



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



MONONGAHELA BLVD (0.815 ACRE)
MORGANTOWN, WV 26505



MILAN PUSKAR STADIUM

J.W. RUBY MEMORIAL HOSPITAL

EVANSDALE CAMPUS

SUNCREST

WVU COLISEUM

 MONONGAHELA BLVD

STAR CITY

40,552 VEHICLES PER DAY

UNIVERSITY TOWN CENTRE

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LAND / DEVELOPMENT FOR SALE

0.815 ACRE MONONGAHELA BLVD MORGANTOWN, WV 26505

SALE PRICE / \$990,000

GROSS LOT SIZE / 0.815 ACRE

PROPERTY TYPE / LAND / DEVELOPMENT

CITY LIMITS / INSIDE

PROPERTY FEATURES / CLOSE TO MANY
AMENITIES, PREVIOUSLY DEVELOPED,
PAVED LOT, EASY ACCESS

Development Opportunity Boasting Exceptional Access

- **0.815 (+/-) acre** lot
- Located **1.8 miles from I-79, Exit 155**
- Outstanding **visibility** for maximum exposure
- Situated inside the city limits of Morgantown
- Previously developed, paved lot
- **Convenient location** ideal for commercial development
- Strategic position along a heavily travelled corridor
- **40,552 vehicles per day** Along Jerry West Blvd (Route 19)
(Provided by Esri and Data Axle, 2025).

FOR SALE
LAND / DEVELOPMENT - LOCATED 1.8 MILES TO I-79, EXIT 155
0.815 ACRE MONONGAHELA BLVD · MORGANTOWN, WV 26505

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Inside city limits of Morgantown
- Parcel 34, Tax Map 5, 17 Star City Corp District, Monongalia County
- Deed Book 1576, Page 735
- Commercial Zoning

INGRESS / EGRESS

- Convenient access from I-79, Exit 155
- Ingress/egress can be achieved directly off of US Highway 19 as well as along N Main Street and Clover Ave

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Multiple Providers
Cable/Internet	Multiple Providers



LOCATION ANALYSIS

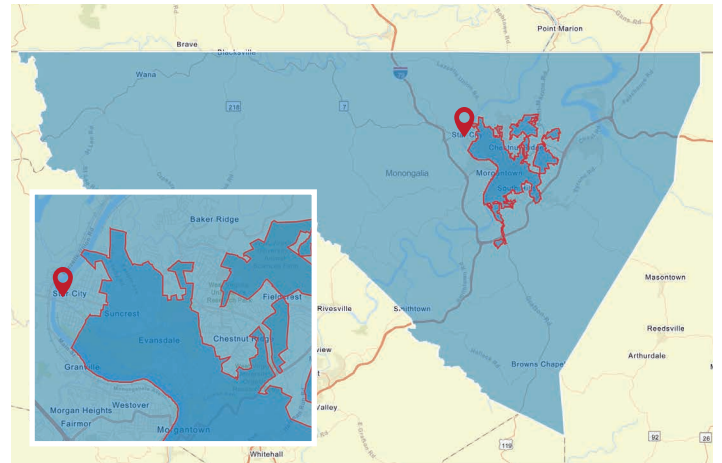
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

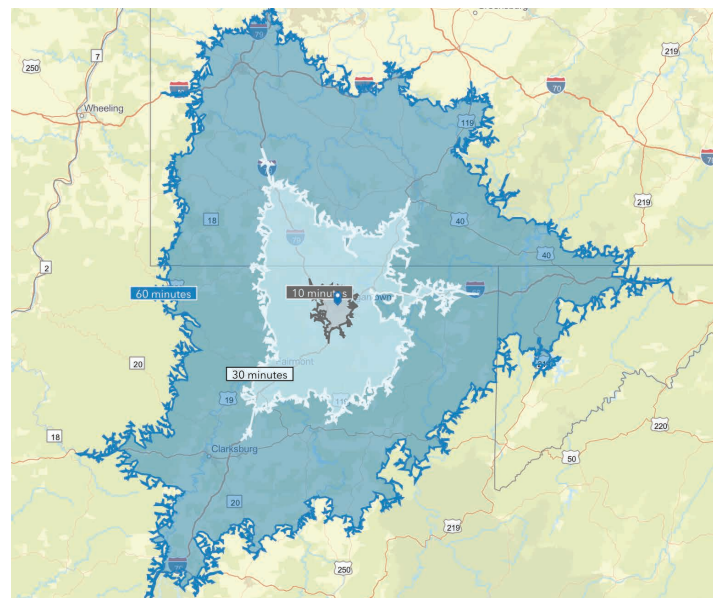
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

See 3, 5 and 10-mile radius demographics on Page 6.

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

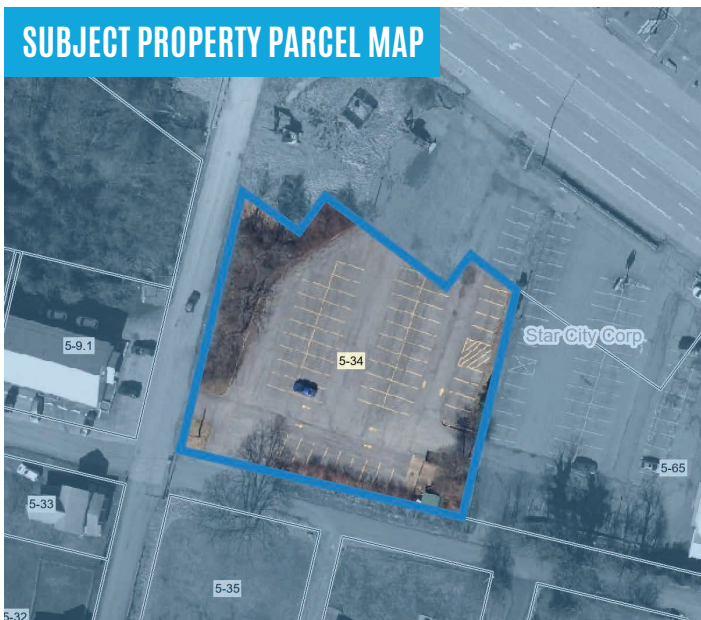


Monongalia County, WV Morgantown City Limits Subject Location



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 1.8 MILES TO I-79, EXIT 155

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SURROUNDING AMENITIES



The map above was taken facing north. Several of the surrounding businesses have been highlighted with blue numbers. Referenced with a yellow star is the subject property, Monongahela Blvd.

● Along Jerry West Blvd (Route 19), there is a traffic count of 40,552 vehicles per day (Esri, 2025).

- 1 Hotel M
- 2 March-Westin
- 3 Sheetz
- 4 Tuscan Sun Salon & Spa
- 5 Best Western
- 6 Terra Cafe
- 7 WVU Gymnastics
- 8 United States Postal Service
- 9 Star City Fire Department
- 10 Circle K
- 11 WVU Student Rec Center
- 12 Lyell B Clay Concert Theatre
- 13 WVU Coliseum
- 14 West Virginia State Police
- 15 Econo Lodge
- 16 Mountain State Brewing
- 17 CVS, Golden Corral
- 18 Morgantown Waste Water Treatment
- 19 Star City
- 20 Sheetz
- 21 McDonald's, Starbucks, First United Bank
- 22 Olive Garden, Red Lobster
- 23 Fairfield Inn & Suites by Marriott
- 24 Best Buy
- 25 Giant Eagle
- 26 Dick's, Ashley Homestore, AC Moore, Ulta, Kirkland's
- 27 Dollar Tree, TJ Maxx, Old Navy, Bed Bath and Beyond, Petco, Gamestop, Cici's Pizza
- 28 Target
- 29 Sams Club, Walmart
- 30 Premeir Chevrolet Buick GMC

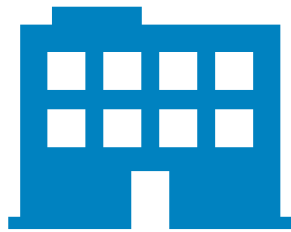
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



48,383

Total
Population



2,269

Businesses



66,668

Daytime
Population



\$279,488

Median Home
Value



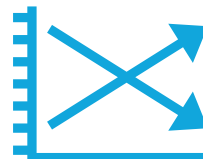
\$37,932

Per Capita
Income



\$53,701

Median Household
Income



0.2%

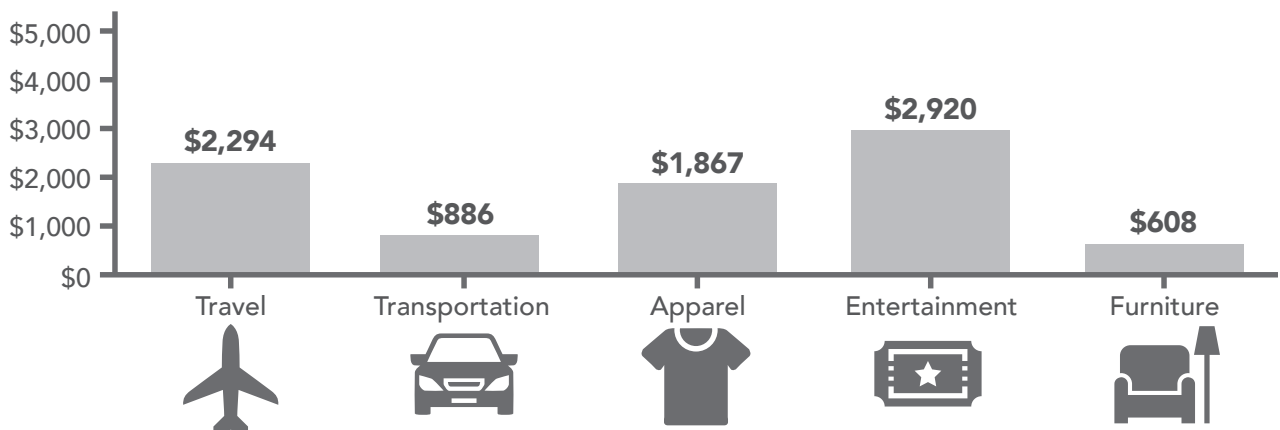
2026-2031
Pop Growth Rate



23,938

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



67,751

Total
Population



3,115

Businesses



88,320

Daytime
Population



\$271,451

Median Home
Value



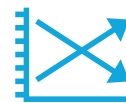
\$41,359

Per Capita
Income



\$59,218

Median
Household
Income



0.3%

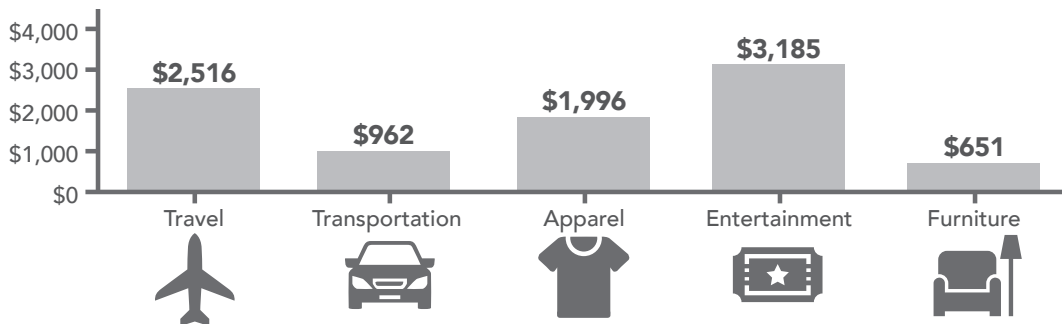
2026-2031
Pop Growth
Rate



33,475

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,021

Total
Population



3,921

Businesses



118,329

Daytime
Population



\$285,764

Median Home
Value



\$47,092

Per Capita
Income



\$70,396

Median
Household
Income



0.3%

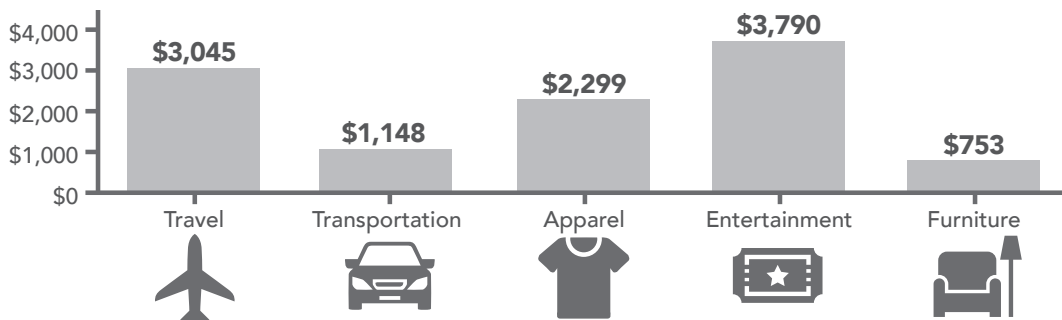
2026-2031
Pop Growth
Rate



50,419

Housing Units
(2020)

KEY SPENDING FACTS



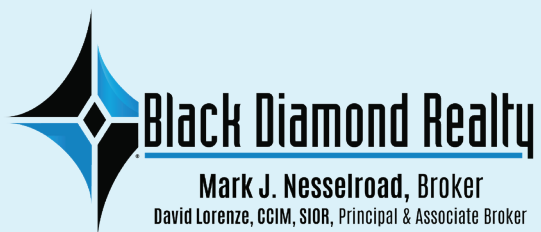
AERIAL PHOTOS



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Aerial of the Property Facing South.



CONTACT

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