



5896 WINCHESTER AVENUE
INWOOD, WV 25428



SHEETZ GAS STATION

MCDONALD'S

EXIT 5

WAFFLE HOUSE

INWOOD ROUNDABOUT

AUTOZONE AUTO PARTS

FOOD LION



SELF STORAGE PLUS

THE CLOROX COMPANY



5896 WINCHESTER AVENUE

P&G EXTERNAL WAREHOUSE

SVB FOODS, INC

BERKELEY BUSINESS PARK

7-ELEVEN

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THE CLOROX COMPANY

P&G EXTERNAL WAREHOUSE

5896 WINCHESTER AVENUE



*Boundaries are approximate

LAND / DEVELOPMENT FOR SALE

5896 WINCHESTER AVENUE INWOOD, WV 25428

SALE PRICE / \$643,500

GROSS LOT SIZE / 4.46 (+/-) ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

ZONING / NO ZONING RESTRICTIONS

PROPERTY FEATURES / DEVELOPMENT
OPPORTUNITY, EASILY ACCESSIBLE,
CLOSE TO MAJOR TRAFFIC ROUTES
AND MANY AMENITIES, EXCEPTIONAL
VISIBILITY, CLOSE PROXIMITY TO
BERKELEY BUSINESS PARK

Prime Location & Accessibility

- Located directly along Route 11 (Winchester Avenue) with excellent road frontage and visibility.
- Just 2.5 miles from Exit 5 of I-81, providing strong regional connectivity.
- Close proximity to Berkeley Business Park and surrounding commercial activity.

Development & Investment Potential

- Approximately 4.46 acres of flat, highly usable land ideal for development.
- Situated in an area actively transitioning from residential to commercial use.
- Strong long-term investment opportunity in a growing commercial corridor.

Existing Structure & Adaptive Use Opportunity

- Includes an existing residential home at the front of the property.
- Potential to convert existing structure into office or professional use space.
- Flexible site configuration suitable for office, retail, or mixed-use concepts.

FOR SALE
LAND / DEVELOPMENT - LOCATED 2.5 MILES FROM I-81, EXIT 5
5896 WINCHESTER AVENUE INWOOD, WV 25428 · 4.46 (+/-) ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

- Approximately 4.46 (+/-) total acres comprised of two separate parcels.
- Front parcel consists of 1.32 (+/-) acres with an existing residential structure positioned along Winchester Avenue.
- Rear parcel includes 3.14 (+/-) acres of largely undeveloped land with future development potential.
- Existing residence offers approximately 2,291 (+/-) SQ FT of finished space on the main floor and was built in 1993.
- Two bedroom / two bathroom.
- Full unfinished basement.
- Property improvements include a two-car attached garage and an additional two-car detached garage / workshop providing storage or adaptive commercial use opportunities.
- Paved driveway.
- Rear acreage currently requires access to be established through the front parcel, creating a connected redevelopment opportunity.
- Historically utilized as residential, but positioned within a corridor that continues to transition toward commercial and multifamily development.
- Located along one of Berkeley County's highest-traffic corridors, near Berkeley Business Park and surrounding redevelopment activity.
- Flexible site configuration offers potential for office conversion, commercial redevelopment, investment, or future expansion.

LEGAL DESCRIPTION / ZONING

- Outside city limits of Inwood
- Parcels 15, and 16, Tax Map 18, Arden District of Berkeley County
- Deed Book 857, Page 566

INGRESS / EGRESS / PARKING

- Single point of ingress/egress available via Route 11, Winchester Avenue.

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Apple Valley Waste
Cable/Internet	Multiple Providers



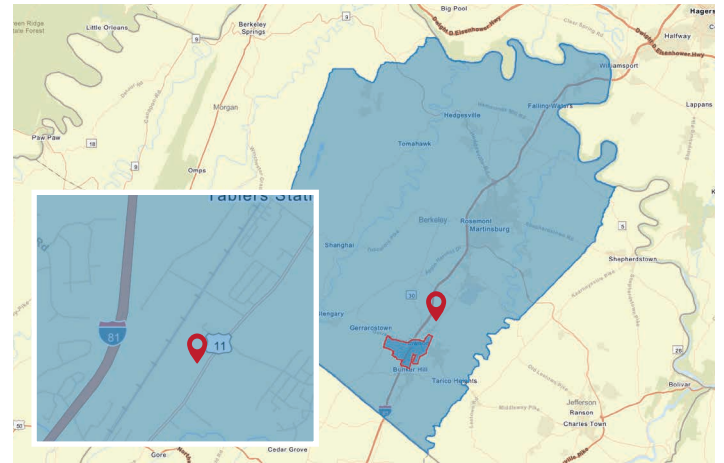
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with the "small town" character and sense of community.

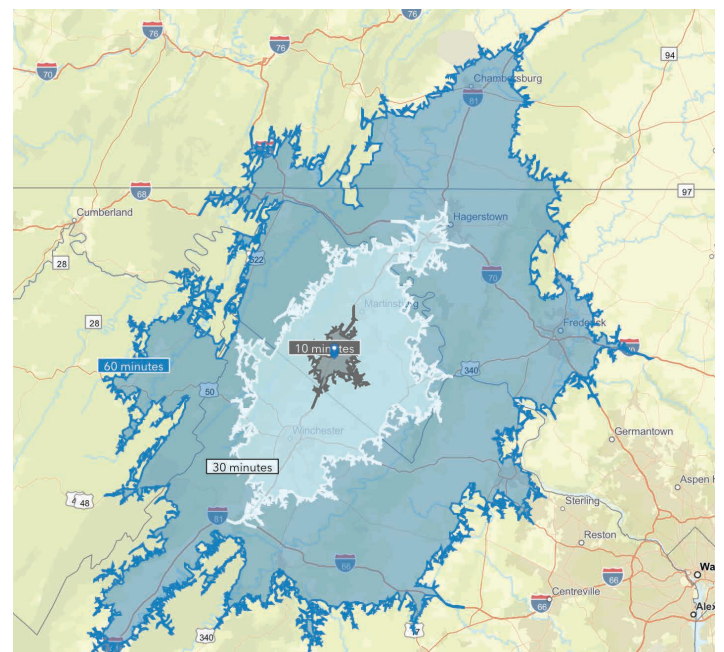
Berkeley County has a total population of 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Inwood City Limits 📍 Subject Location



Distance to nearby cities: Charles Town, WV - 15 miles, Hagerstown, MD - 24 miles, Winchester, VA - 25 miles, Frederick, MD - 40 miles, Leesburg, VA - 42 miles, Washington, DC - 77 miles, Baltimore, MD - 95 miles.

SUBJECT PROPERTY PARCEL MAP



FOR SALE
LAND / DEVELOPMENT - LOCATED 2.5 MILES FROM I-81, EXIT 5
5896 WINCHESTER AVENUE INWOOD, WV 25428 · 4.46 (+/-) ACRES

SURROUNDING AMENITIES

The subject land is about 1.5 miles ^



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject land is not shown, but only about 1.5 miles out of view.

Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2025 Esri)

- 1 BP
- 2 McDonald's, Dunkin' Donuts
- 3 Hampton Inn
- 4 Waffle House, Burger King, Subway, Whale of a Car Wash, Liberty Petroleum
- 5 Taco Bell
- 6 The Cider Press
- 7 Family Dollar
- 8 Auto Zone, Urgent Care, Advance Auto Parts
- 9 Dairy Queen
- 10 Arby's
- 11 U.S. Post Office, First United Bank & Trust
- 12 Walgreens
- 13 Domino's Pizza
- 14 Sheetz
- 15 CVS
- 16 Newly Developed Area; Inwood Roundabout, Food Lion, Starbucks, WaWa, Tractor Supply, Manhattan Pizza, Great Clips, Patriot Federal Credit Union, Popeyes, Jersey Mike's, Five Guys
- 17 Musselman High School
- 18 Tudor's Biscuit World
- 19 Dollar General
- 20 King's Pizza, Vince Nails & Spa

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



16,892

Total Population



319

Businesses



13,042

Daytime Population



\$274,625

Median Home Value



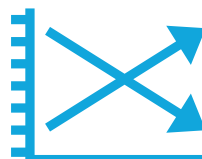
\$38,737

Per Capita Income



\$87,622

Median Household Income



1.9%

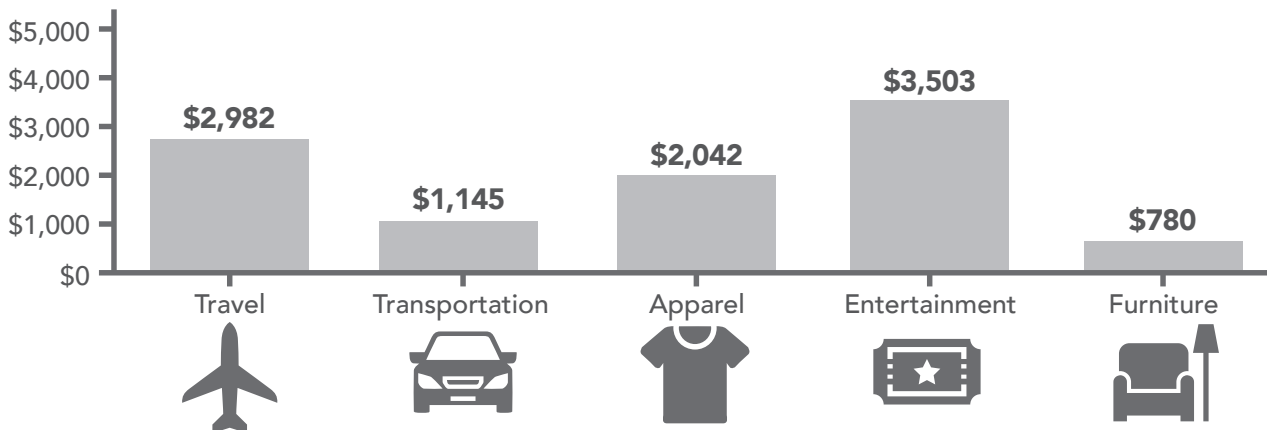
2025-2030 Pop Growth Rate



6,458

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



39,213

Total Population



724

Businesses



31,094

Daytime Population



\$289,352

Median Home Value



\$37,882

Per Capita Income



\$84,462

Median Household Income



1.9%

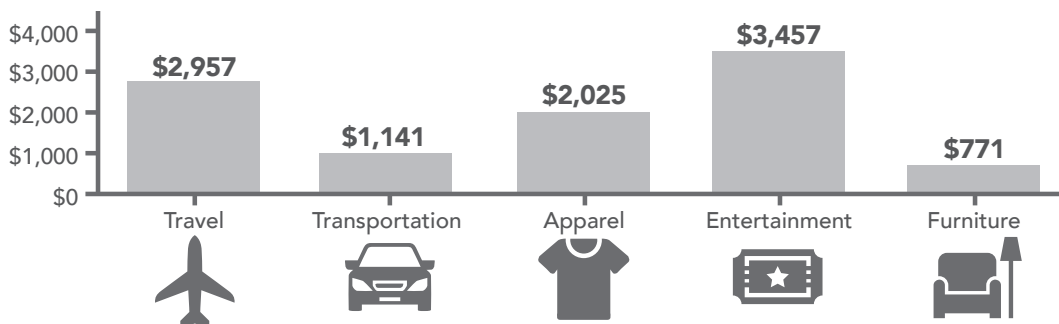
2025-2030 Pop Growth Rate



14,177

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



114,451

Total Population



2,739

Businesses



103,991

Daytime Population



\$306,586

Median Home Value



\$40,041

Per Capita Income



\$82,605

Median Household Income



1.5%

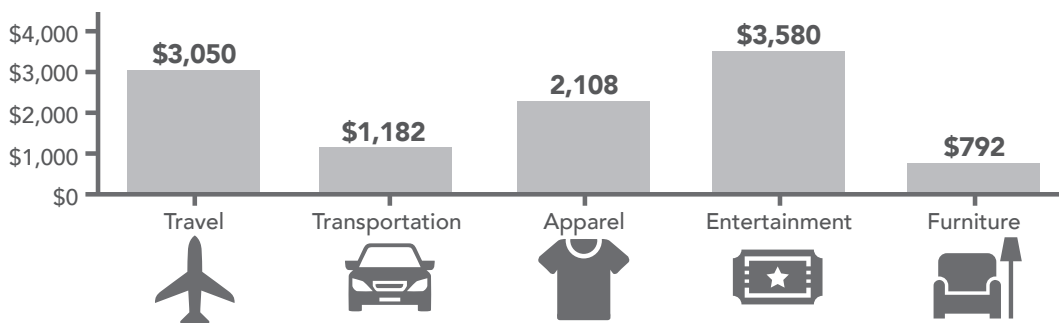
2025-2030 Pop Growth Rate



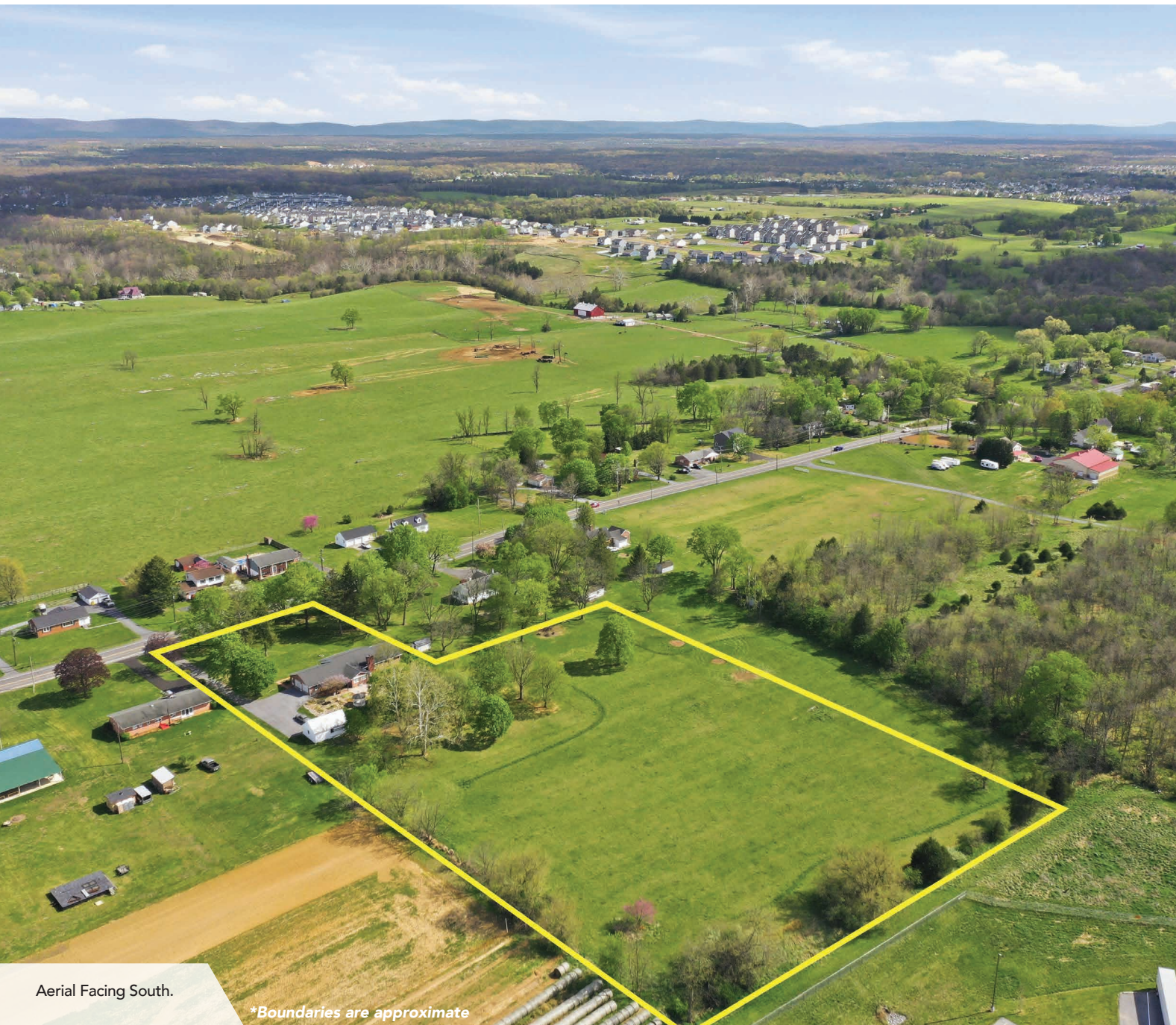
44,955

Housing Units (2020)

KEY SPENDING FACTS



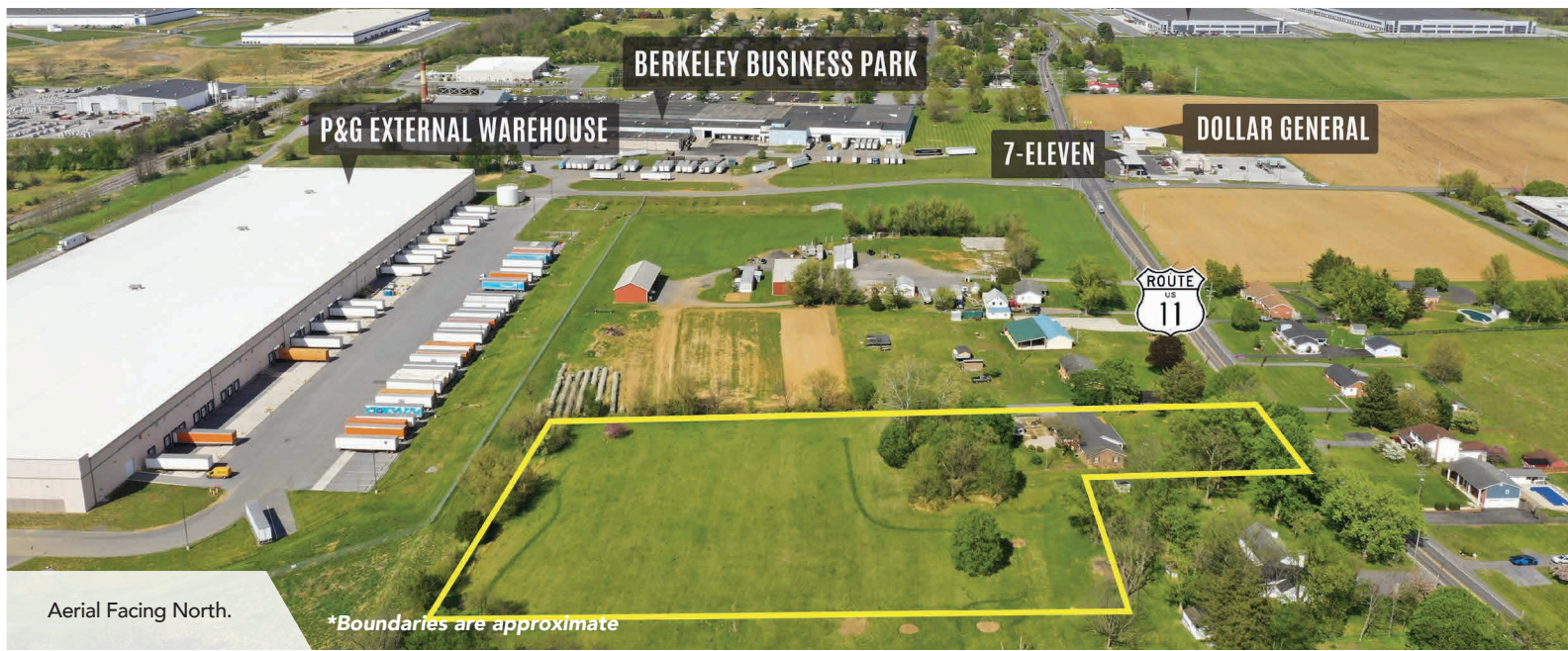
AERIAL PHOTOS



Aerial Facing South.

**Boundaries are approximate*

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AREA RESIDENTIAL GROWTH



- 1 Spring Hill (387 single family homes) ●
- 2 Townes of Topaz (45 Townhomes) ●
- 3 Genesis Drive (14 Townhomes) ●
- 4 Inwood Meadows (173+ Single Family Homes) ●
- 5 Webber Springs (185+ Single Family Homes) ●
- 6 Foley Springs (137 Single Family Homes, 182 Townhomes)
- 7 Morning Dove Estates (130+ Single Family Homes) ●●
- 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes)
- 9 Trout Run (119 Townhomes) ●
- 10 Boyd's Crossing (60 Townhomes) ●●

- 11 Elizabeth Station (235+ Single Family Homes) ●●
- 12 Highpointe (58 Single Family Homes) ●●
- 13 Sylvan Grove (56+ Single Family Homes) ●
- 14 Stoney Ridge (110+ Single Family Homes) ●
- 15 Bentwood Estates (130+ Single Family Homes) ●●
- 16 Springdale Farm (200+ Single Family Homes) ●●●
- 17 Tabler Estates (120+ Single Family Homes) ●●●
- 18 Tabler Station Manor (148 Townhomes) ●●
- 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●●
- 20 Mill Creek Village (90+ Single Family Homes) ●
- 21 South Brook (76 Single Family Homes) ●
- 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●●

● < \$199,000	● \$400,000 - \$499,000
● \$200,000 - \$299,000	● \$500,000+
● \$300,000 - \$399,000	● Rental



MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source: <https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source: <https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source: <https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source: <https://corporate.walmart.com/about>

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POPULATION IN BERKELEY COUNTY

Berkeley County continues to be one of West Virginia’s fastest-growing economic regions, supported by strong population growth, workforce expansion, and continued private-sector investment throughout the Eastern Panhandle.

Population growth throughout Berkeley County continues to outpace much of the state, reinforcing long-term demand for commercial, industrial, retail, healthcare, and residential development. Between 2023 and 2024 alone, Berkeley County added approximately 3,400 new residents, representing a 2.6% annual population increase.

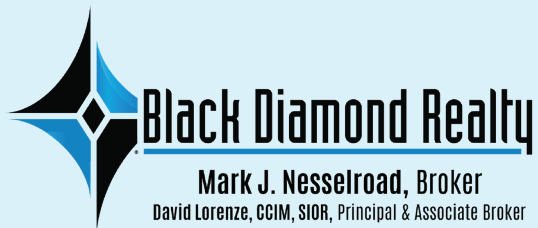
The Eastern Panhandle’s economic momentum has been fueled by sustained growth in manufacturing, logistics, distribution, professional services, and commuter-based employment tied to the greater Washington D.C. metropolitan economy. Ongoing infrastructure investment, industrial expansion, and new business formation continue to strengthen Berkeley County’s position as one of the premier business and development destinations in West Virginia.

Sources: U.S. Bureau of Labor Statistics, WVU Bureau of Business & Economic Research, and U.S. Census Bureau.

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy’s, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





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