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THE PREMIER BROKER FOR SENIOR HOUSING & HEALTHCARE FACILITIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

REDEVELOPMENT OPPORTUNITY

26 Bed Assisted Living Facility

GRAFTON, WEST VIRGINIA • TAYLOR COUNTY

Clarksburg, West Virginia Metro Area

14 ROOMS • 26 BEDS



POTENTIAL CHANGE OF USE:

Drug/Alcohol Rehab
Rehab Facility
Transitional Housing
Behavioral Health

Offered Exclusively at \$750,000

PrestigeGroupSeniorHousing.com
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REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA

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REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“REDEVELOPMENT OPPORTUNITY”

26 Bed Assisted Living Facility

4706 Knottsville Road, Grafton, WV 26354

Taylor County

“METRO CLARKSBURG”

Prestige Group is proud to exclusively offer a redevelopment opportunity of a 26 bed assisted living facility.

The property consists of two non-contiguous parcels sitting on a rectangular, corner, level lot.

- **Parcel 1:** 1.6+/- Acres — Building
- **Parcel 2:** .10+/- Acres — Sewage Plant

The one story building is approximately 8000+/-sf . The original 5,208+/-sf building was built in the early 1950's as an elementary school. A 2,724+/-sf addition was added in 1980. The property is extremely well built and is well maintained. It has been operated as an assisted living facility since 1992.

The current configuration of the building is for use as an assisted living facility with 14 bedrooms, housing 26 residents. There are 6 full bathrooms and 4 half bathrooms. In addition, there is a commercial kitchen, activities/dining area, office and nurses station.

With the current senior housing market and levels of unemployment and addiction in West Virginia, this facility is poised as a great opportunity for a change of use.

CHANGE OF USE OPPORTUNITIES MAY INCLUDE:

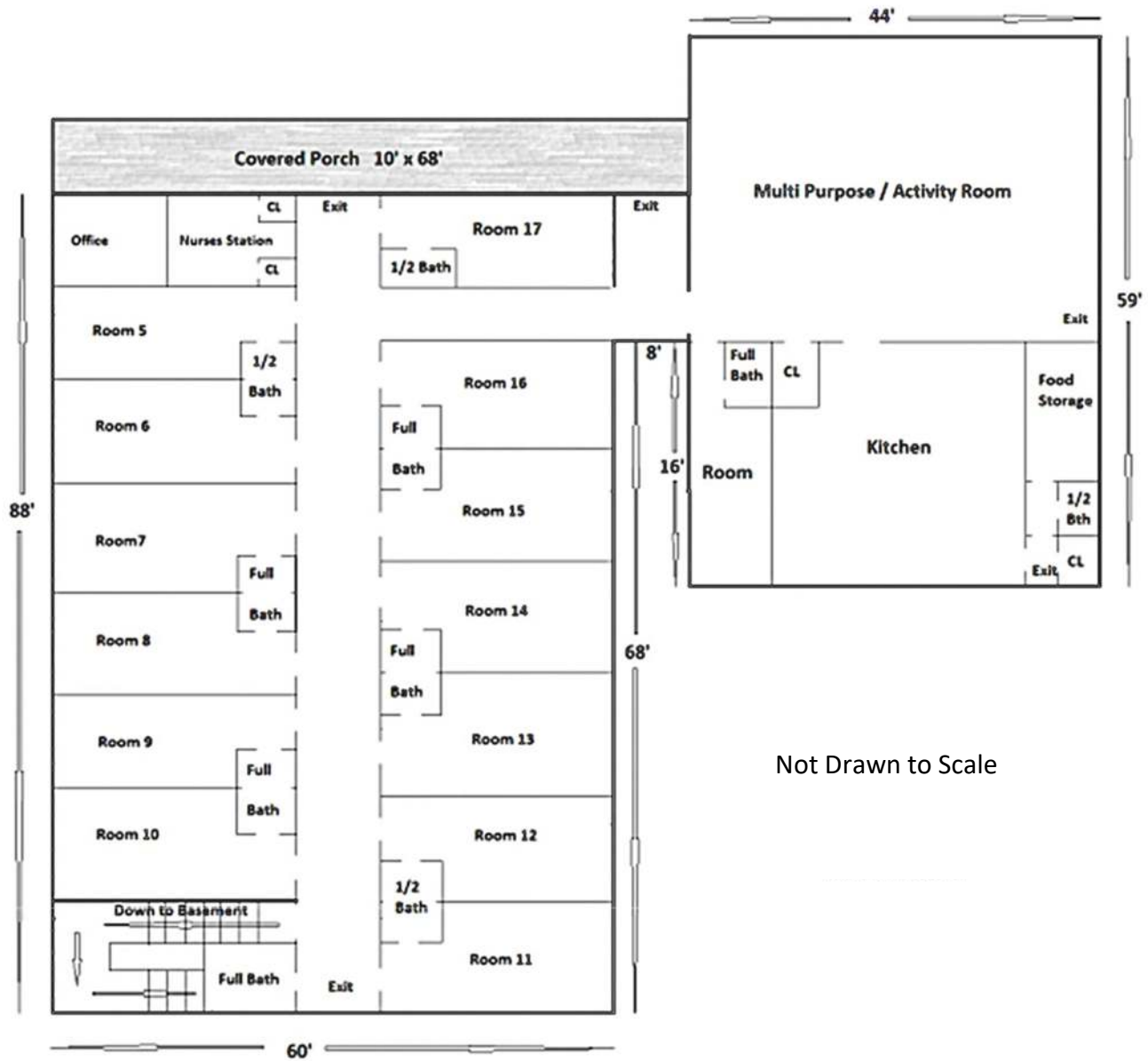
**Drug/Alcohol Rehab, Transitional Housing,
Rehab Facility, Behavioral Health Facility and more**

Additionally, because there is excess ground, there may be an opportunity to expand the existing facility.

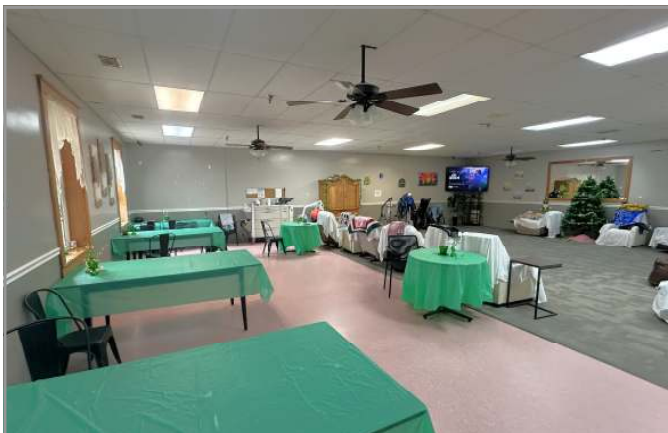
REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA PROPERTY OVERVIEW

Address:	4706 Knottsville Road, Grafton, WV 26354
Gross Building Area:	8,004+/- square feet
Year Built:	Original Building Built in Early 1950's (5,208+/- sf) Addition Built in 1980 (2,724+/-sf)
Site Size:	1.94+/- Acres (2 parcels) Sewage Treatment Plant is on a non-contiguous parcel
Configuration:	Mostly Rectangular Level Corner Lot
Stories:	1
# Units	14 Bedrooms <ul style="list-style-type: none"> • 12 Doubles • 2 Singles
# Beds:	26
Bathrooms:	6 Full Bathrooms and 4 Half Bathrooms
Interior Walls:	Plaster, Brick and Drywall
Ceiling:	Acoustic Drop Ceiling with Integrated Fluorescent Lighting
Basement:	2,640+/-sf Partial - Used for Laundry, Utility and Storage
Roof:	Flat Rubberized
Exterior Walls:	Brick
Windows:	Wood Cased Double Pane and Vinyl Double Hung Double Pane
Floor Covering:	Vinyl and Carpet (office, nursing station, activity room)
HVAC:	Gas Forced Air Heaters (2), Central Air (2)
Plumbing:	Copper and PVC
Lighting:	Fluorescents
Fire Safety:	Fire Alarm System and Sprinkler System
Exterior Doors:	Fireproof Metal with Alarms
Kitchen:	Commercial Full Service
Water & Sewer:	Public Water / Private Sewage Treatment Plant (<i>on non-contiguous parcel</i>)
Laundry:	On-site
Other:	Activity Room, Front Sitting Porch, Nursing Station, Private Office, Storage Rooms
Hospital Nearby:	Grafton City Hospital - Part of MON Health Medical System — 5.5 Miles United Hospital Center - Part of West Virginia University Health System— 21 Miles Louis V. Johnson VA Medical Center— 30 Miles

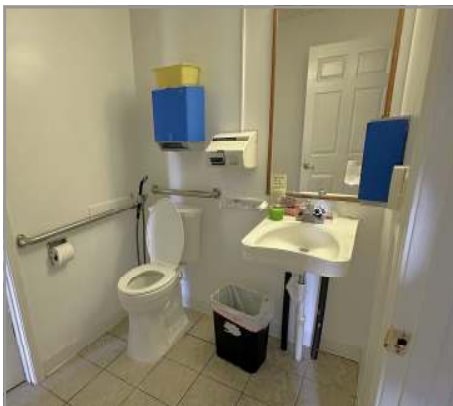
REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA FLOOR PLAN



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA PHOTOGRAPHS



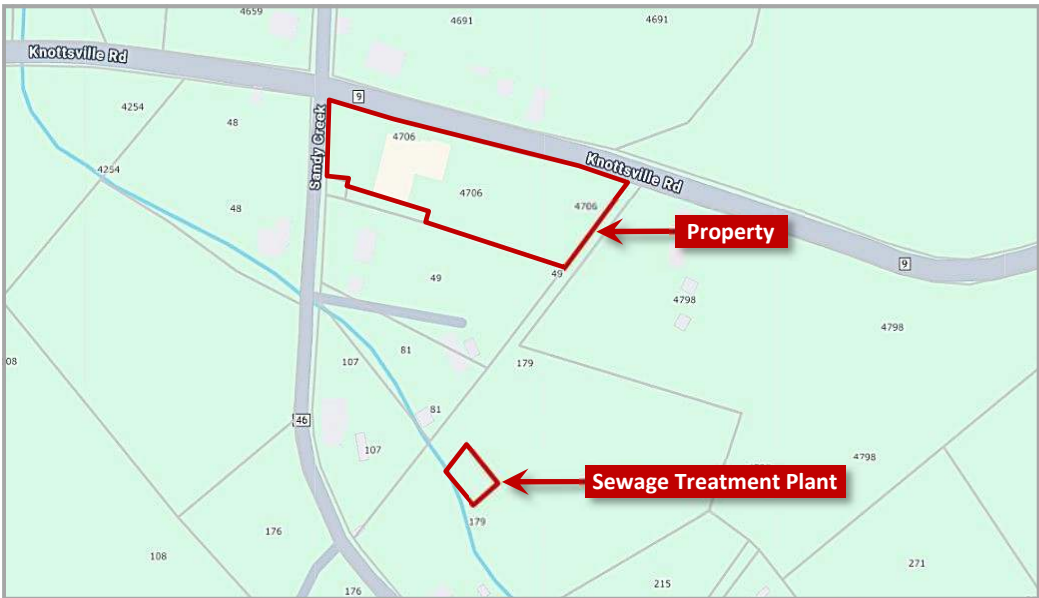
REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA PHOTOGRAPHS



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA
AERIAL VIEW



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA TAX MAP



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA DEMOGRAPHICS



Population & Diversity

Taylor County, WV is home to a population of 16.5k people, from which 99.9% are citizens. As of 2023, 0.52% of Taylor County, WV residents were born outside of the country (86 people).

In 2023, there were 37 times more White (Non-Hispanic) residents (15.7k people) in Taylor County, WV than any other race or ethnicity. There were 425 Two+ (Non-Hispanic) and 200 Black or African American (Non-Hispanic) residents, the second and third most common ethnic groups.

Economy

The economy of Taylor County, WV employs 6.56k people. The largest industries in Taylor County, WV are Health Care & Social Assistance (1,268 people), Retail Trade (1,083 people), and Construction (692 people), and the highest paying industries are Wholesale Trade (\$118,000), Mining, Quarrying, & Oil & Gas Extraction (\$95,250), and Utilities (\$93,787).

Males in West Virginia have an average income that is 1.33 times higher than the average income of females, which is \$50,743. The income inequality in West Virginia (measured using the Gini index) is 0.449, which is lower than the national average.

Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

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REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA

DEMOGRAPHICS



Health

93% of the population of Taylor County, WV has health coverage, with 37.3% on employee plans, 23.6% on Medicaid, 15.6% on Medicare, 14.6% on non-group plans, and 1.83% on military or VA plans.

Primary care physicians in Taylor County, WV see 2783 patients per year on average, which represents a 0.0359% increase from the

previous year (2782 patients). Compare this to dentists who see 3298 patients per year, and mental health providers who see 1374 patients per year.

By gender, of the total number of insured persons, 49.2% were men and 50.8% were women.

Housing & Living

The median property value in Taylor County, WV was \$144,000 in 2023, which is 0.475 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$138,100 to \$144,000, a 4.27% increase. The homeownership rate in Taylor County, WV is 82.9%, which is approximately the same as the national average of 65%.

People in Taylor County, WV have an average commute time of 25.1 minutes, and they drove alone to work. Car ownership in Taylor County, WV is approximately the same as the national average, with an average of 2 cars per household.

Median household income in Taylor County, WV is \$56,807. In 2023, the tract with the highest Median Household Income in Taylor County, WV was Census Tract 9647 with a value of \$68,143, followed by Census Tract 9648 and Census Tract 9646, with respective values of \$57,798 and \$47,157.

In 2023, 7.03% of the population was living with severe housing problems in Taylor County, WV. From 2014 to 2023, the indicator declined 1.37%.

Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

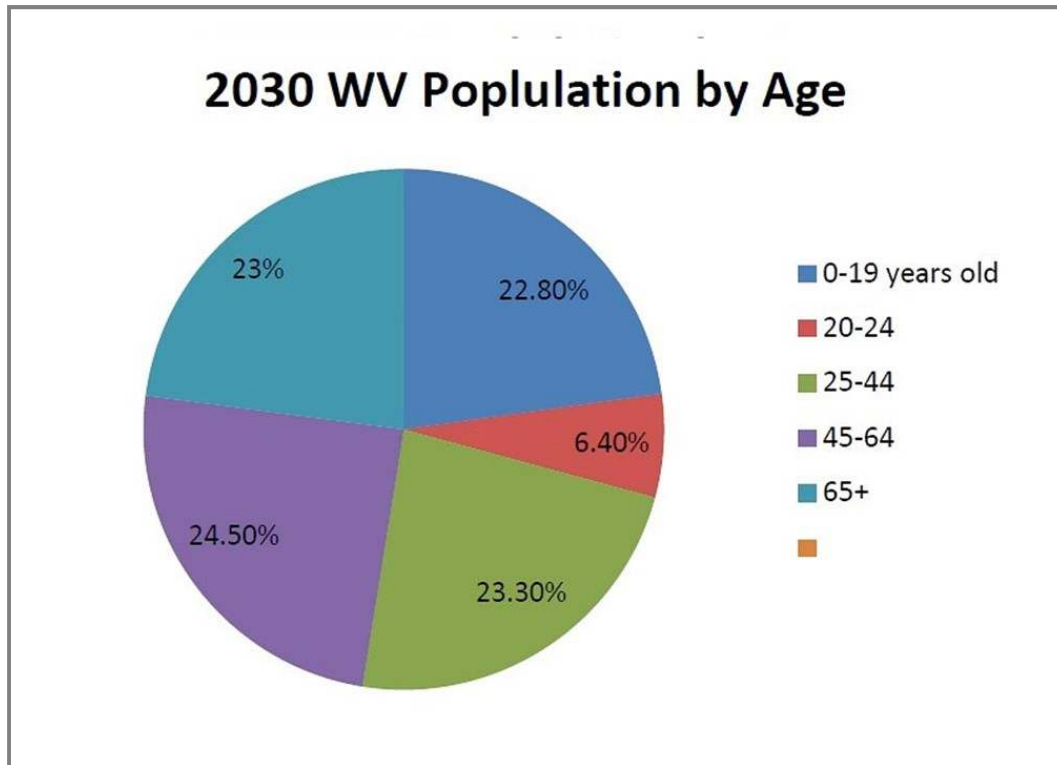
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REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA

WEST VIRGINIA SENIOR POPULATION STATISTICS



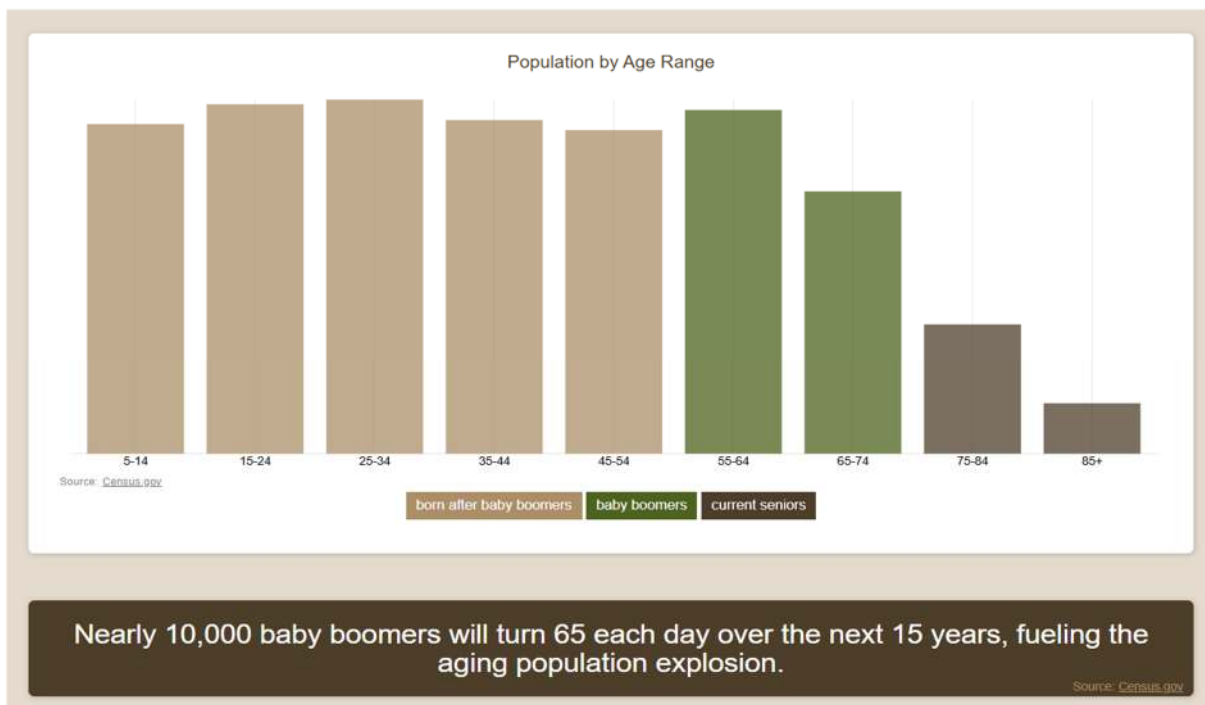
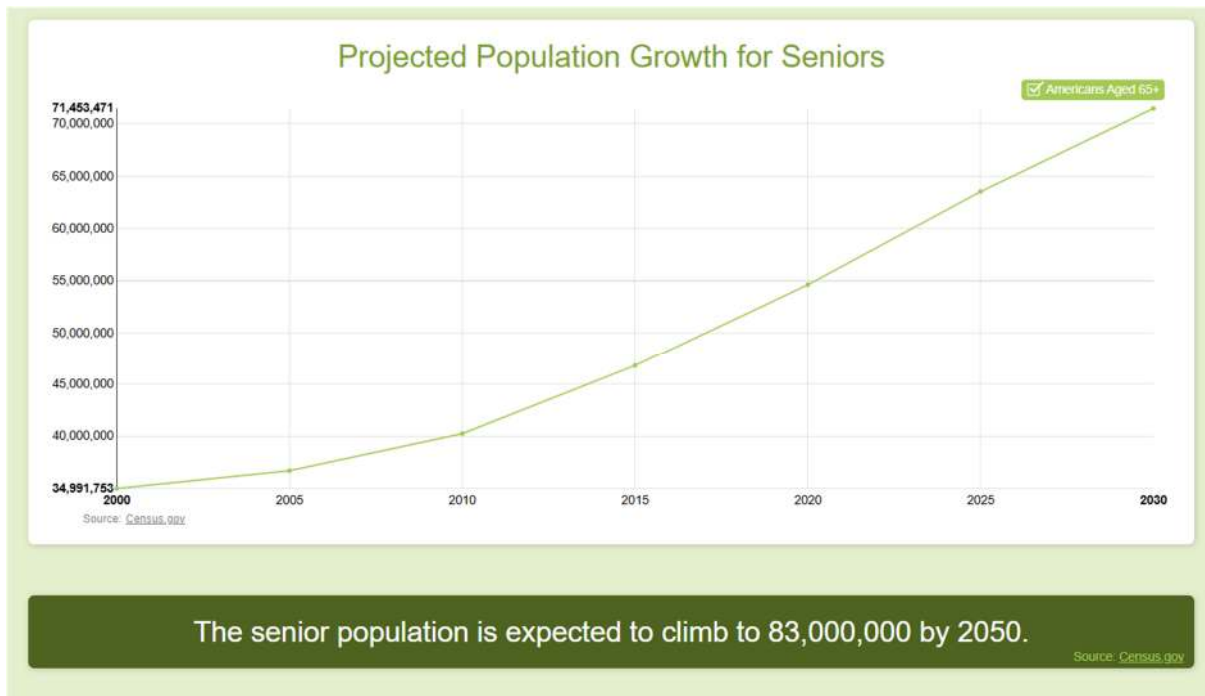
By 2030 the senior population in West Virginia, over 65, is expected to grow by 41% from 2010 and 2030. The senior population is expected to be approximately 420,000.

Currently, West Virginia's population is the oldest in the United States. It is forecasted to continue to be the oldest in 2030 with 25% of the overall population being over 65.

Sources; Wikipedia, , DATA USA, Census.gov

REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA

U.S. SENIOR POPLULATION STATISTICS



Sources: Wikipedia, , DATA USA, Census.gov

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REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA AREA INFORMATION

The property is located five miles southeast of the city of Grafton, West Virginia.

The area surrounding the facility is mostly residential with a few small scale commercial properties located on Knottsville Rd. Tygart Golf Course is less than a mile from the property and Tygart Lake State Park is less than five miles to the east. The surrounding area provides the majority of major amenities needed by a residential community.

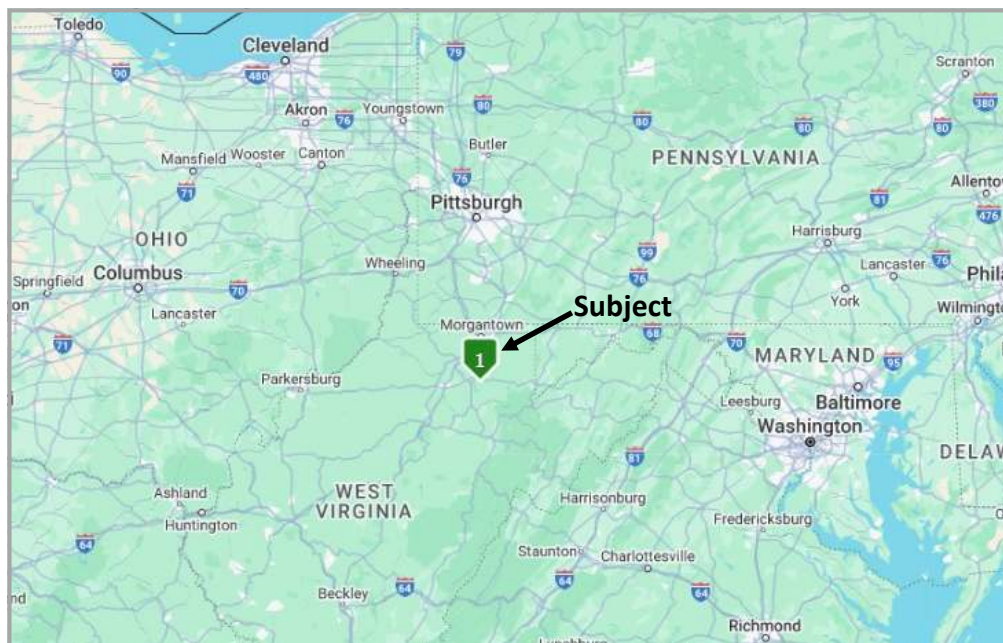
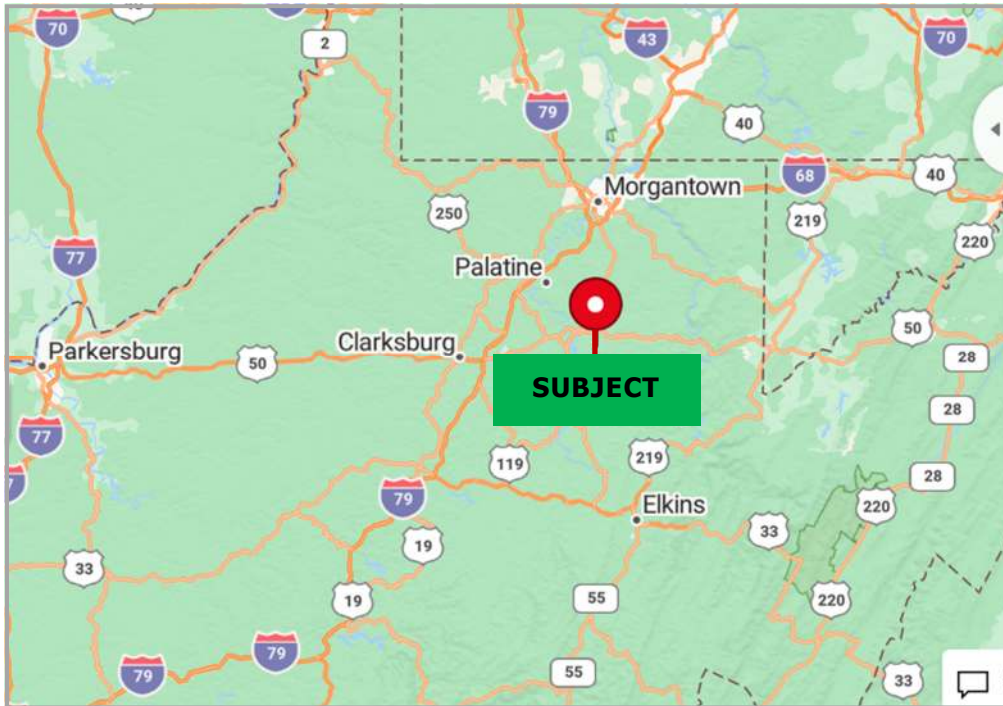
Grafton is the county seat of Taylor County. Grafton is well situated within just a half hour drive from the larger and more heavily populated cities of Morgantown, Clarksburg, and Fairmont.

Taylor County is located in the north central part of West Virginia.

***Taylor County is a part of the Clarksburg,
West Virginia Micropolitan Statistical***



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA MAPS



REDEVELOPMENT OPPORTUNITY – WEST VIRGINIA CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 4706 KNOTTSVILLE ROAD, GRAFTON, WEST VIRGINIA 26354

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2025, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number