

# LAND FOR SALE

+/- 19.13 AC OF DEVELOPMENT LAND

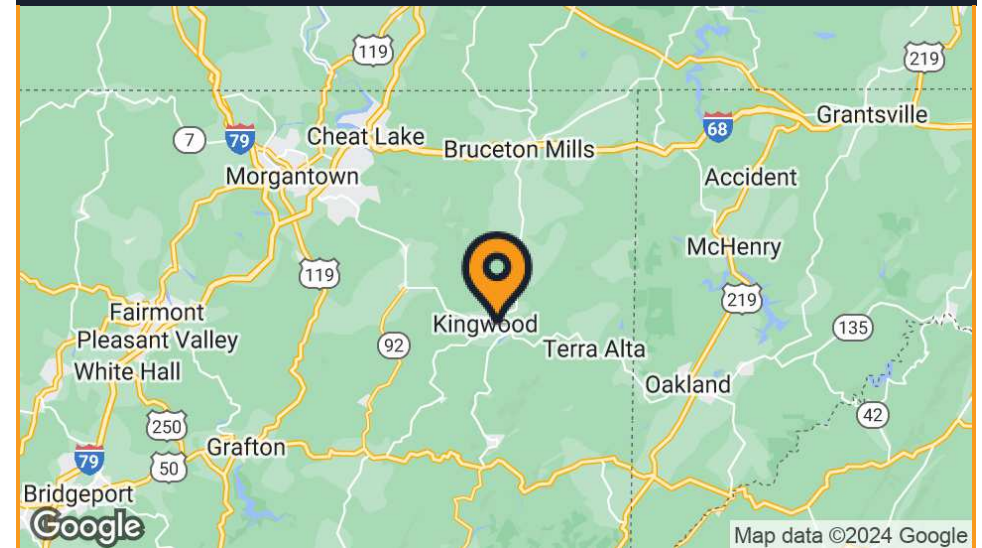
Route 26, Kingwood, WV 26537



## PROPERTY HIGHLIGHTS

- 19.13 acres zoned commercial and residential, the largest and mostly leveled parcel in the picturesque city of Kingwood, West Virginia, a part of the Morgantown metropolitan area
- Located 25 miles SE of Morgantown, near major roads and highways WV-7, WV-26 and I-68
- Approximately 1,180 feet of frontage on Rt 26
- Across the street from the Preston Memorial Hospital, High/Middle Schools, Tractor Supply, ACE Hardware, Burger King, Hardees, Walgreens and near Camp Dawson
- All utilities are on site: electricity, gas, water and sewer
- Perfect for medical uses due to the proximity to the hospital
- Seller financing is available: 6% interest, 25% down payment, 10 year-term with 10-year amortization.
- Ground lease is also available at 10-year term or longer
- Near tourist attractions (Deep Creek Lake, The Wisp resort, Alpine Lake and Preston Country Club)
- Low real estate taxes, 16% lower cost of living than the national average, friendly local government attracting new developments like Nuco Corporation and LG electronics which will boost local economy and create new jobs

## ASKING PRICE: \$1,050,000



### For More Information:

Guzel Lubinski, Broker, License # 475176226  
312.237.0290 | guzel@goldengroupcre.com  
goldengroupcre.com

Broker of Record Solutions, Inc. License # 010163-00  
Alex Everest, Broker, License # WVB220300806  
404-713-8008 | alex@mybrokerofrecord.com  
mybrokerofrecord.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# LAND FOR SALE



## PROPERTY DESCRIPTION

Golden Group Real Estate is proud to present 19.13 acres of prime real estate in Kingwood, West Virginia. Mostly leveled parcel, zoned B-1 (Neighborhood Highway Commercial) and R-3 (Apartment Residential) is the largest in the city of Kingwood, which is a part of the Morgantown metropolitan area. It is situated near the Cheat River on highways WV-7 and WV-26, just 25 miles southeast of Morgantown. The site has about 1,180 feet of frontage on Rt. 26. It is in close proximity to the Preston Memorial Hospital, schools, Camp Dawson, Preston County Buckwheat Festival, many retailers, restaurants, and shops (Walmart, Shop & Save, Tractor Supply, Burger King, Hardees, Walgreens and others). The site benefits from low real estate taxes, 16% lower cost of living than the national average and friendly local government. Deep Creek Lake and The Wisp resort in Maryland (about 33-35 miles from the site) is a popular tourist destination, as well as Alpine Lake (11-12 miles) and Preston Country Club (2 Miles) which have golf courses and some home development. A new development project - LG electronics - is coming to Morgantown and Huntington investing \$700M and bringing 275 high-skilled jobs. Furthermore, with all utilities readily available on site and favorable seller financing and ground lease options, the possibilities are endless. The property is suitable for variety of uses: retail, office, restaurants, banks, hotels, multifamily. Due to the proximity to the hospital, the site is especially suitable for medical uses such as assisted living or nursing home.

## OFFERING SUMMARY

Sale Price:	\$1,050,000
Price per acre:	\$54,887.61
Lot Size:	19.13 acres
Zoning:	B-1 and R-3
Frontage:	+/- 1,180 feet on Rt 26
Parcel ##:	00600001 - 7.74 AC (zoned B-1) 00660000 - 3.86 AC (zoned B-1) 00650001 - 7.53 AC (zoned R-3)
Real Estate Taxes:	\$1,209.88

### For More Information:

Guzel Lubinski, Broker, License # 475176226  
312.237.0290 | guzel@goldengroupcre.com  
goldengroupcre.com

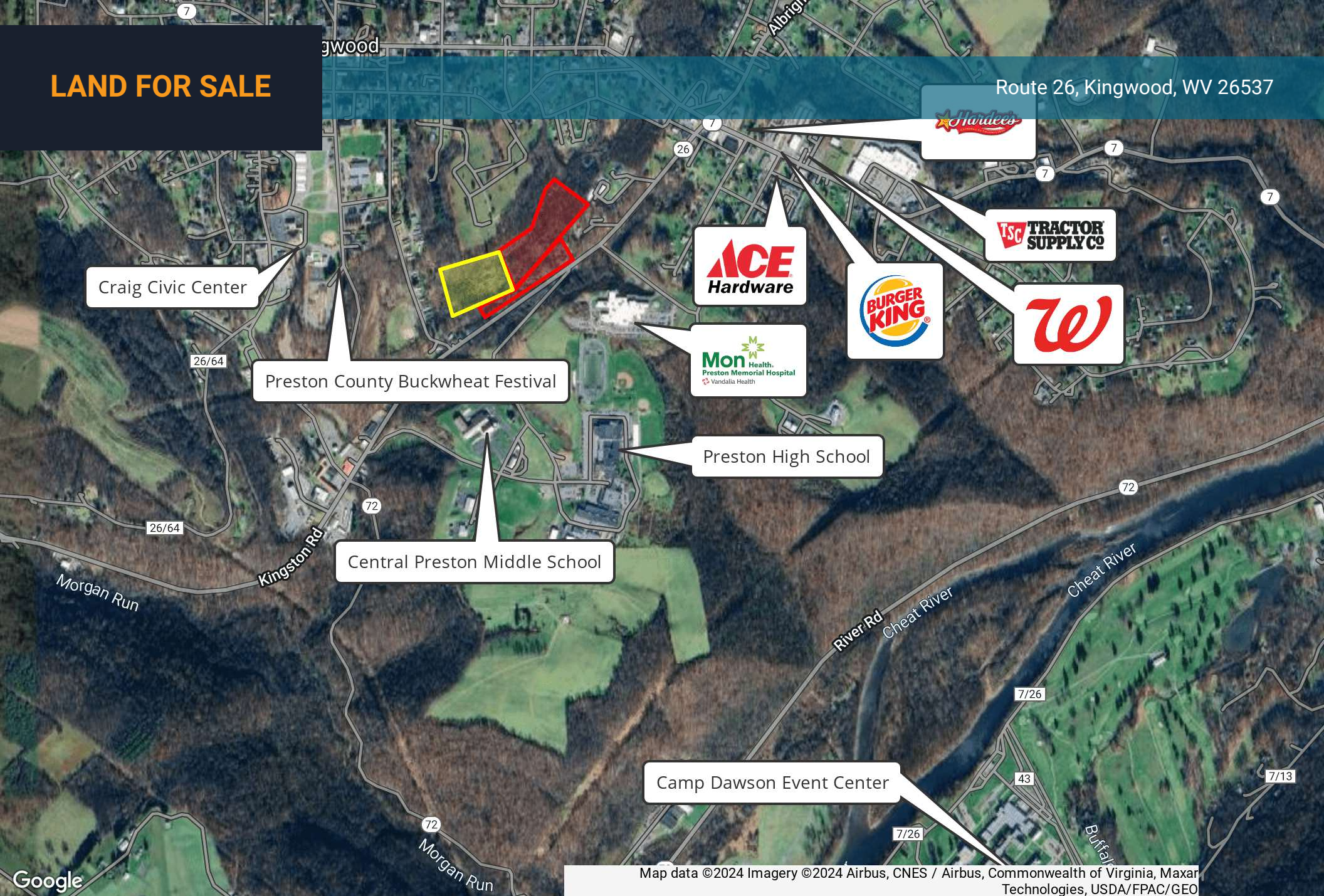
Broker of Record Solutions, Inc. License # 010163-00  
Alex Everest, Broker, License # WVB220300806  
404-713-8008 | alex@mybrokerofrecord.com  
mybrokerofrecord.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# LAND FOR SALE

Route 26, Kingwood, WV 26537



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, USDA/FPAC/GEO

## For More Information:

Guzel Lubinski, Broker, License # 475176226  
312.237.0290 | guzel@goldengroupcre.com  
goldengroupcre.com

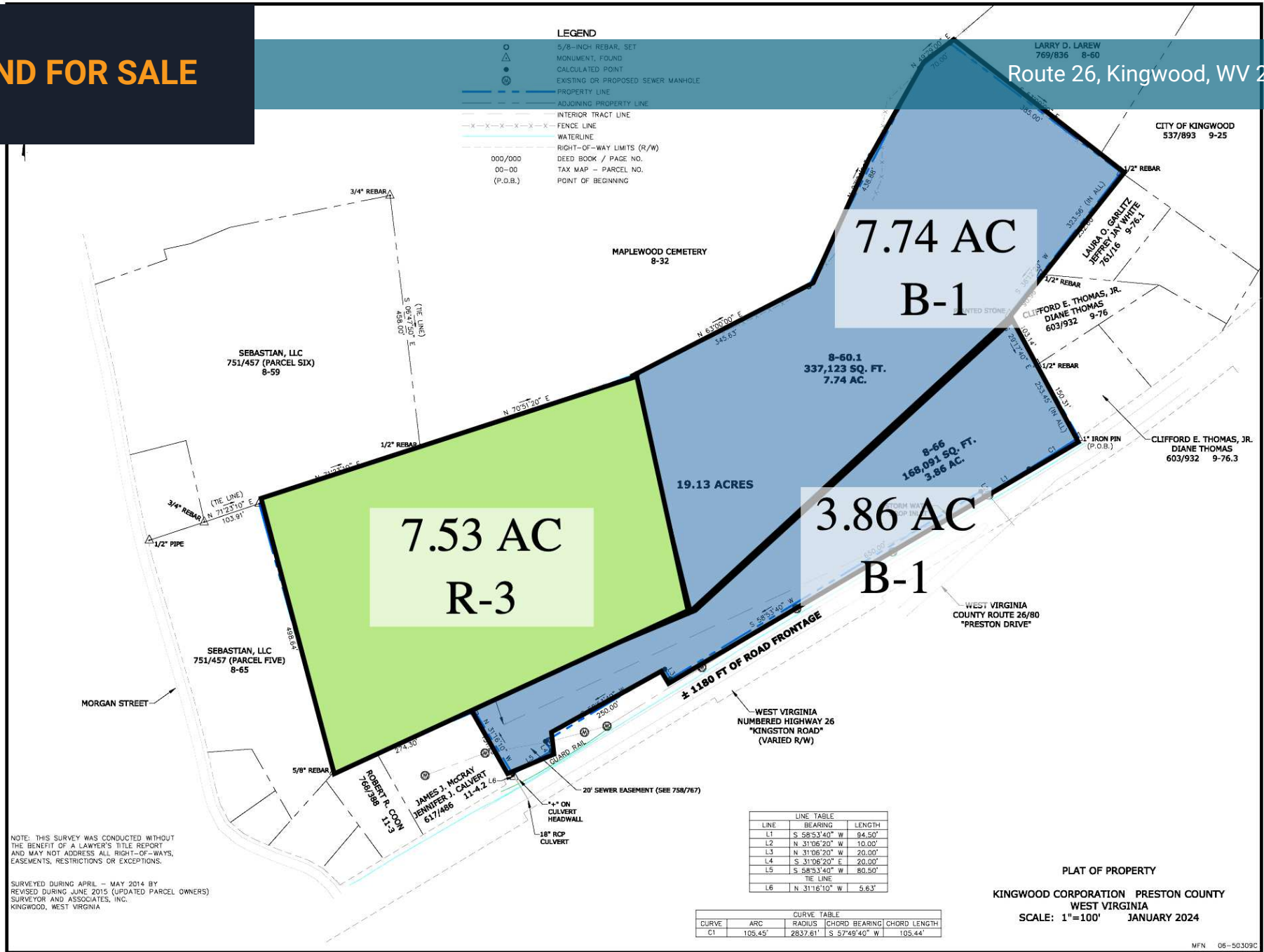
Broker of Record Solutions, Inc. License # 010163-00  
Alex Everest, Broker, License # WVB220300806  
404-713-8008 | alex@mybrokerofrecord.com  
mybrokerofrecord.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# LAND FOR SALE

Route 26, Kingwood, WV 26537



**For More Information:**  
 Guzel Lubinski, Broker, License # 475176226  
 312.237.0290 | guzel@goldengroupcre.com  
 goldengroupcre.com

Broker of Record Solutions, Inc. License # 010163-00  
 Alex Everest, Broker, License # WVB220300806  
 404-713-8008 | alex@mybrokerofrecord.com  
 mybrokerofrecord.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# LAND FOR SALE

Route 26, Kingwood, WV 26537

## POPULATION

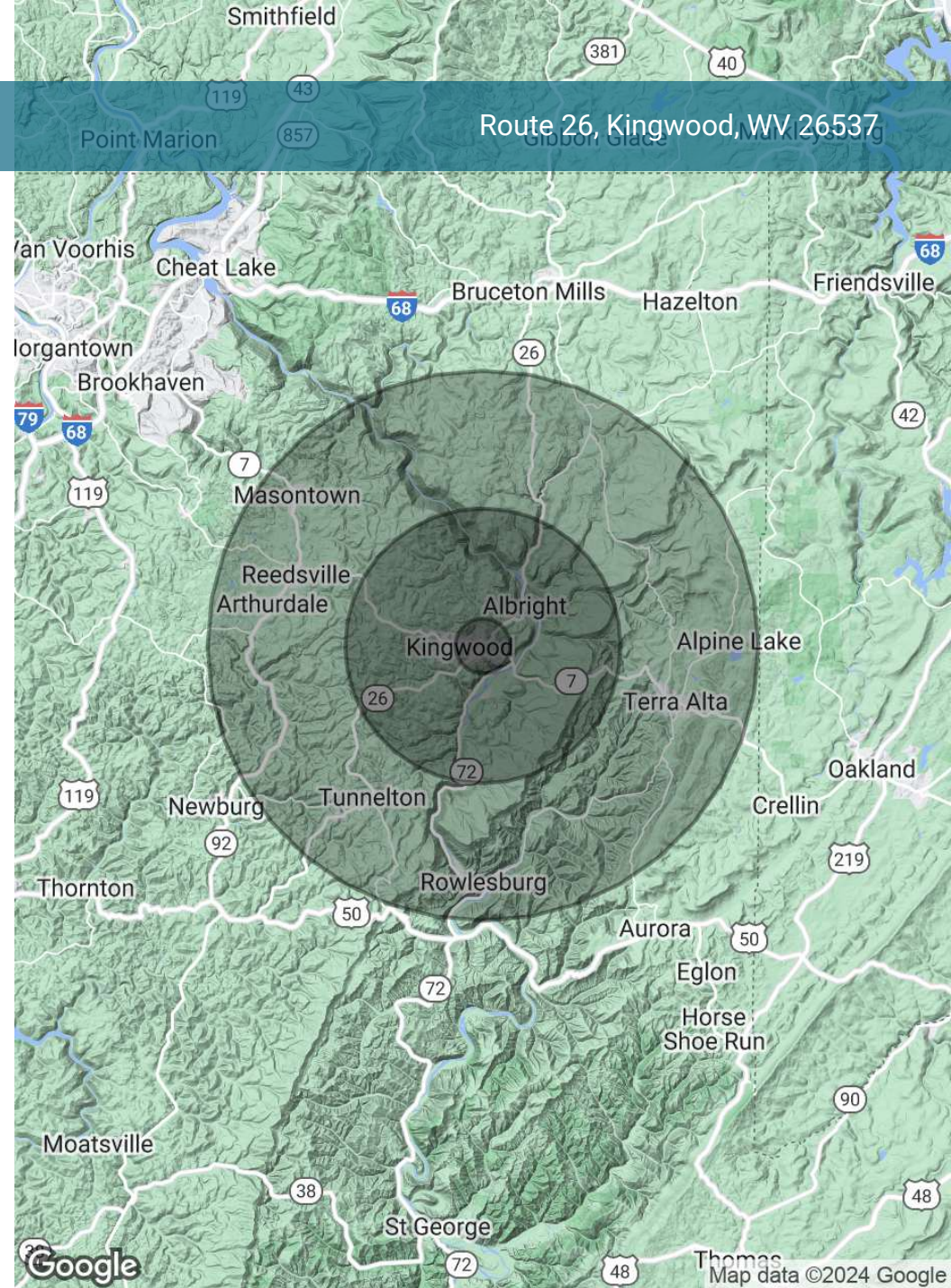
	1 MILE	5 MILES	10 MILES
Total Population	1,011	7,008	20,406
Average Age	46.3	45.5	43.4
Average Age (Male)	45.2	46.3	42.8
Average Age (Female)	49.9	45.7	44.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	519	3,269	9,762
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$57,005	\$53,044	\$52,427
Average House Value	\$124,634	\$130,119	\$133,324

## TRAFFIC COUNTS

E Main St & Seemont Dr W	6,768 cars	/day
--------------------------	------------	------



### For More Information:

Guzel Lubinski, Broker, License # 475176226  
312.237.0290 | guzel@goldengroupcre.com  
goldengroupcre.com

Broker of Record Solutions, Inc. License # 010163-00  
Alex Everest, Broker, License # WVB220300806  
404-713-8008 | alex@mybrokerofrecord.com  
mybrokerofrecord.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

