



LAND FOR SALE

13288 WINFIELD RD. , WINFIELD, WV 25213



LOCATION DESCRIPTION

Located at a red-light intersection across the street from Wendy's, this property sits less than 5-miles from one of West Virginia's popular retail destinations (Teay's Valley), which features a new Target store opening in 2023. This 5-acre parcel is located just over 1 mile from Winfield's Middle and High School. Other retailers in the area include McDonald's, Advanced Auto Parts, Tudor's Biscuit World, Speedway and more.

PROPERTY HIGHLIGHTS

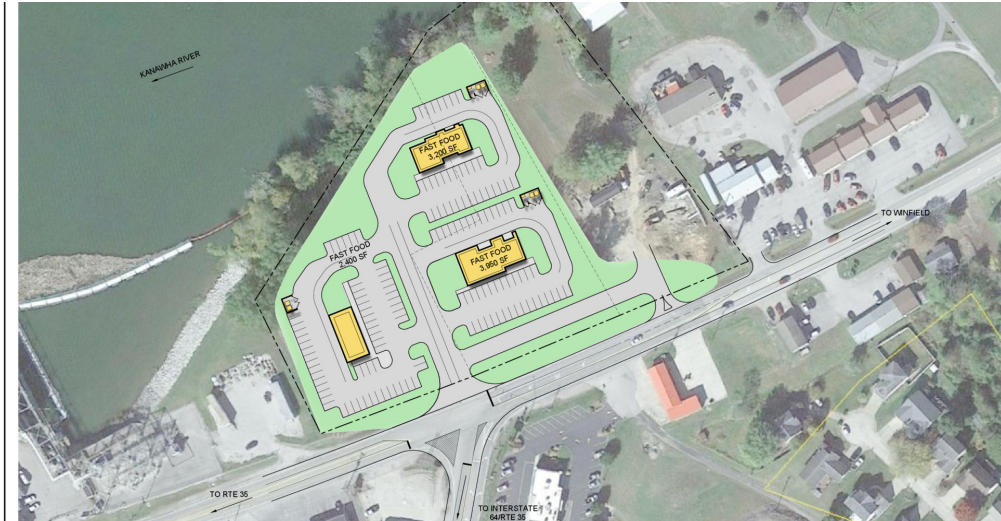
- Open To All Offers
- Owner Will Subdivide
- Red-Light Intersection

CHASE ROSWALL

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MIKE NIDIFFER

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423.341.2266
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PROPERTY DESCRIPTION

Owner Will Sell, Lease, or Build-To-Suit

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	5 Acres



RETAILER MAP



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TEAY'S VALLEY RETAILERS



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CONCEPTUALS



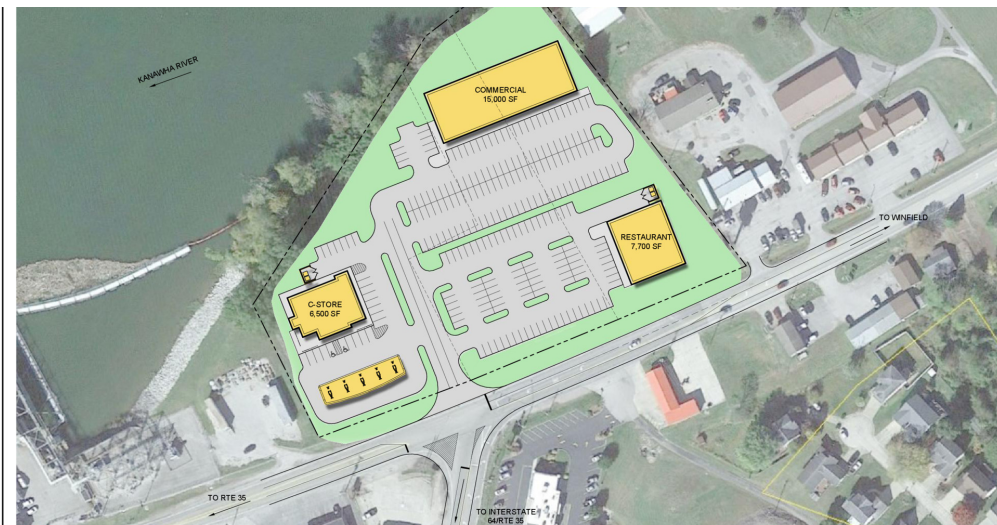
Winfield Property
Winfield, West Virginia March 8, 2023

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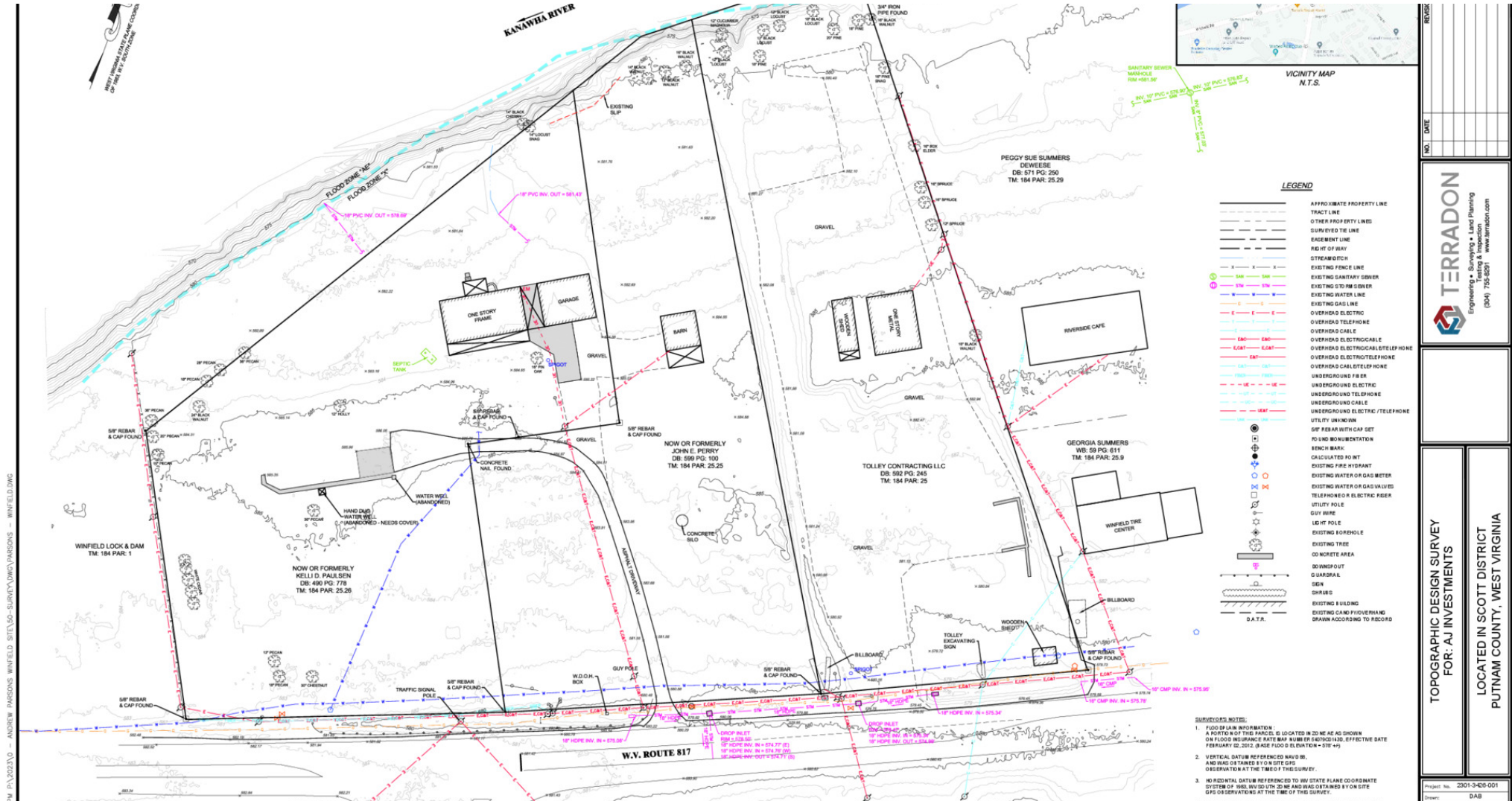
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SURVEY



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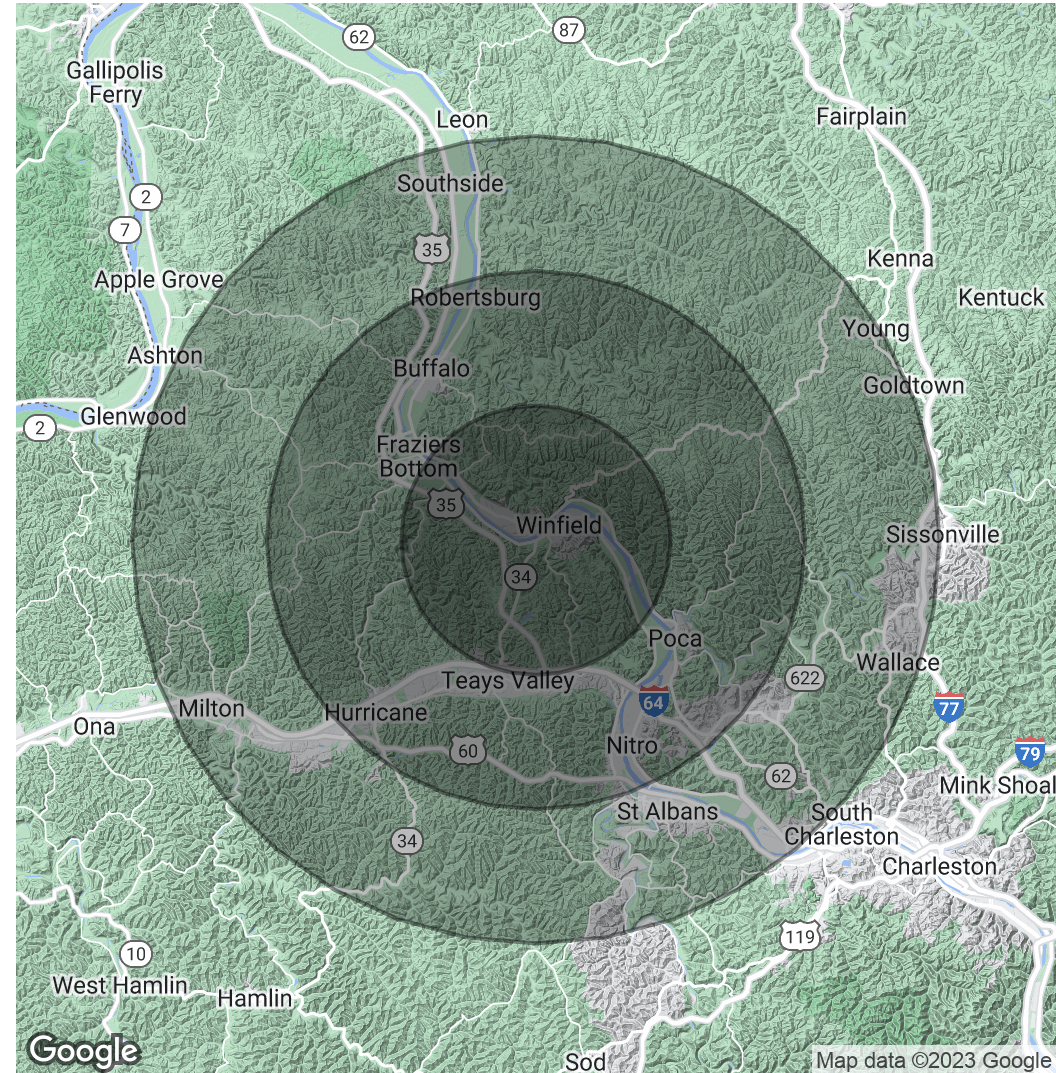


DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,415	66,946	131,713
Average Age	41.8	41.1	41.9
Average Age (Male)	40.7	39.8	40.2
Average Age (Female)	43.1	42.4	43.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,736	30,020	62,147
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$72,048	\$67,678	\$61,112
Average House Value	\$188,123	\$168,903	\$156,383

* Demographic data derived from 2020 ACS - US Census



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