

COMMERCIAL PROPERTY REPORT

4830 Highland Trl, Alderson, WV 24910



Presented by

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Auctioneer and Realtor



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Foxfire Realty

1029 Washington Street, East
Lewisburg, WV 24901

4830 Highland Trl, Alderson, WV 24910

● Active
 Active: 8/22/2019

List Price
\$129,000

Active Date: 8/22/2019
 Listing ID: 76352

Property Facts

| Property Facts | Public Facts | Listing Facts |
|------------------|--------------|--------------------|
| Property Type | - | Land |
| Property Subtype | - | Lots Up To 3 Acres |
| Lot Size | - | 1.16 acres |
| Lot Dimensions | - | 1.16 |

Extended Property Facts

Interior Features

| | |
|-----------|--------------------------------------|
| Utilities | Electric - Available, Telephone Line |
| Special | Tax Map |

Exterior Features

| | |
|---------------------|-------------|
| Lot Size Dimensions | 1.16 |
| Lot Size Features | Buried Tank |

Location Details

| | |
|------------------------|------------------------------------------------------------------------------------------------|
| Directions to Property | From Alderson take Route 63 for approx. 4 miles the property is on the right. Signs are posted |
| Trade Area | None |
| Elementary School | Alderson Elementary School |
| Junior High School | Eastern Greenbrier Middle School |
| High School | Greenbrier East High School |
| Topography | Wooded |

Land Listing Details

| | |
|-----------------------|--------------------------|
| Listing ID | 76352 |
| Listing Source | wvbeck-n |
| General Land Features | 1-3 Acres, Road Frontage |
| Topography | Wooded |

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Listing Facts and Details

Listing Details

Listing ID: 76352

Listing Source: Beckley Board of REALTORS®

Original List Date: 8/22/2019

Current List Price: \$129,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession: To Be Negotiated

Showing Instructions: Call LA for Appointment, Lockbox-Vacant, Sign on Property

Utilities: Electric - Available, Telephone Line

Details:

Martin's Store at Fort Spring and rentals located between Alderson and Ronceverte on Rt. 63. Excellent location, the property has approx. 1.16 acres with large multi-purpose commercial building. Has most recently operated as a convenience store with gas and a restaurant. This is the opportunity to own your own business, the sky is the limit with this great property.

Price Change History

| Change Date | Description | New List Price | % Change |
|-------------|-------------|----------------|----------|
| 7/13/2021 | Active | \$129,000 | - |
| 8/22/2019 | Active | \$129,000 | - |
| - | - | \$129,000 | - |

Public Facts

Legal Description

APN: - **Tax ID:** - **Zoning:** - **Census Tract:** - **Abbreviated Description:** - **City/Municipality/Township:** Alderson, WV 24910

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Property Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲
2,351

2018 Est. daily traffic counts

Street: **State Rte 63**
Cross: **Briar Kroll Ln**
Cross Dir: **NE**
Dist: **0.57 miles**

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2015 | ▲ 2,607 | AADT |
| 2003 | ▲ 2,400 | ADT |
| 1995 | ▲ 2,800 | AADT |

▲
369

2018 Est. daily traffic counts

Street: **Fort Spring Pike**
Cross: **C & O Crossover Rd**
Cross Dir: **SE**
Dist: **0.16 miles**

Historical counts

| Year | Count | Type |
|------|-------|------|
| 2015 | ▲ 689 | AADT |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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