

FOR LEASE

Prospect Place

US-340 & Cascade Road / Charles Town, WV 25414

Overview

Proposed pad sites with signalized access in the booming Charles Town/Ranson market. The property is located on the west side of WV 9/US 340 approximately one mile south of WV 51 and the Charles Town Races & Slots complex. Overall development will include over 400 total residential units (apartments, townhomes, single-family). Stone Springs (245 units currently under construction) and Magnolia Springs residential developments are immediately adjacent.

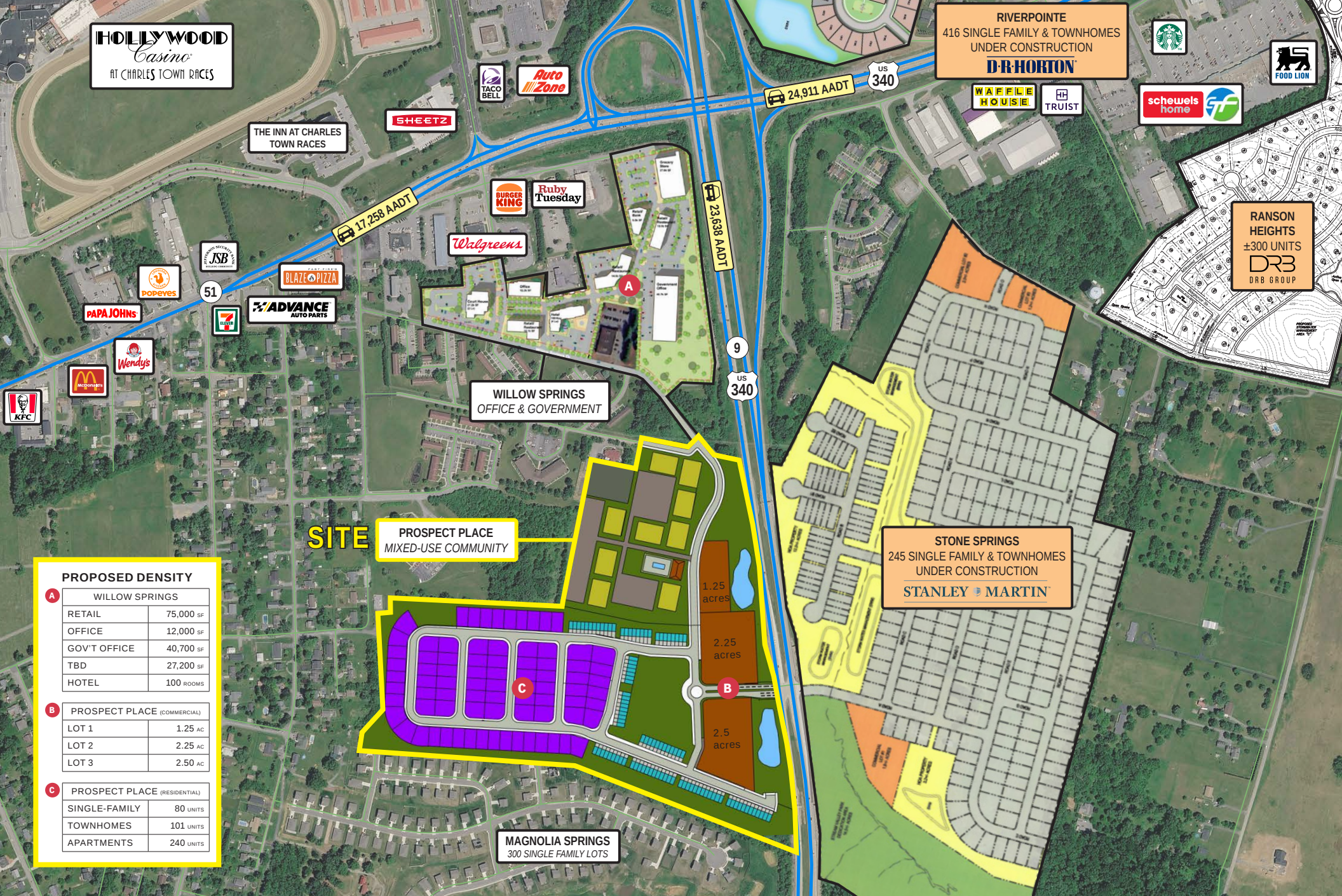
Quick Facts

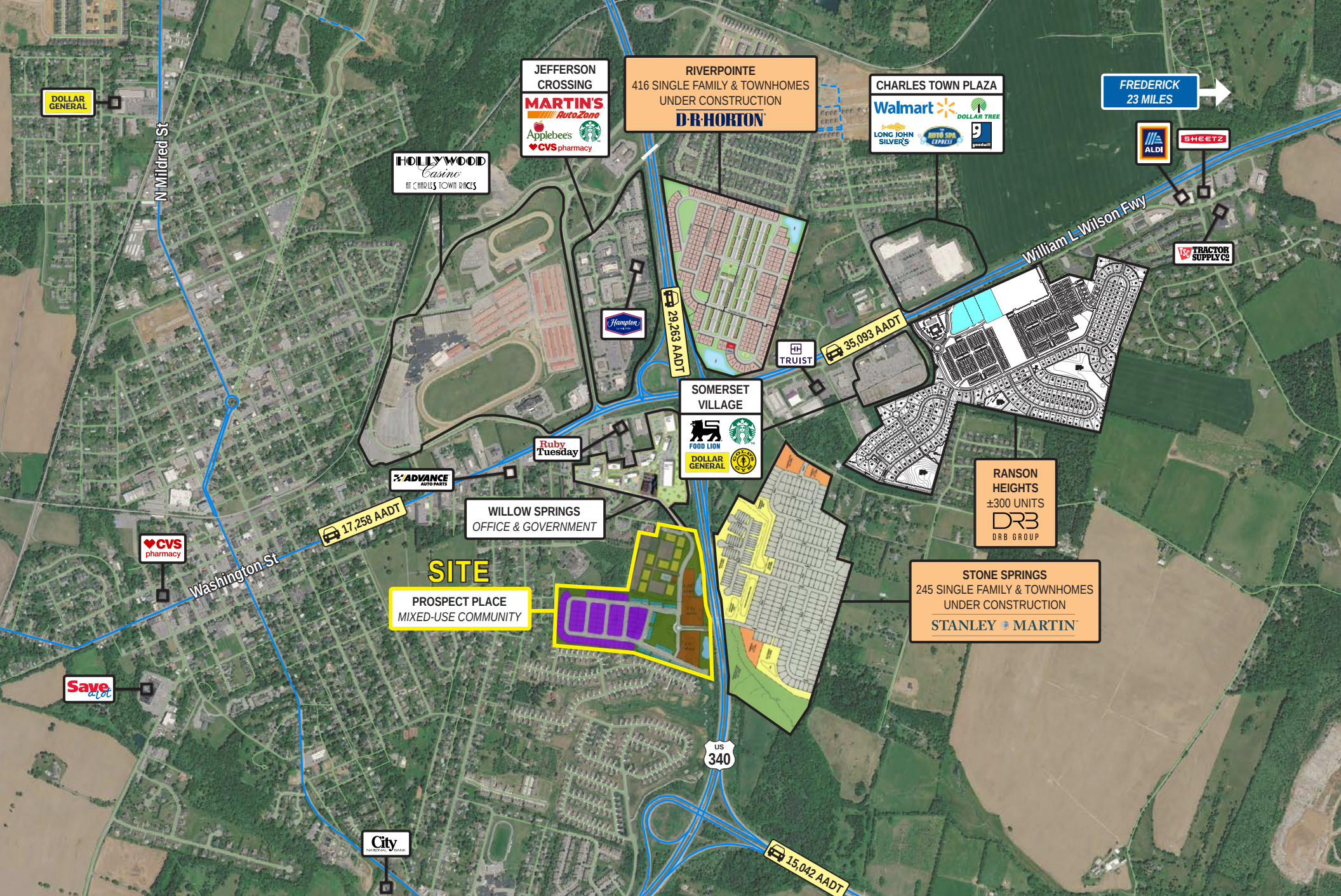
Availability	2027
Size	1.25 - 2.5 Acre Lots
Rental Rate	TBD
Net Charges	TBD

2025 Demographics	3 mile	5 miles	7 miles
 POPULATION	6,984	15,683	29,437
 HOUSEHOLDS	2,613	5,707	10,756
 AVG. HH INCOME	\$118,006	\$123,538	\$125,055
 DAYTIME POPULATION	4,982	10,551	20,974
 TRAFFIC COUNT	23,638 AADT (US-340 / Veterans Hwy)	24,911 AADT (US-340 / Wilson Fwy)	

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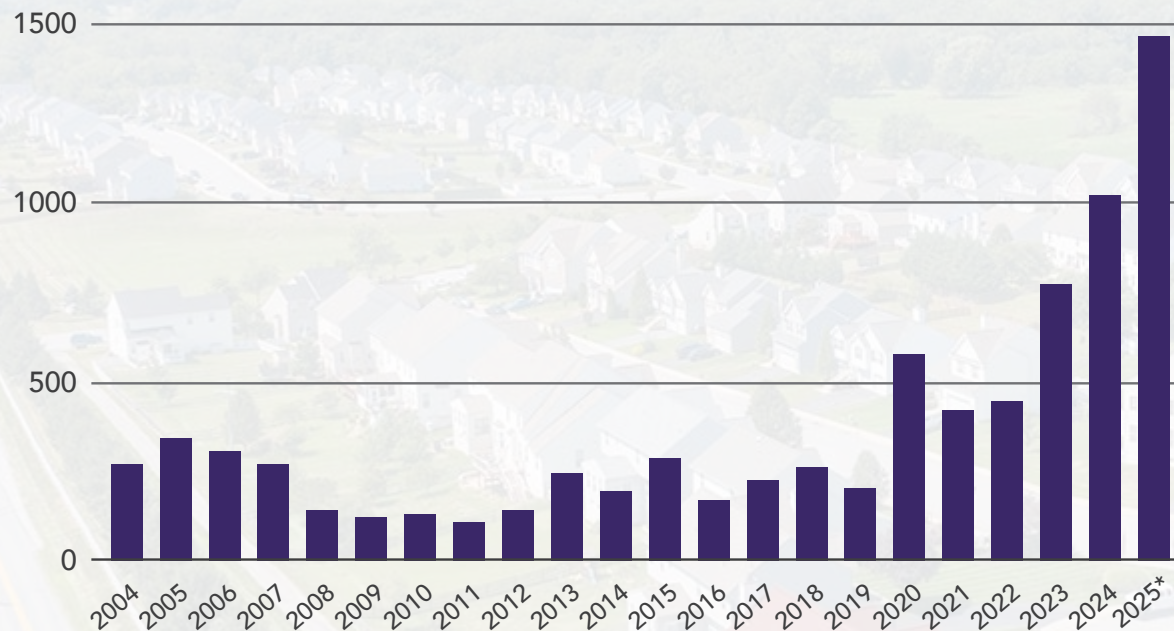




New Construction Permits In Jefferson County Expected To Hit 1,500 in 2025

December 3, 2025 — *The WV Independent Observer*

New Housing Permits In Jefferson County



By the end of December 2025, the number of permits issued county-wide for new home construction (including apartments) will exceed **1,500** for the year.

A Dramatic Shift In The Past Five Years

From 2010 through 2019 the county-wide non-apartment residential permit number averaged 189 units per year. The numbers started to increase slowly in 2020 and have been ramping up consistently for the past five years:

2020: 277 permits

2021: 427 permits

2022: 452 permits

2023: 768 permits

2024: 1,013 permits

2025: 1,232 permits
(Through Nov 2025)

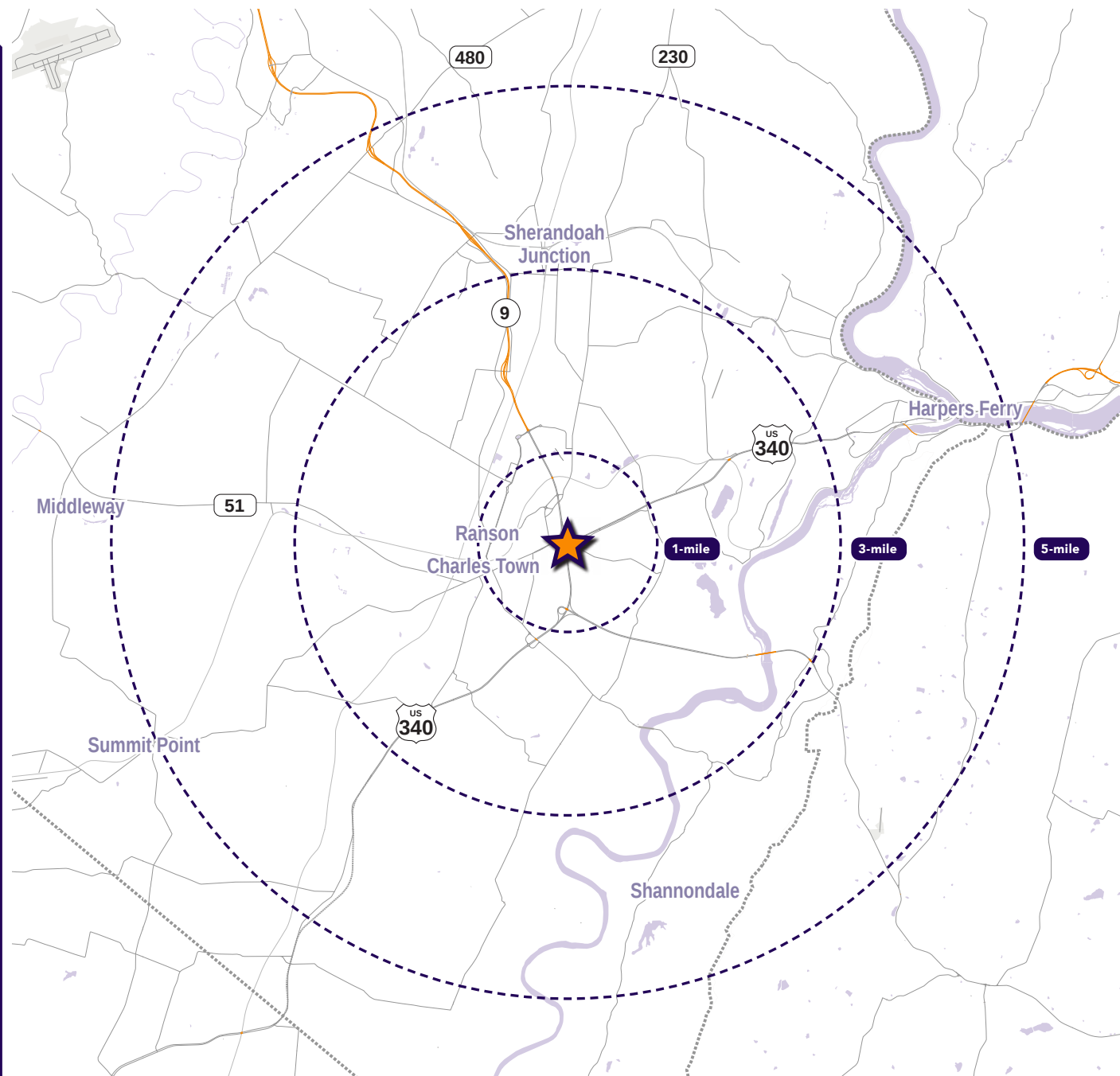
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