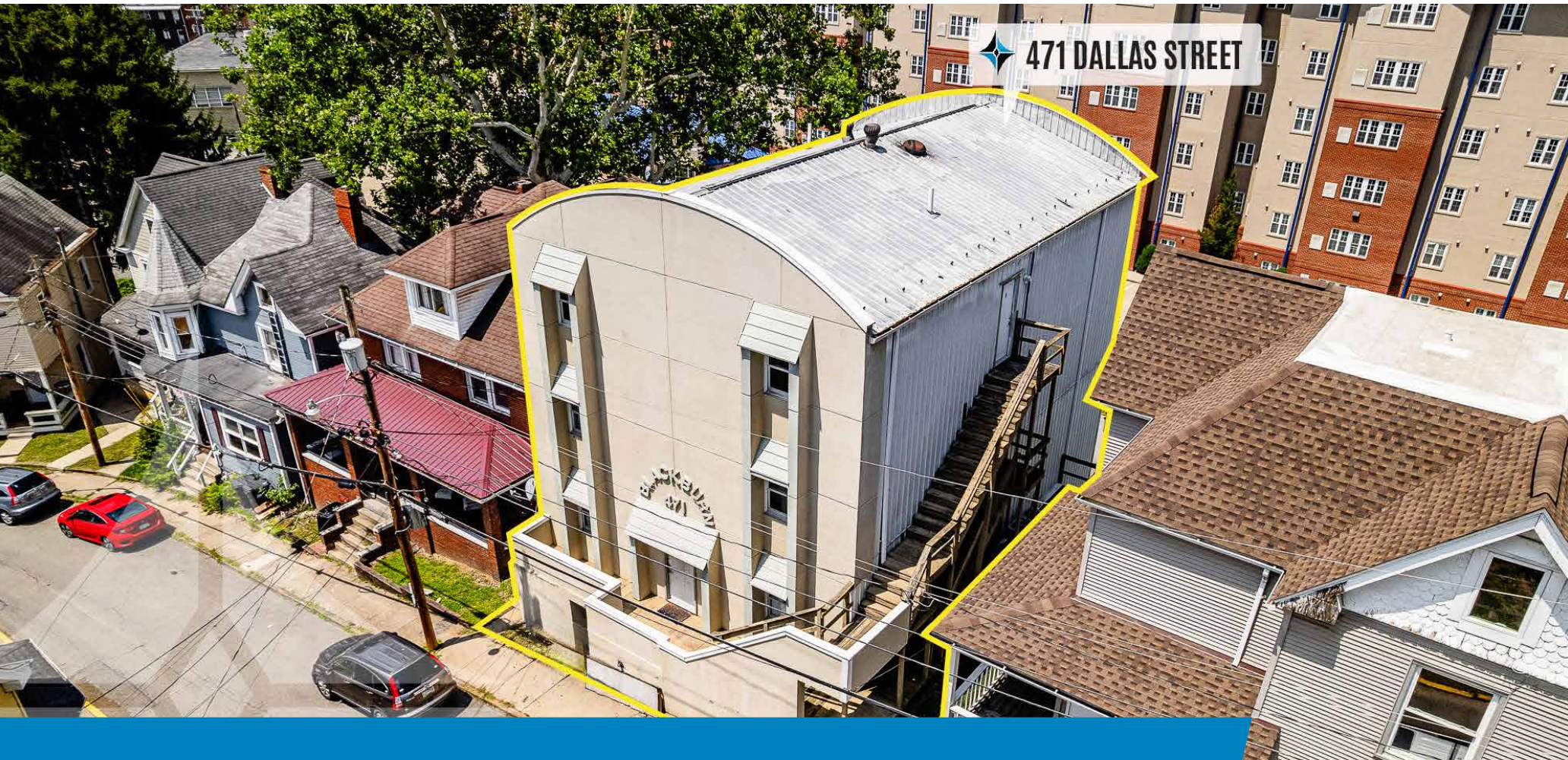
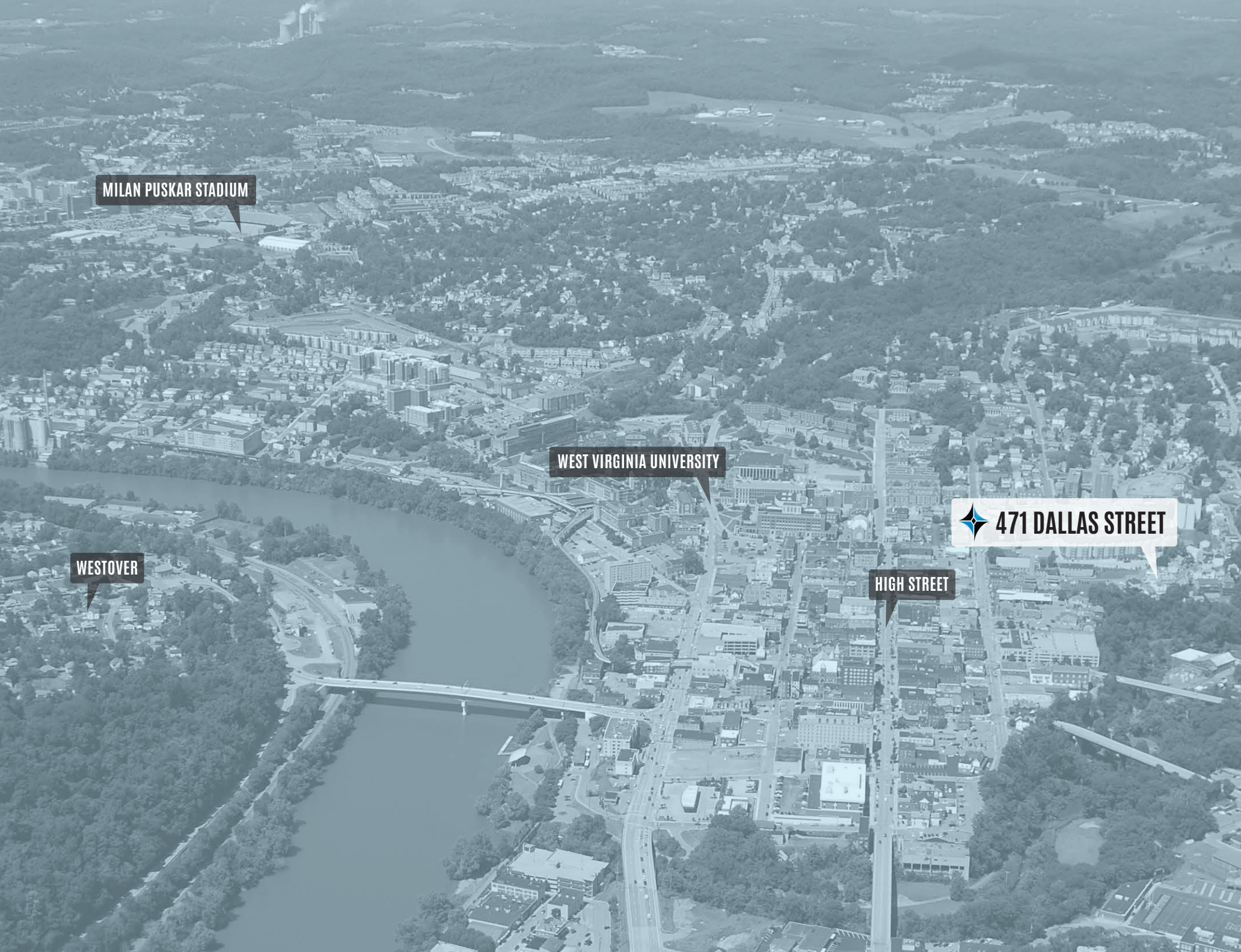




 **471 DALLAS STREET**

471 DALLAS STREET
MORGANTOWN, WV 26505

STUDENT HOUSING INVESTMENT | 12 BEDS



MILAN PUSKAR STADIUM

WEST VIRGINIA UNIVERSITY

WESTOVER

471 DALLAS STREET

HIGH STREET



TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, legal description, zoning, parking and parcel map.

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Walking map from property to WVU's Main Campus and exterior photos.

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Interior photos of the property.

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Location Overview / Demand Drivers

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

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

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Comparable Sales

Comparable sales of assets sold in the area.

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INVESTMENT OVERVIEW

471 DALLAS STREET

MORGANTOWN, WV 26505

SALE PRICE / \$700,000

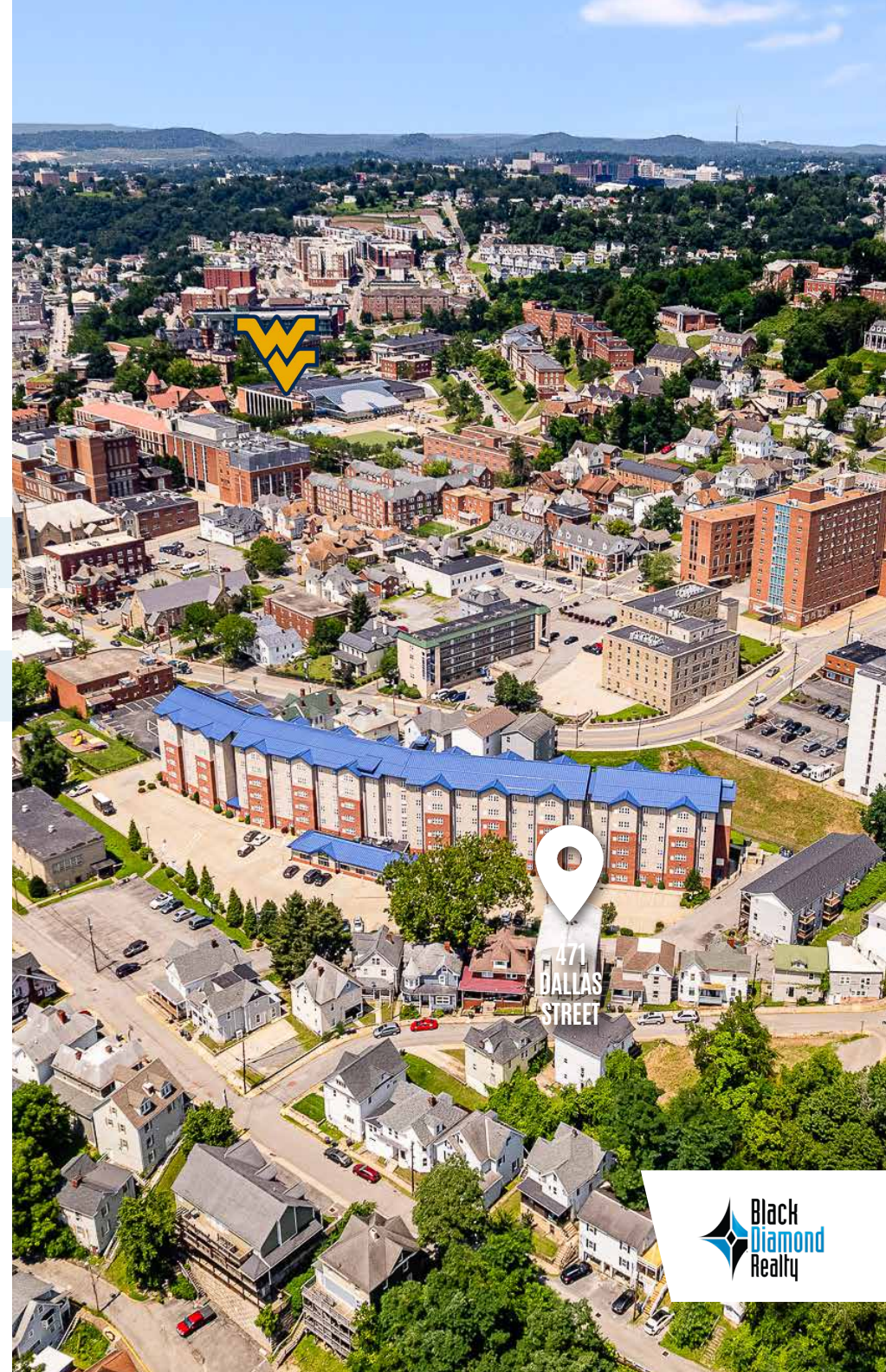
NUMBER OF STUDENT HOUSING UNITS / 4

NUMBER OF BEDS / 12

Discover a prime student housing opportunity in the heart of Morgantown with this multi-unit property ideally located within walking distance of West Virginia University's Downtown Campus. 471 Dallas Street (5,120 (+/-) square feet) offers a total of four units and 12 beds in a high-demand rental market.

The property features six off-street parking spaces, a rare and valuable amenity for the area, and give tenants easy access to campus, dining, shopping, and nightlife. With strong rental potential, excellent proximity to WVU, and the stability of the student housing market, this dual-building investment is a turn-key addition to any multifamily portfolio.

Other local amenities within walking distance or a short drive include High Street, multiple PRT systems which offer access to the Mon Health Medical Center, WVU's Health Sciences Center campus and Ruby Memorial Hospital.



PROPERTY SPECIFICATIONS

Built in 1928, this subject includes one single family house converted to student housing. This location offers a total of six off-street parking spaces. Additional street parking is available on a first-come, first-served basis.

LEGAL DESCRIPTION / ZONING

The site is comprised of one irregular shaped parcel totaling. The property is identified as Fifth Ward District, Tax Map 26, Parcels 276. This can be referenced in Deed Book 1665, Page 576.



UTILITIES

All public utilities are available to the site.

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

FINANCIAL INFORMATION

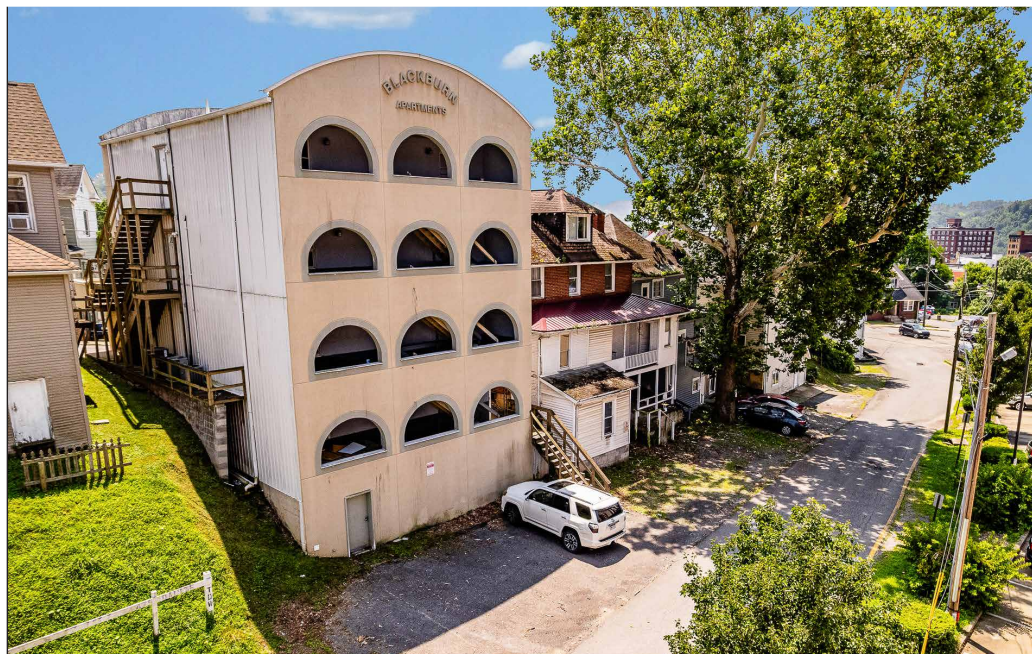
Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze or Caleb Wooldridge at dlorenze@blackdiamondrealty.net or cwooldridge@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Front View of 471 Dallas Street.



Rear View of 471 Dallas Street.



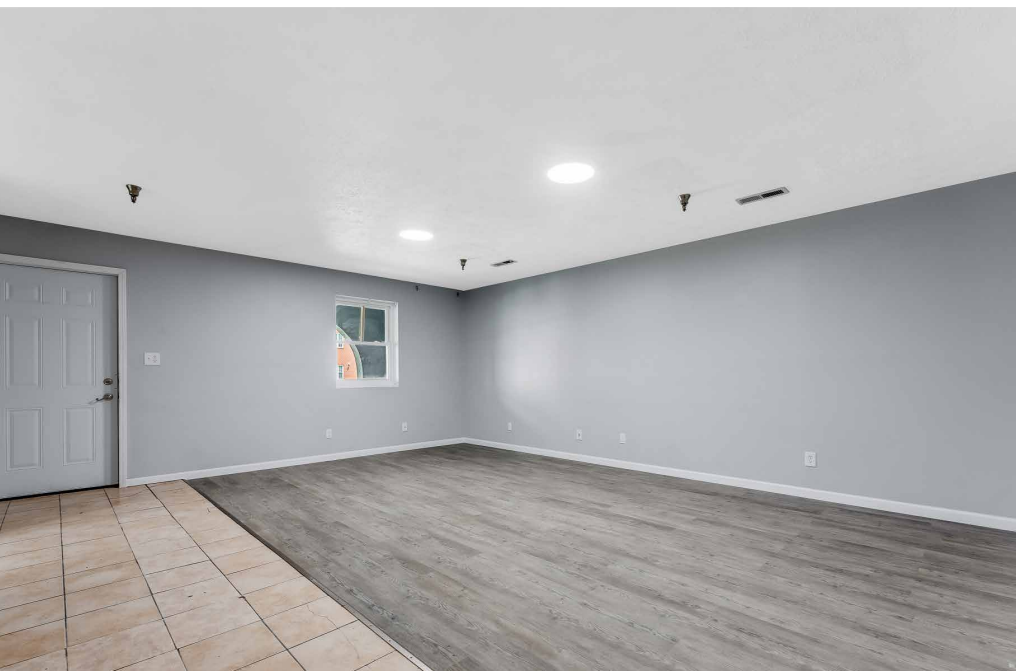
Aerial View of Dallas Street Assets Facing North Towards WVU's Main Campus.



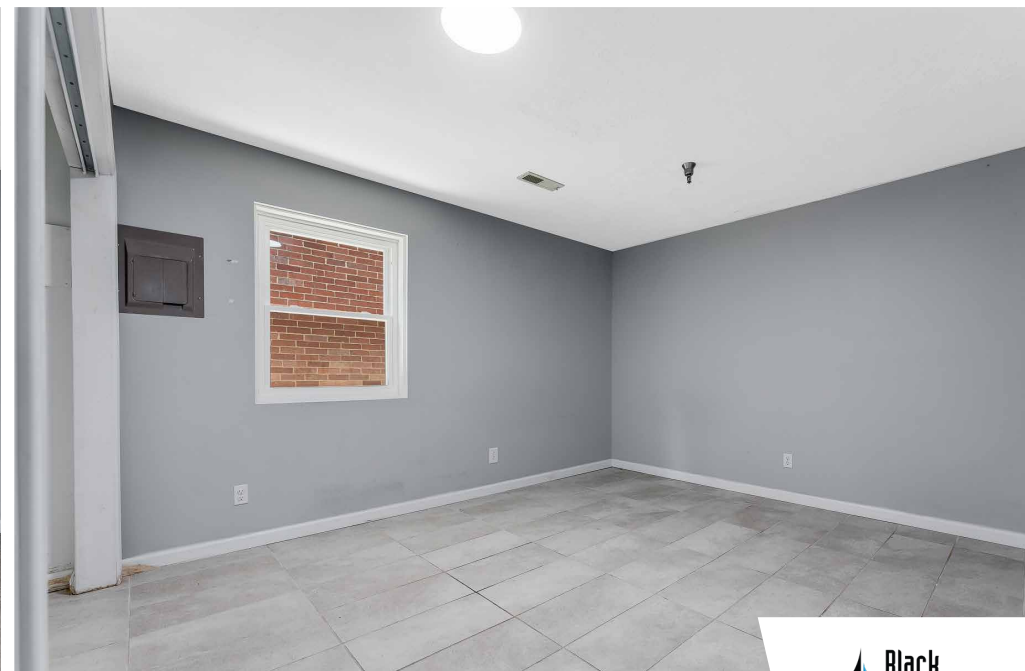
471 Dallas - Living Room and Kitchen.



471 Dallas - Kitchen.



471 Dallas - Living Room.



471 Dallas - Bedroom.

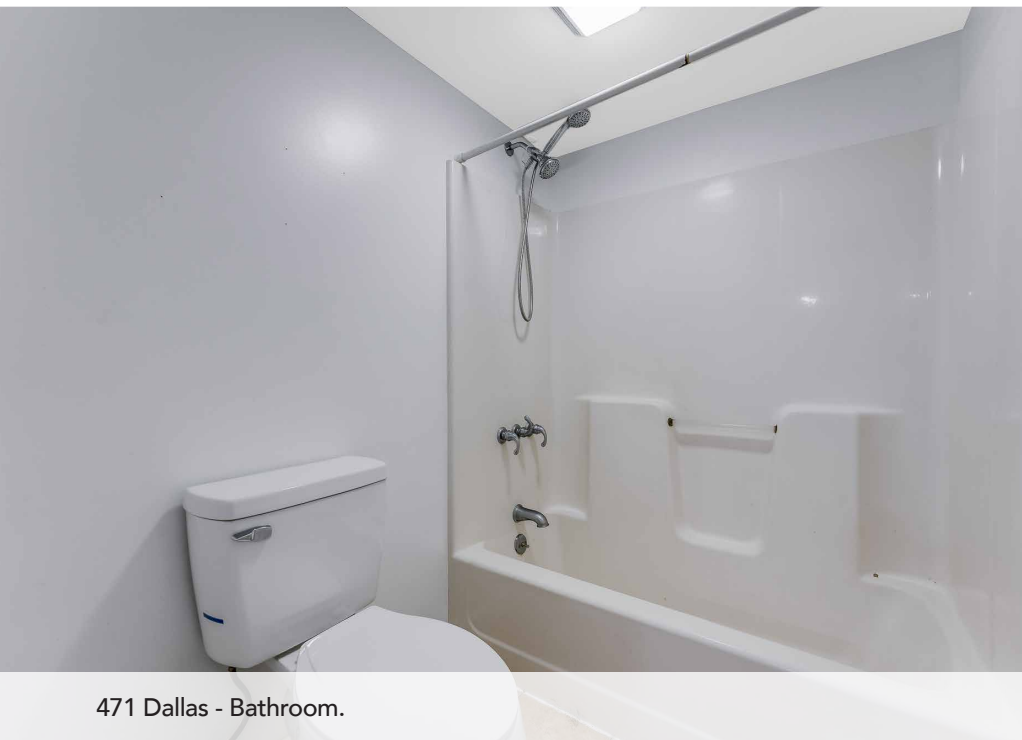




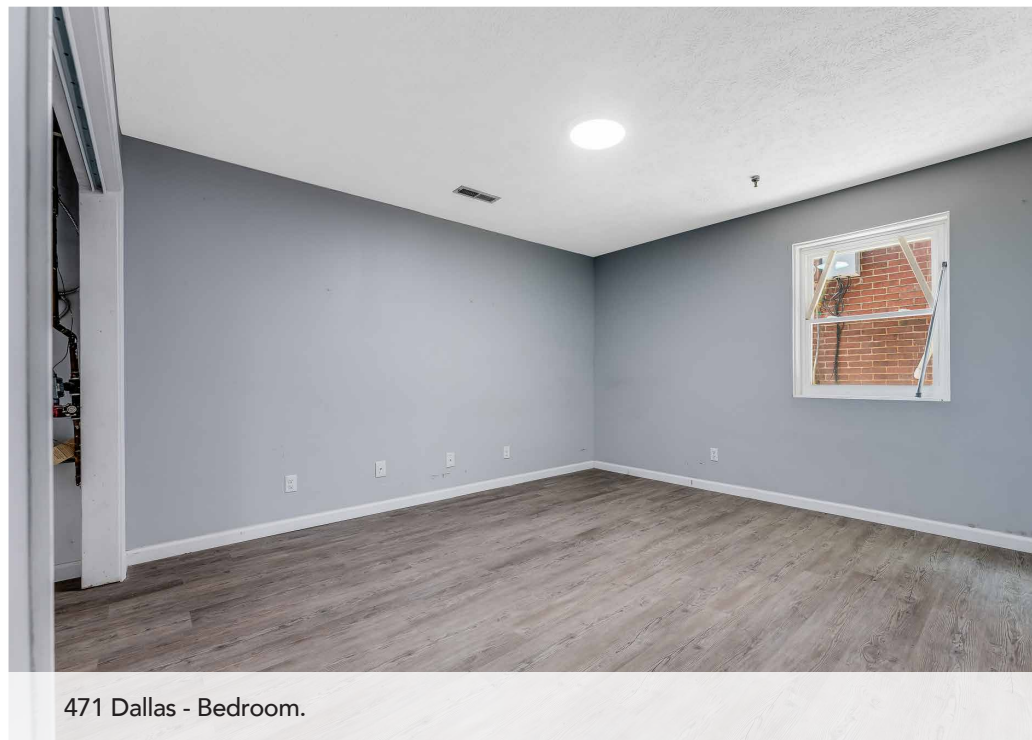
471 Dallas - Bedroom.



471 Dallas - Bathroom.



471 Dallas - Bathroom.



471 Dallas - Bedroom.

LOCATION OVERVIEW

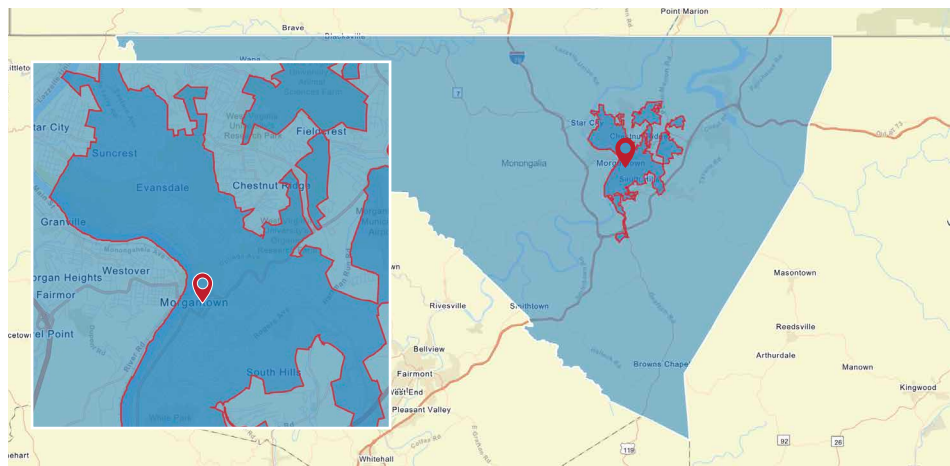
MONONGALIA COUNTY

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.

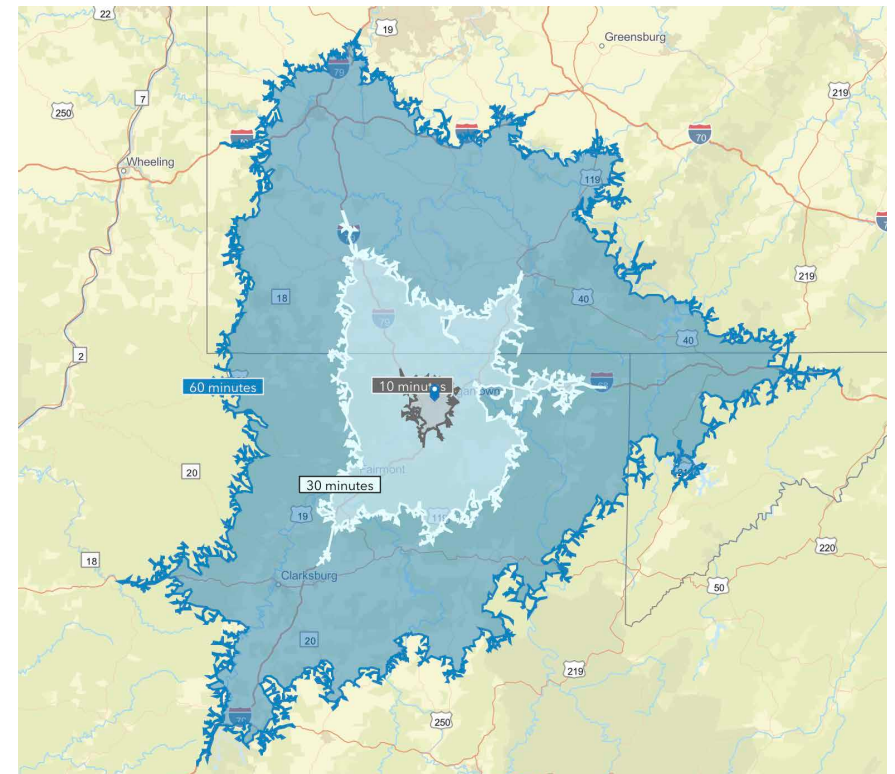
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

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



Monongalia County, WV Morgantown City Limits Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject asset, 471 Dallas Street, has been referenced with a yellow star.

-  Walnut PRT Station
-  Beechurst PRT Station
-  Mountain Line Bus Stop

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

DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.²

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.²

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.²

SOURCES

² - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. ¹
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. ²
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 81 Fulbright scholars, 47 Goldwater scholars, and 106 Gilman scholars. ²



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

³ - <https://wvumedicine.org/about/hospitals-and-institutes/>

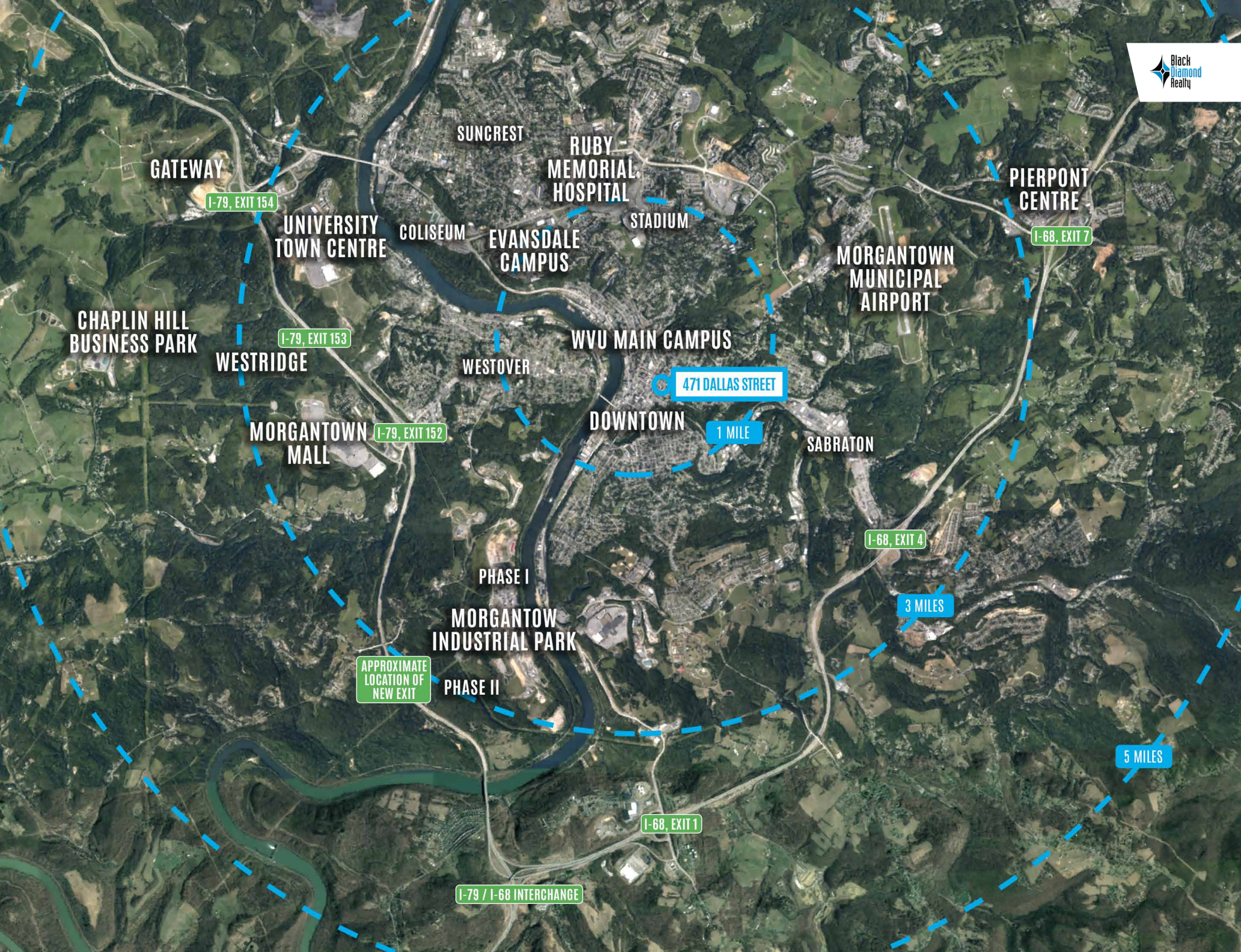
⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvumedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvumedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>





GATEWAY

I-79, EXIT 154

UNIVERSITY
TOWN CENTRE

COLISEUM

SUNCREST

RUBY -
MEMORIAL
HOSPITAL

STADIUM

EVANSDALE
CAMPUS

PIERPONT
CENTRE

I-68, EXIT 7

MORGANTOWN
MUNICIPAL
AIRPORT

CHAPLIN HILL
BUSINESS PARK

I-79, EXIT 153

WESTRIDGE

WESTOVER

WVU MAIN CAMPUS

471 DALLAS STREET

DOWNTOWN

1 MILE

SABRATON

MORGANTOWN
MALL

I-79, EXIT 152

I-68, EXIT 4

3 MILES

PHASE I

MORGANTOWN
INDUSTRIAL PARK

PHASE II

APPROXIMATE
LOCATION OF
NEW EXIT

I-68, EXIT 1

5 MILES

I-79 / I-68 INTERCHANGE

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



59,891

Total
Population



2,819

Businesses



80,320

Daytime
Population



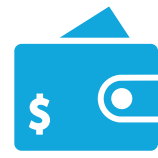
\$262,237

Median Home
Value



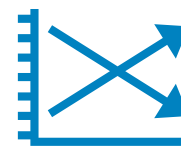
\$34,680

Per Capita
Income



\$51,434

Median
Household
Income



0.4%

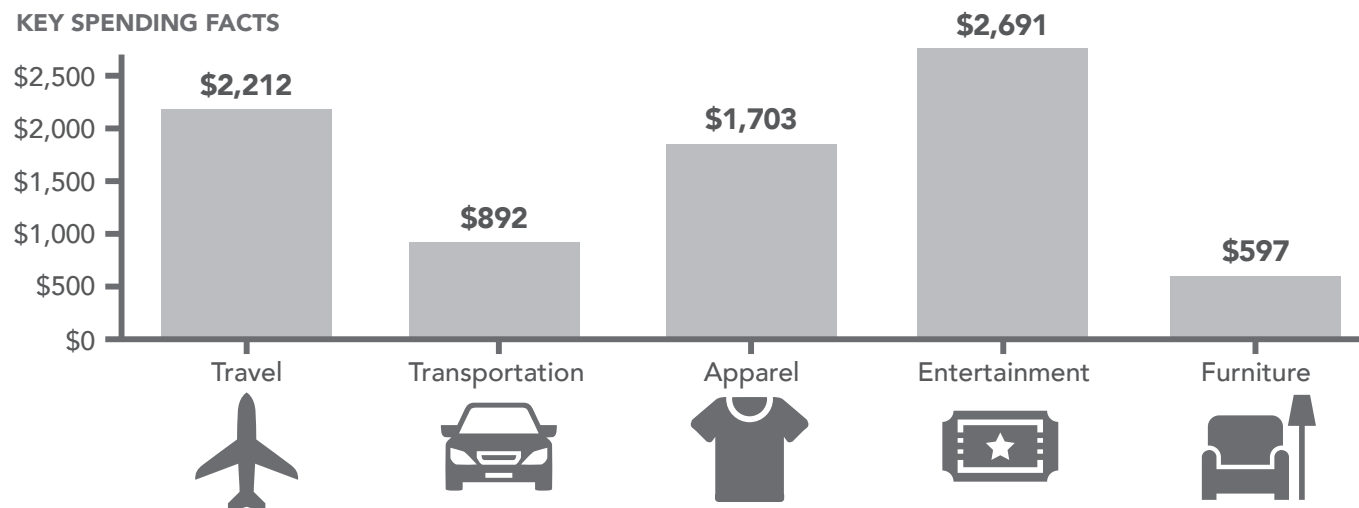
2025-2030
Pop Growth
Rate



29,776

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



77,800

Total
Population



3,425

Businesses



96,873

Daytime
Population



\$269,684

Median Home
Value



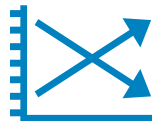
\$38,331

Per Capita
Income



\$57,136

Median
Household
Income



0.4%

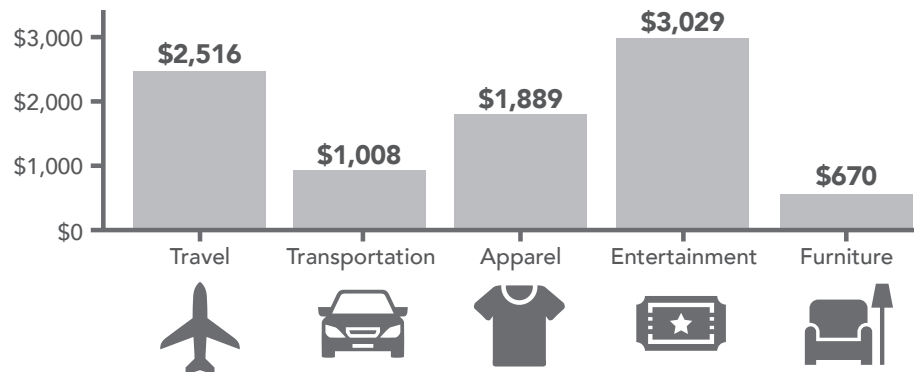
2025-2030
Pop Growth
Rate



37,975

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,070

Total
Population



3,953

Businesses



119,227

Daytime
Population



\$280,340

Median Home
Value



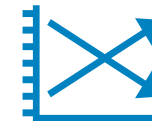
\$41,476

Per Capita
Income



\$64,021

Median
Household
Income



0.4%

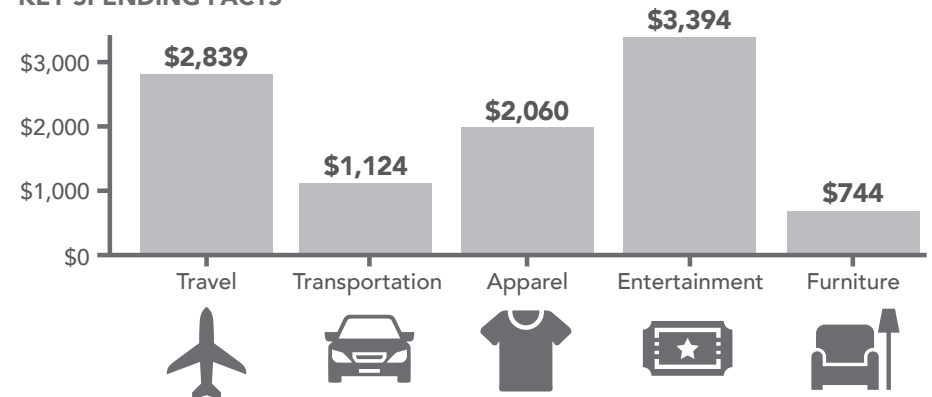
2025-2030
Pop Growth
Rate



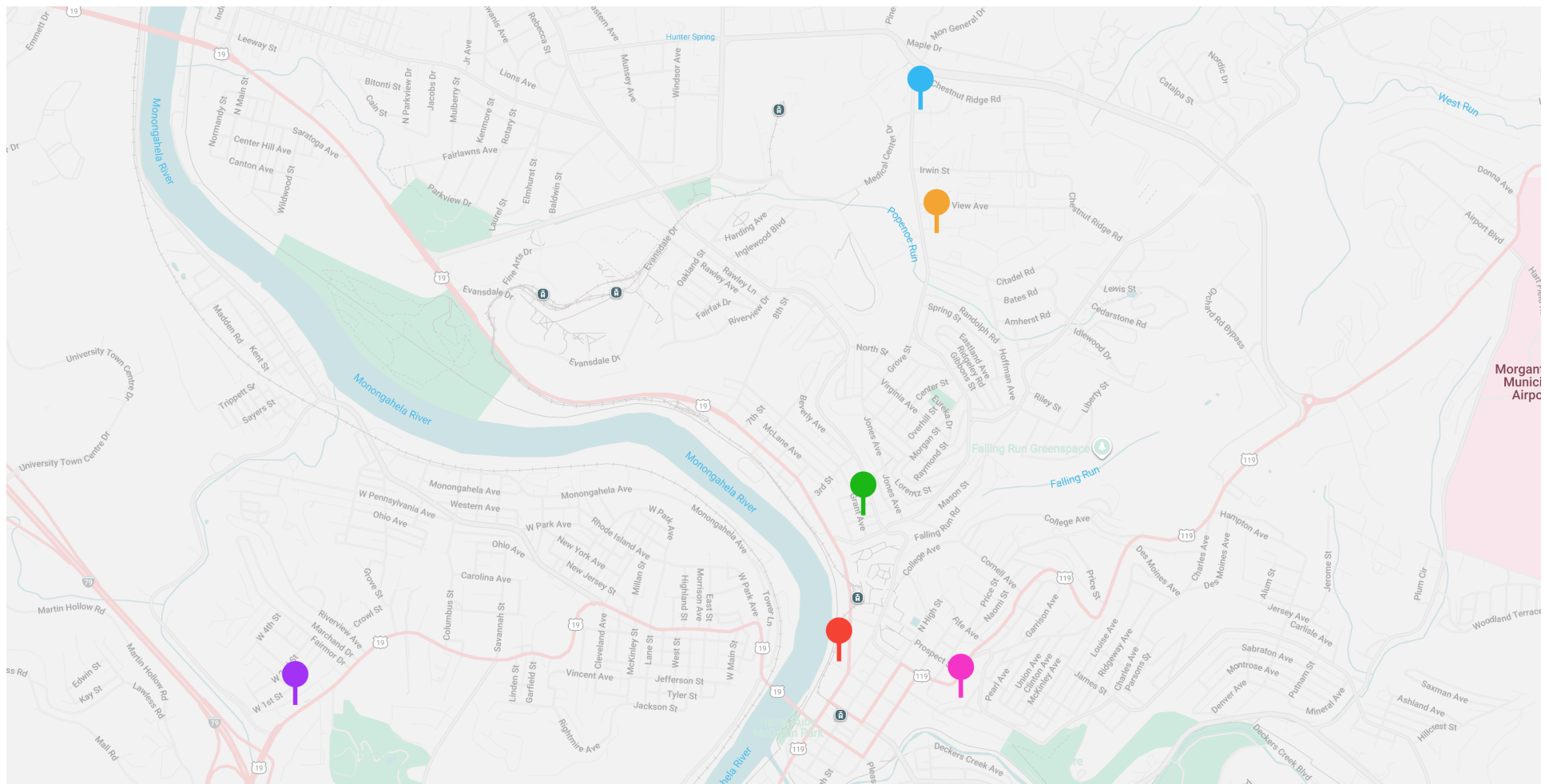
50,917

Housing Units
(2020)

KEY SPENDING FACTS



COMPARABLE SALES





1993 WATER STREET, MORGANTOWN, WV

Square Feet: 31,632 Price: \$2,385,830
 Year Built: 1994 Price/SF: \$75.42
 Sale Date: 5/8/2023 Price/Bed: \$29,822.87



1064 WILLOWDALE ROAD, MORGANTOWN, WV

Square Feet: 13,924 Price: \$2,100,000
 Year Built: 1994 Price/SF: \$150.82
 Sale Date: 4/18/2024 Price/Bed: \$70,000.00



26 SOUTHEAST COURT, MORGANTOWN, WV

Square Feet: 18,522 Price: \$2,200,000
 Year Built: 1999 Price per SF: \$118.78
 Sale Date: 3/28/2025 Price/Bed: \$50,000.00



18 POWERS COURT, MORGANTOWN, WV

Square Feet: 15,680 Price: \$797,000
 Year Built: 1970 Price/SF: \$50.83
 Sale Date: 4/1/2022 Price/Bed: \$34,652.17



301 FIRST STREET, MORGANTOWN, WV

Square Feet: 14,592 Price: \$2,150,000
 Year Built: 1991 Price/SF: \$147.34
 Sale Date: 8/29/2024 Price/Bed: \$71,666.67



32 BAIRD STREET, MORGANTOWN, WV

Square Feet: 9,145 Price: \$1,875,000
 Year Built: 2009 Price/SF: \$221.24
 Sale Date: 12/18/2024 Price/Bed: \$60,483.87



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