

2015
A BRIEF COMMUNITY AND ECONOMIC PROFILE
MORGANTOWN AND MONONGALIA COUNTY,
WEST VIRGINIA

Morgantown – “Smartest Cities in America” (PolicyMic)
“10 Great Places to Live” (Kiplinger’s)
“Best Performing Small Metros” (Milken Institute)
“Top 100 Leading Business Locations” (Area Development Magazine)
“Best Small Metros for Business and Careers” (Forbes)
“Best Quality of Life and Knowledge Worker Metros” (Expansion Management)
“Boom Towns” (Inc.)

Morgantown – “Best College Towns in America” (Best College Reviews)
“Morgantown – Top College Destination” (American Inst. For Econ. Research)
“Best Places to Retire” (Forbes)
“Best Places to Retire for Under \$100 a Day” (AARP)
“Most Secure Small Cities” (Farmers Insurance)
“Adventure Town” (National Geographic Adventure Magazine)
“Best Small Towns to Live” (Men’s Journal)
“Best Sports Cities” (Sporting News)

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OVERVIEW

Monongalia County, with a population of 102,000, is located in the north central part of West Virginia and is 77 miles south of Pittsburgh. Morgantown, the county seat, is the educational, medical, cultural and commercial hub of the region. Morgantown is home to West Virginia University, one of the top research universities in the country, with an enrollment of 30,000 students.

THE MORGANTOWN AREA OFFERS MORE FOR YOUR BUSINESS AND MORE FOR YOUR LIFE! The area excels in such important business location attributes as labor force, transportation facilities, market location, and quality of life. Morgantown is frequently ranked as one of the top cities and metropolitan areas in the country in terms of both quality of life and business climate by national publications as *Business Week*, *Forbes*, *Inc*, *Fortune* and *Kiplinger's*.

This area is one of the major population and economic growth areas in the State. The presence of West Virginia University, a large health care industry, and the emerging growth of the advanced-technology development in the AI-79 High-Tech Corridor@ help to insure a bright and prosperous economic future for the community. Consider locating your business here, and growing with us!

LOCATION MAP



HIGHWAY DISTANCE FROM MORGANTOWN

PITTSBURG PA	77
CHARLESTON WV	155
COLUMBUS OH	205
CLEVELAND OH	219
WASHINGTON DC	213
BALTIMORE MD	215
PHILADELPHIA PA	327
TORONTO CANADA	384
CHARLOTTE NC	385
NEW YORK CITY	393
NORFOLK VA	407
CHICAGO IL	528

POPULATION

Total Population: Morgantown, Monongalia County, and MSA, 1970-2013

Year	Morgantown	Monongalia County	MSA ¹
1970	29,431	63,714	NA
1980	27,605	75,024	NA
1990	25,879	75,509	NA
2000	26,809	81,907	111,200
2010	29,660	96,189	129,709
2013	31,000	102,274	136,133

Source: US Census.

¹ Includes Monongalia and Preston Counties

Selected Population Statistics, Monongalia County, 2014

Population	100,265
Households	41,725
Median Age	29.48
Persons Per Household	2.22

Source: 2014 Woods & Poole Economics

Race and Ethnicity, Monongalia County, 2014

Race/Ethnicity	Number	Percent
White	90,191	90.0
African American	4,264	4.3
Asian/Other	3,717	3.7
Hispanic	2,093	2.0
Total	100,265	100.0

Source: 2014 Woods & Poole Economics

CLIMATE

Temperature, Mean Annual (F): 52 degrees
January Mean Temperatures (F): High - 37 degrees, Low - 21 degrees
July Mean Temperatures (F): High - 83 degrees, Low - 63 degrees
Annual Average Rainfall, inches: January - 2.5, July - 4.3, Annual - 41.2
Annual Average Snowfall, inches: 30-45 depending on elevation.
Prevailing Winds: Westerly

GENERAL COMMUNITY INFORMATION

Elevation: Range is from a low of 960' in Morgantown to a high of 2100' at Cooper's Rock.
Land Area, County: 369 square miles

GOVERNMENT

Morgantown: Mayor and 6 Council members, City Manager
Monongalia County: 3 Commissioners, County Administrator

Police-City: 60 sworn officers
County: 35 sworn officers
State: 22 full-time troopers

Fire Depts.-City: 48 paid firefighters, 1 central and 2 satellite fire companies; ISO Class 3
County: 12 volunteer companies

Planning: Both the City of Morgantown and Monongalia County have Planning Commissions.

Zoning: The City of Morgantown has zoning. The County has a flood plain protection ordinance, and it has zoning in the West Run Planning District.

LODGING AND RETAIL OUTLETS

Motels/hotels	20
Major Shopping Malls/Centers	5

BANKS

The County is served by ten banks.

CHURCHES

There are over 70 different congregations representing over 30 different religious affiliations in Monongalia County.

CIVIC CLUBS

There are over 25 civic organizations in Monongalia County.

EDUCATION

Public Schools: Monongalia County offers one of the best public school systems in the United States. *Parenting* and *Expansion Management* Magazines have both rated the county school system as one of the best public school systems in the country. More specific information on the school system for the 2012-2013 school year is as follows:

Number of Public and Private Schools, Monongalia County, 2012-2013

Type of School	# Public	# Private
Elementary Schools (PK-5)	10	2
Middle Schools (varies 6-8)	5	2
High Schools (varies 9-12)	3	1
Technical Center	<u>1</u>	<u>0</u>
Total Number of Schools	19	2

Selected Statistics for Public School System, Monongalia County, 2012-2013

Total Enrollment	11,029
Total Graduates (from three high schools)	681
Average Composite ACT Test Score	21
Average SAT Test Scores (Math)	568
Average SAT Test Scores (Reading)	558
Average SAT Test Scores (Writing)	539
Pupil/Teacher Ratio	15.3:1
# of Child Care Centers (Private)	17
Schools with High Speed Internet Access	100%

Source: 2012-2013 NCLB Report Card, Monongalia County

West Virginia University: Morgantown is the home of West Virginia University (www.wvu.edu), the flagship institution of higher education in the State. A public land-grant institution, founded in 1867, the University's 15 colleges and schools offer 192 bachelors, masters, doctoral and professional degree programs. WVU is classified as a Research University (High Research Activity) by the Carnegie Foundation for the Advancement of Teaching, and as such, is one of the nation's top research universities. Students come from all counties in West Virginia, all states in the United States, and approximately 100 other nations. The Student Guide to America's Best 100 College Buys consistently puts WVU in its top 100 based on academics and low tuition costs. Fall 2013 enrollment was 29,400 students. Every year there are over 5,000 degrees granted at WVU.

Other Post-Secondary Schools: Other nearby post-secondary schools and colleges include Fairmont State University in Fairmont; Salem International University in Salem; the West Virginia Junior College in Morgantown, and Waynesburg College in Waynesburg, Pennsylvania.

LIBRARIES

The Morgantown Public Library System consists of the main facility in downtown Morgantown as well as four branches located in the Cheat Lake Area, Clinton District, Clay-Battelle, and Aull Center. One library card can be used throughout the entire Northern Library Network. Free public access broadband Internet terminals with word processing capability are available. The library system also offers a wide variety of free day and evening programs.

LIBRARIES (Continued)

The West Virginia University Library supports the teaching, research, and service functions of the University. The libraries contain close to 1.7 million physical volumes with access to 26 million volumes through a book-sharing consortium. The libraries also provide access to 130 databases and more than 10,000 online full-text journals. The West Virginia & Regional History Collection contains more than 5 million manuscript items, and a new WV History OnView web site catalogs thousands of historical photos. The library system includes five libraries: the Downtown Campus Library, the Charles C. Wise Jr. Library, the Law Library, the Health Sciences Library and the Evansdale Library.

HEALTH CARE

Hospitals: The Monongalia General Hospital is an accredited, community-based hospital providing a full range of inpatient, surgical, medical, outpatient, and emergency room services. As a 189-bed general hospital, the Hospital boasts a medical staff of over 265 specialists and primary care physicians. Over 90 % of the physicians on the Mon General medical staff are Board Certified. Mon General is the flagship of Monongalia Health System (MHS), an integrated health care delivery system, which offers a full range of health care services. In addition to Mon General Hospital, Monongalia Health System's network of affiliates includes Monongalia Emergency Medical Services, Mon Health-Care Equipment and Supplies, Morgantown Hospice, The Foundation of Monongalia General Hospital, The Village at Heritage Point, Surgical Eye Center of Morgantown, The Sleep Center of Mon General Hospital, The Wound Healing Center of Mon General, Regional Healthcare Associates, and an ownership interest in HealthSouth Mountainview Regional Rehabilitation Hospital and HealthWorks Rehab & Fitness. MHS's web site is www.monhealth.com.

The Robert C. Byrd Health Sciences Center of West Virginia University offers a full range of health care, provided by WVU faculty physicians and associated professionals. Ruby Memorial Hospital is a 370-bed teaching hospital, which includes WVU Children's Hospital, a same-day surgery center, a skilled nursing unit, and the region's only Level 1 trauma center. Also on the health science campus are the Mary Babb Randolph Cancer Center, Chestnut Ridge psychiatric hospital, the Sleeth Family Medicine Center, and HealthSouth Mountainview Regional Rehabilitation Center. WVU also hosts a major facility of the National Institute for Occupational Safety and Health. The campus is home to the state's helicopter ambulance service and is served by a nearby Ronald McDonald House. The Health Sciences Center web site is at www.wvu.edu.

Health Clinics:

Clay Battelle Community Health Center	Morgantown Orthopedic Association, Inc.
WVU - Cheat Lake Medical Associates	Center for Excellence in Disabilities
Community Medical Associates	Cheat Lake Urgent Care
Physicians Office Center	Monongalia County Health Department
Morgantown Ear, Nose and Throat Clinic	Valley Community Mental Health Center
Morgantown Health Right Clinic	VanVoorhis Family Practice Center

Physicians and Surgeons: There are over 500 physicians and surgeons in Monongalia County; including specialists in everything from allergies to vascular surgery.

Dentists: There are over 100 dentists in Monongalia County, including specialists in such areas as endodontics, orthodontics, periodontics and pediatric dentistry.

RECREATION AND CULTURAL FACILITIES

Amateur Theater	2	
Professional Theater		West Virginia Public Theater
Ball Fields	23	
Biking/Hiking Trails	2	60 miles of trails along Mon River, Deckers Creek, and Cheat Lake
Bowling Facilities	2	
Basketball Courts	40	
Outdoor Tennis Courts	30	
Indoor Tennis Clubs	2	
Campgrounds, Private	3	
Campgrounds, Public	2	Cooper=s Rock State Park, Chestnut Ridge Park
Golf Country Clubs	2	Pines Country Club, Pikewood Golf Club
Public Golf Courses	4	
Fitness Centers	10	
Indoor Movie Theaters	3	27 screens
Marinas	6	3 on Cheat Lake, 3 on Mon River
Regional Parks	5	Chestnut Ridge, Cheat Lake, Mason Dixon, Camp Muffly, Mylan Park
Community Parks	10	
Playgrounds	47	
Skiing, Water	2	Cheat Lake (1,730 acres) and Mon River
Skiing, Nordic		Coopers Rock State Park
Skiing, Alpine		Alpine Lake, Wisp, Canaan Valley, and Seven Springs are nearby
Resort and Conf. Cntr.		Lakeview Resort
Event Centers		Morgantown Event Center, Mylan Park Expo Center
Skating Rink		White Park
Swimming Pools (public)	4	Marilla, Krepps, Camp Muffly, The Shack
State Forest		Coopers Rock (12,700 acres)
WVU Coliseum		14,000 seat capacity
WVU Core Arboretum		91 acres, 3.5 miles of hiking trails
WVU Creative Arts Center		1,600 seat capacity
WVU Mountaineer Field		60,000 seat capacity
WVU Indoor Rec. Centers	3	WVU Indoor pool and recreation centers

COST OF LIVING, MORGANTOWN MSA

MSA	Composite Index	Grocery Items	Housing	Utilities	Transport.	Health Care	Misc. Goods & Services
Morgantown	102.7	96.0	113.8	95.5	100.0	95.8	100.6

Source: Council for Community and Economic Research Cost of Living Index, May 2013

UTILITIES AND SERVICES

Electric Power: Mon Power Company whose rates consistently rank among the lowest in the nation.

Natural Gas Supplier: Dominion Transmission

Natural Gas Distributors: Dominion Hope
Mountaineer Gas

Fuel Oil Distributors: 5 local vendors

LP Gas Distributors: 4 local vendors

Sewage Treatment: Morgantown Utility Board System (Secondary treatment, 12 MGD capacity, 65% present load), and 3 PSDs.

Water Treatment: Morgantown Utility Board (Source - Monongahela River, 14.5 MGD capacity, 72% present load), 4 PSDs, and 1 water association.

Solid Waste Disposal: Republic Services

COMMUNICATIONS

AM Radio:	WAJR WCLG	News/Talk/Sports Oldies/News	WEPM WVUS
FM Radio:	WCLG WMQC WVAQ WVUU	Classic Rock Adult Contemporary/Oldies Top 40 Alternative Rock	WLOL WKKW

Television: WNPB PBS affiliate
WBOY NBC affiliate
Comcast Cable: All digital with over 80 Basic Cable Channels, and a variety of upgrade packages that can add 100's of additional channels. DVR, On-Demand, and Pay-Per-View options are also available.

Newspapers: Morgantown Dominion Post (Daily)
Daily Athenaeum (Daily during WVU school year, weekly in summer)

Postal Service: 10 Post Offices

Overnight Delivery: Federal Express, UPS, U.S. Postal Service.

Telecommunications:
Frontier is the primary local exchange service provider, and West Side Telecommunications also serves a portion of the County.
High-speed Internet access is offered by ten providers.
Cellular Phone service is offered by seven providers.

**SELECTED ECONOMIC INDICATORS
Monongalia County, 2014**

	County
Per Capita Income	\$39,995
Mean Household Income	\$90,253
Tot. Personal Income (millions, 2009 \$)	\$3666.65
Total Retail Sales (millions, 2009 \$)	\$1583.48
Retail Sales per Household (2009 \$)	\$37,950

LABOR ANALYSIS

Civilian Labor Force, Monongalia County and State (2013)

	County	WV
Civilian Labor Force	51,960	799,600
Employment	49,870	748,600
Unemployment	2,090	51,000
Unemployment Rate, %	4.0	6.4
Average Annual Wage	\$44,010	\$40,199
Average Weekly Wage	\$ 846	\$ 773
Number of Private Employers	2,429	45,777
Number of Public Employers	104	3,913

Educational Attainment, Population 25 Years and over, Mon. County and U.S., 2010

	County	WV	U.S.
High School Graduates %	87.2	81.9	85.0
College Graduate or higher %	35.8	17.3	27.9

Occupational Structure by %, Monongalia County and U.S., 2010

	County	WV	U.S.
Managerial / Professional	40.6	30.2	37.2
Service	18.6	20.0	17.7
Sales and Office	22.1	24.3	24.0
Natural Resources, Construction, Maintenance	10.0	12.9	9.4
Production, transportation, materials moving	<u>8.7</u>	<u>12.7</u>	<u>11.6</u>
Total	100.0	100.1	99.9

LABOR ANALYSIS, (Continued)

Industry Sector by Percent of Nonfarm Payroll Employment Monongalia County (2000 and 2013), State (2013), and U.S. (2013)

Industry Sector	Mon. County Employ. 2000	Mon. County Percent 2000	Mon. County Employ. 2013	Mon. County Percent 2013	State Percent 2013	U.S. Percent 2013
Goods Producing	4,510	10.7	7,370	12.1	15.6	13.7
Nat. Resources and Mining	530	1.3	NA	NA	4.7	.6
Construction	1,640	3.9	2,540	4.2	4.6	4.3
Manufacturing	2,340	5.5	NA	NA	6.3	8.8
Service Producing	37,770	89.3	53,440	87.9	84.4	86.3
Trade, Trans., and Utilities	6,200	14.7	7,790	12.8	17.6	19.0
Information	600	1.4	NA	NA	1.2	1.9
Financial	1,260	3.0	1,570	2.6	3.6	5.8
Professional and Bus. Serv.	3,220	7.6	NA	NA	8.5	13.7
Education and Health care	8,700	20.6	NA	NA	16.5	15.5
Leisure and hospitality	3,950	9.3	NA	NA	9.8	10.5
Other Services	2,140	5.1	2,610	4.3	7.1	4.0
Fed. Govt	1,510	3.6	1,240	2.0	3.0	2.0
State. Govt.	7,540	17.8	11,510	18.9	6.7	3.7
Local Govt.	2,650	6.3	3,080	5.1	10.4	10.2
Total	42,280	100.1	60,800	100.0	100.0	100.0

Sources: Workforce WV; U.S. Bureau of Labor Statistics

TRANSPORTATION

Highways Serving Area: I-68 and 79; US 19 and 119; WV 7, 100 and 218.

Transit: Mountain Line (Local Bus Service), WVU Personal Rapid Transit (Monorail)

Railroads: Norfolk-Southern RR offers daily freight service.

Air: Morgantown Municipal Airport (Hart Field) offers daily commuter service to Northern Virginia's Dulles International Airport. Pittsburgh International Airport is a 90-minute drive northwest of Morgantown.

Water: The Monongahela River is a navigable waterway with a minimum 9 foot channel depth.

TAXES

Local Property Tax (Tax Year 2015):

Tax rate on each \$100 of assessed valuation. Assessed valuation based on 60 percent of market/appraised valuation.

	Class II*	Class III & IV**
Monongalia County (inc. School Board)	.9642	1.9284
Cities/Towns	May not exceed county rate + \$.50	

* Class II: Owner-occupied houses.

** Class III & IV: All other assets not in Class II -- most notably commercial and industrial property.

Municipal Business & Occupation Tax: Charged to businesses located within the municipal boundaries of Morgantown, Westover, and Star City. The tax rates vary according to the type of business and the taxes are based on one hundred dollars of gross income. Contact the municipal B & O tax clerk for more specific information.

State Sales Tax: 6 percent.

Local Income Tax: There is no city or county income tax.

State Income Tax: All taxpayers except married filing separate returns:

TAXABLE INCOME	TAX LIABILITY
Over But not over	Plus Of Excess Over
\$ 0 \$10,000	\$ 0 3.0% \$ 0
10,000 25,000	300 4.0% 10,000
25,000 40,000	900 4.5% 25,000
40,000 60,000	1,575 6.0% 40,000
60,000	2,775 6.5% 60,000

Business Taxes: The state of West Virginia presently imposes two primary business taxes: the Corporate Net Income Tax and the Business Franchise Tax. The Corporate Net Income Tax rate is 8.5 percent of the federal taxable income allocated and apportioned to West Virginia. There will be a phased reduction in this tax to 6.5 percent by 2014. The measure of the Business Franchise Tax is the net worth of the corporation or partnership as determined for federal income tax purposes. The tax is levied at the rate of .41 percent of the tax base apportioned to West Virginia or \$50, whichever is greater. There will be a phased reduction in the rate of tax and the tax will be eliminated in 2015. Two additional taxes are levied upon specialized industries. A Severance Tax is imposed on the production of natural resources. The Business and Occupation Tax is an annual privilege tax levied on public utilities, natural gas storage operators, electric power generators, and producers of synthetic fuel.

It should be noted that West Virginia offers tax incentives to encourage business and industry to locate, expand or modernize facilities in this state. These tax incentives are discussed further in the "Business Location Assistance" section of this profile. Evaluation of West Virginia's tax laws and comparisons with those of other states frequently reflect an overall lower tax cost to businesses in West Virginia. The state Department of Tax and Revenue is supportive of economic development and maintains a staff of tax incentive specialists to provide detailed tax projections upon request.

THE TEN LARGEST EMPLOYERS IN MONONGALIA COUNTY, 2014

1. West Virginia University
2. West Virginia University Hospitals
3. Mylan Pharmaceuticals, Inc.
4. Monongalia County Board of Education
5. Monongalia General Hospital
6. Wal-Mart Stores, Inc.
7. WVU Medical Corporation (University Health Associates)
8. The Kroger Company
9. Teletch Customer Care Management (WV), Inc.
10. Gabriel Brothers, Inc.

RESEARCH INSTITUTIONS

Research institutions located in Monongalia County include:

- West Virginia University (Numerous centers/ labs conducting both basic and applied research)
- West Virginia Agriculture and Forestry Experimentation Station
- WV Geological and Economic Survey
- U.S. Bureau of Mines Coal Research Center
- National Energy Technology Laboratory
- National Institute for Occupational Safety and Health -- Center for Disease Control
- National Research Center for Coal and Energy
- U.S. Forest Service Engineering Laboratory

TRAVEL, TOURISM, AND THE ARTS

Tourism is one of the fastest growing industries in Monongalia County and in North Central West Virginia. Monongalia County offers 23 lodging properties providing over 2200 sleeping rooms per night. Major events include WVU football and athletic events, The Mountaineer Balloon Festival, MountainFest Motorcycle Rally, Spirit of Morgantown Triathlon, West Virginia Wine & Jazz Festival, and Arts on the River. Area attractions such as Coopers Rock State Forest with a panoramic, scenic overview that looks out over the Cheat River, Prickett's Fort, Sky Rock at Dorsey's Knob, mountain biking and hiking in area forests, and nearby white water rafting are all visitor favorites. Seasonal trips for fall foliage are always a treat as well when the mountains change to create a patchwork of color. But the one attraction that has developed into the areas most popular is the 51 mile Rail Trail System. The rail trail combines both paved and crushed/packed limestone trails that flaunt scenic flora and fauna along the Monongahela River. The trail system is comprised of three trails: the Caperton, Deckers Creek and Mon River.

The Hazel Ruby McQuain Riverfront Park is host to several outdoor performances like concerts, fireworks and Movies on the Mon in the summertime. The Arts initiative in Monongalia County is a growing network and is a thriving community. There are literary readings, dance recitals, concerts and special art exhibitions nearly every week. For aspiring artists, there are private and public lessons in music, dance, pottery, drawing, writing, and other various art forms. Arts Monongahela, the local arts council, is a non-profit collaborative organization that promotes the arts to the public and helps connect the community and artists, has a gallery where local art is displayed at 201 High Street. You can find out more about the arts in the area by going to Arts Mon's website at www.artsmon.org. The Monongalia Arts Center, also located on High Street, is an arts and culture center with two galleries, community theatre and arts education programs. The Metropolitan Theatre, recently renovated in downtown Morgantown, once welcomed entertainers like Don Knotts (a hometown celebrity). It also hosts concerts, pageants, films and other programming year round. The WVU Creative Arts Center is currently home to West Virginia Public Theatre, where Broadway rolls into town each year.

The county is also a popular location for statewide and regional conferences and meetings. The Morgantown Event Center is located next to the Waterfront Place Hotel. It offers more than 30,000 square feet of meeting, convention, banquet, trade show and entertainment space, making it the second largest facility of its kind in West Virginia. Two other good local venues for such events include the Mylan Park Event Center and the Lakeview-Scanticon Resort and Conference Center. Free services such as visitor assistance, conference/meeting planning, welcome packets, area brochures and information, and maps are all available through the Greater Morgantown Convention & Visitors Bureau (GMCVB). For information, call 800-458-7373 or log onto www.tourmorgantown.com.

BUSINESS ASSISTANCE

Financial Assistance: The State of West Virginia offers a variety of financial incentive programs to encourage the location of business and industry. For example, The West Virginia Development Authority (WVEDA) can provide up to 45 percent in financing fixed assets by providing low-interest, direct loans to expanding existing businesses as well as new businesses locating in West Virginia. Other financing programs available from the WVEDA include Indirect Loan Programs, and Industrial Revenue Bonds. Venture capital for small businesses is available via the WV Jobs Investment Trust and the WV Capital Company Act. Typically, WVEDA assistance is conditioned upon the number and quality of new job created. Project infrastructure financing may also be available via the WV Infrastructure and Jobs Development Council and Tax Increment Financing. Locally, Monongalia County is included in the “First Microloan of West Virginia” program that offers micro-loans of up to \$50,000 to new or expanding small businesses.

Employee Training: The State offers Workforce Development grant programs to assist businesses fulfill their training needs. A customized training for a company’s specific needs and a statewide career and technical education and training system produces trained workers.

Tax Incentives: West Virginia offers many tax incentives to encourage business and industry to locate, expand or modernize facilities in this state. Typically, these tax incentives are conditioned upon the number of new jobs being created. The Economic Opportunity Tax Credit is perhaps the most liberal tax credit allowed by any state. It permits a qualifying taxpayer to recover up to 80 percent of the cost of the investment through credits against state taxes applied over a period of up to 13 years. There are also tax credits for Corporate Headquarters Relocation, Manufacturing Investment, and Strategic R & D Investment. Many other state tax credits exist and Holly Childs can provide you with information on all tax credits and other business assistance programs.

Sites and Buildings: The Morgantown Area offers a good selection of commercial and industrial sites and buildings at competitive prices, including the following:

- The Monongalia County Development Authority (MCDA) has commercial and industrial property available for sale or lease, including the 80-acre Chaplin Hill Business Park, the 50-acre Fort Martin Industrial Park, and the 13-acre Airport Research and Office Park. It plans to develop a new 95-acre I-68 Commerce Park. The MCDA also owns and operates the 14,000 SF Morgantown Enterprise Center which offers good quality office space for new businesses at below market rates.
- The Morgantown Industrial Park offers 130 acres of developable land.
- The Metro Business Park offers 10 acres of developable land.
- The Cornerstone Commerce Park offers over 100 acres of developable land.
- The Morgantown Area Economic Partnership maintains an inventory of many other commercial and industrial sites and buildings in the Morgantown area.
- More detailed information on the major available sites and buildings in Monongalia County is contained in the MAP Web Site (www.morgantown.org).

***THE MORGANTOWN AREA OFFERS
MORE FOR YOUR BUSINESS...
AND MORE FOR YOUR LIFE!***

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***Information Sources:** The sources of information used for this report include primary research performed by the staff of MAP; and secondary data provided by the U.S. Bureau of the Census (www.census.gov), Workforce WV - Labor Market Information (www.workforcewv.org), and the 2014 Monongalia County Data Pamphlet published by Woods & Poole Economics (www.woodsandpoole.com).*

***Disclaimer:** The author of this report tries to be as accurate as possible in gathering, analyzing, and portraying the information contained herein, however 100% accuracy is not guaranteed. Also, at times there may be differences between an estimate (e.g., 2013-2014 County population) because different information sources were used (e.g., U.S. Census vs. Woods & Poole) in order to better utilize other related data from those sources.*

(Version: 1/15)