


Prime Development Opportunity

Near Parkersburg, WV

Exceptional unzoned land with
superior highway visibility

±311 Acres available

Mineral Wells, West Virginia 26150

 **JLL** SEE A BRIGHTER WAY

Site

JLL is pleased to present this distinctive development opportunity located near Parkersburg, West Virginia. This exceptional site offers outstanding highway visibility and direct access, positioning it as one of the region's most versatile development parcels.

Property specifications

- Largest site located directly off of I77
- Featuring great highway visibility
- Utilities available to sites
- Potential for tax incentives
- Unzoned with potential uses include: industrial, outdoor storage, trailer parking, retail, commercial, hotel, multifamily
- Located near Bosley Industrial Park
- Adjacent to new Fedex Ground facility



Demographics



Mid-Ohio Valley - 210,743

MOV Resident Population (2023)

\$53,158 Median Household Income (2023)

Workforce employment

45.5% Labor participation (2022)

5.5% Unemployment (Dec 2023)

Education

87.2% High school graduate or higher (2022)

Wood County - 83,349

MOV Resident Population (2023)

\$54,350 Median household income (2023)

\$140,700 Median housing value (2018-2022)

Workforce employment

1,894 Employer establishments (2021)

54% Labor participation (2023)

Education

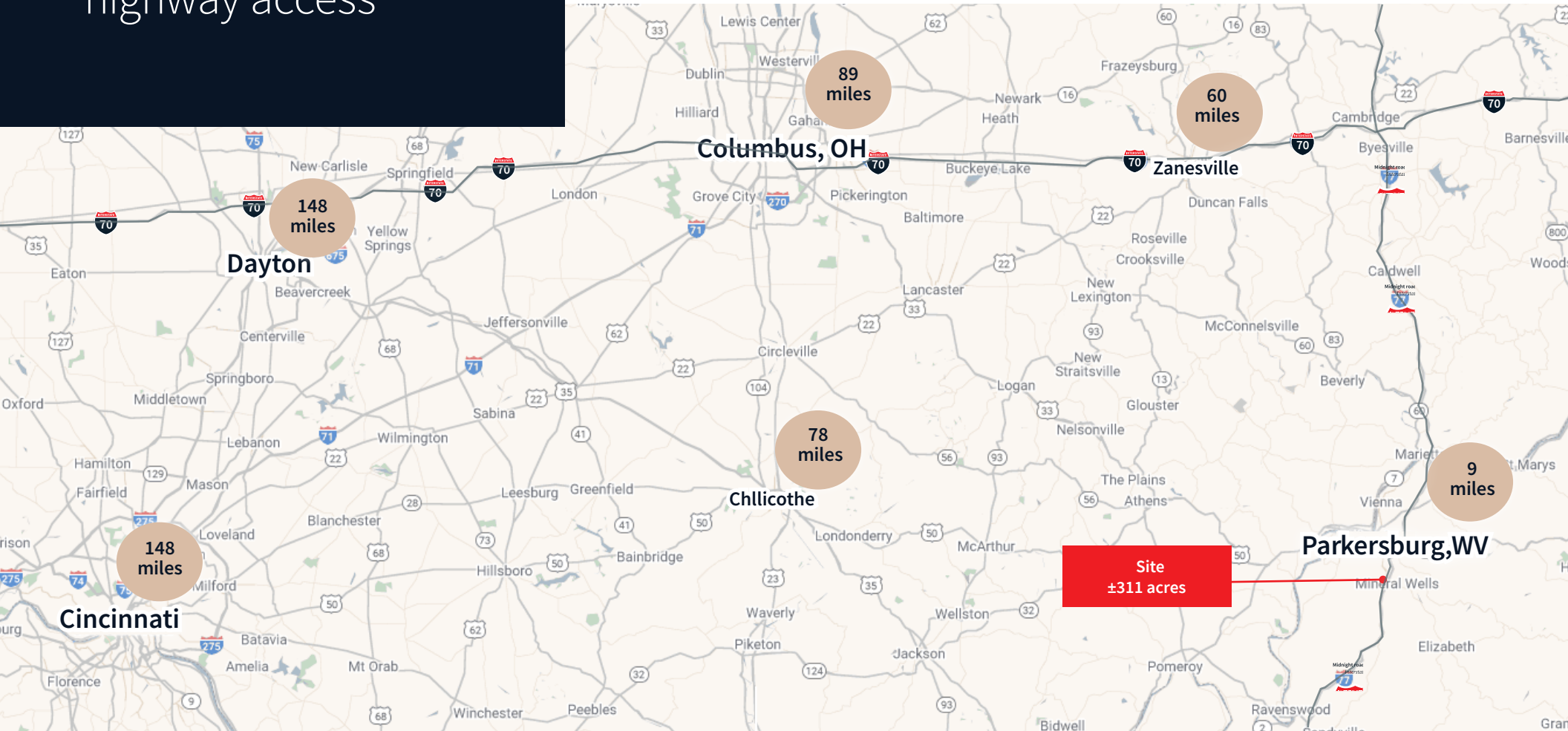
90.9% High school graduate or higher (2018-2022)

Parcel highlights

#	Parcel id	Street address	Acres
1	54-06-0100-000B-0000	RACE TRACK RD	38
2	54-06-0100-000C-0000	RACE TRACK RD	26.56
3	54-08-0250-000Q-0000	FRONTAGE RD	13.96
4	54-08-0300-P13F-0000	SAMS CREEK RD	28.3T
5	54-06-0100-00H2-0000	RACE TRACK RD	5
6	54-08-0300-000M-0000	FRONTAGE RD	63.76
7	54-08-0300-00L1-0000	FRONTAGE RD	13.75
8	54-08-0300-000B-0000	1528 PIKE ST BYPASS	15.93
9	54-08-0310-000E-0000	RACE TRACK RD	21
10	54-06-0090-00A7-0000	RACE TRACK RD	37.44
11	54-08-0240-00H1-0000	1528 PIKE ST BYPASS	6.46
12	54-08-0240-000I-0000	1528 PIKE ST BYPASS	12
13	54-08-0240-000N-0000	1528 PIKE ST BYPASS	14.77



Location and highway access



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