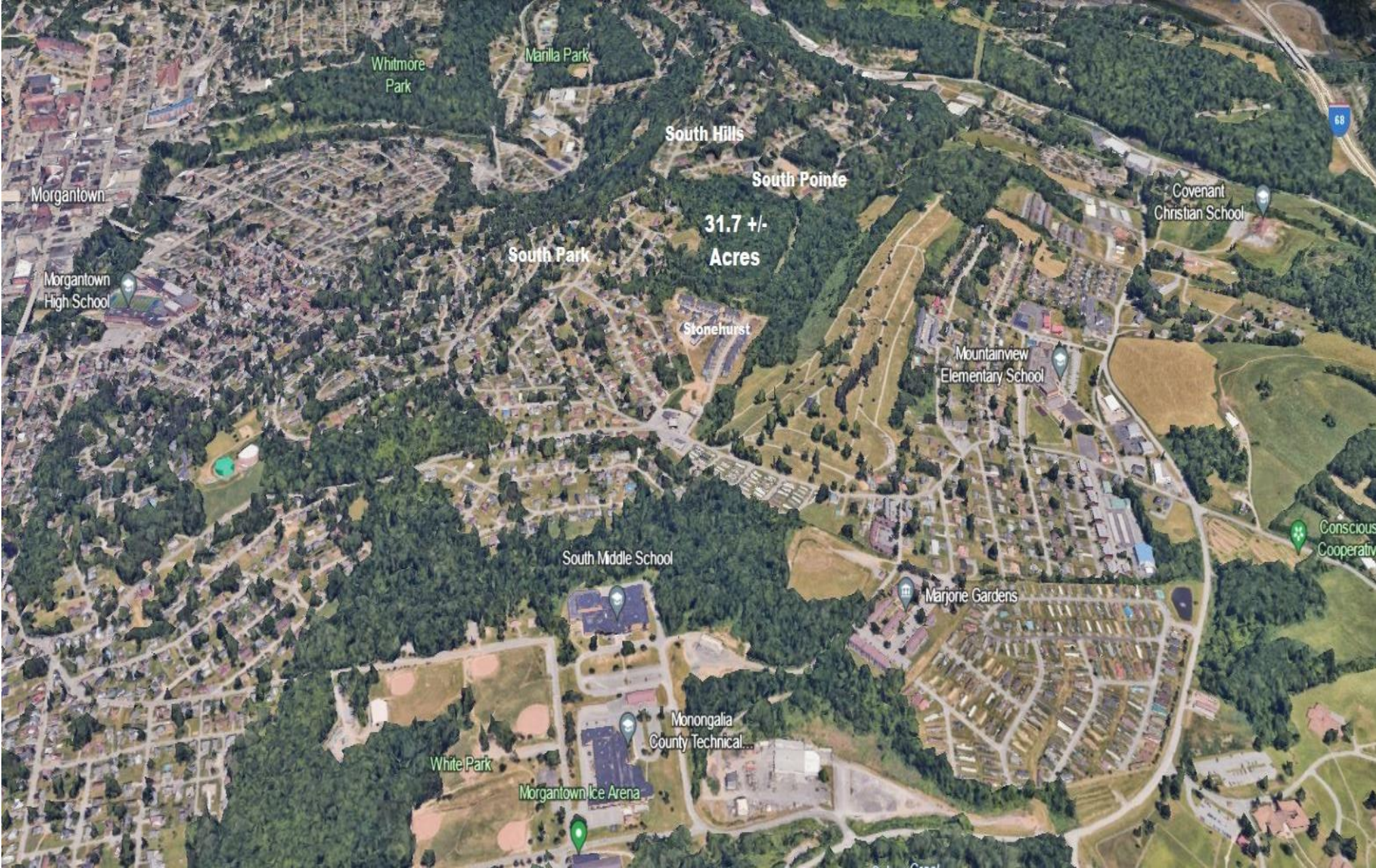


**31.7 +/-
Acres**

Aerial Overview



Aerial Overview





Premier Properties
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COMMERCIAL DIVISION

304-594-1519

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

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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

