

# 2.74 ACRE OUT PARCEL AVAILABLE

2.74 ACRES WEYERS CAVE RD, Weyers Cave, VA 24486

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	2.74 Acres
Zoning:	GB
Utilities:	Public Water Available Public Sewer Available
Improvements:	3 Entrances Approved Curbed Detention Pond
MLS#:	578458



### PROPERTY OVERVIEW

Located a quarter mile from a signalized intersection (15,000 AADT) and two miles east of I-81(56,000 AADT), this out parcel is perfect for a strip center.This OP is backed by a subdivision 54 established lots, and multiple builders constructing and selling before finishing with acres of expansion left. Weyers Cave provides a blossoming area for many satellite locations for health related businesses, banks. retailers, and eateries that deliver. Multiple entrances approved and curbed already into the parcel. Engineering already approves a 22,000 SF town center with six units. Raw land lays flat, utilities to the site, detention pond already in place. The adjoining parcel to the west is 1.4 acres is available.

For More Information:

Craig Anders  
540.383.6054  
craig.anders@cottonwood.com



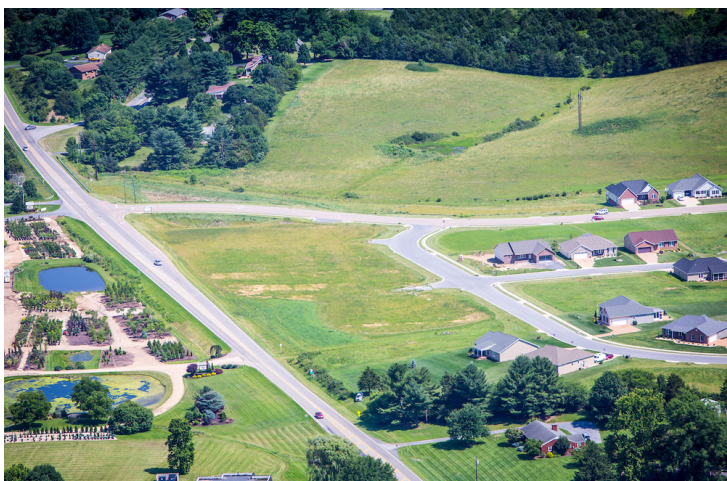
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### Aerial Photos



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### Ground Photos



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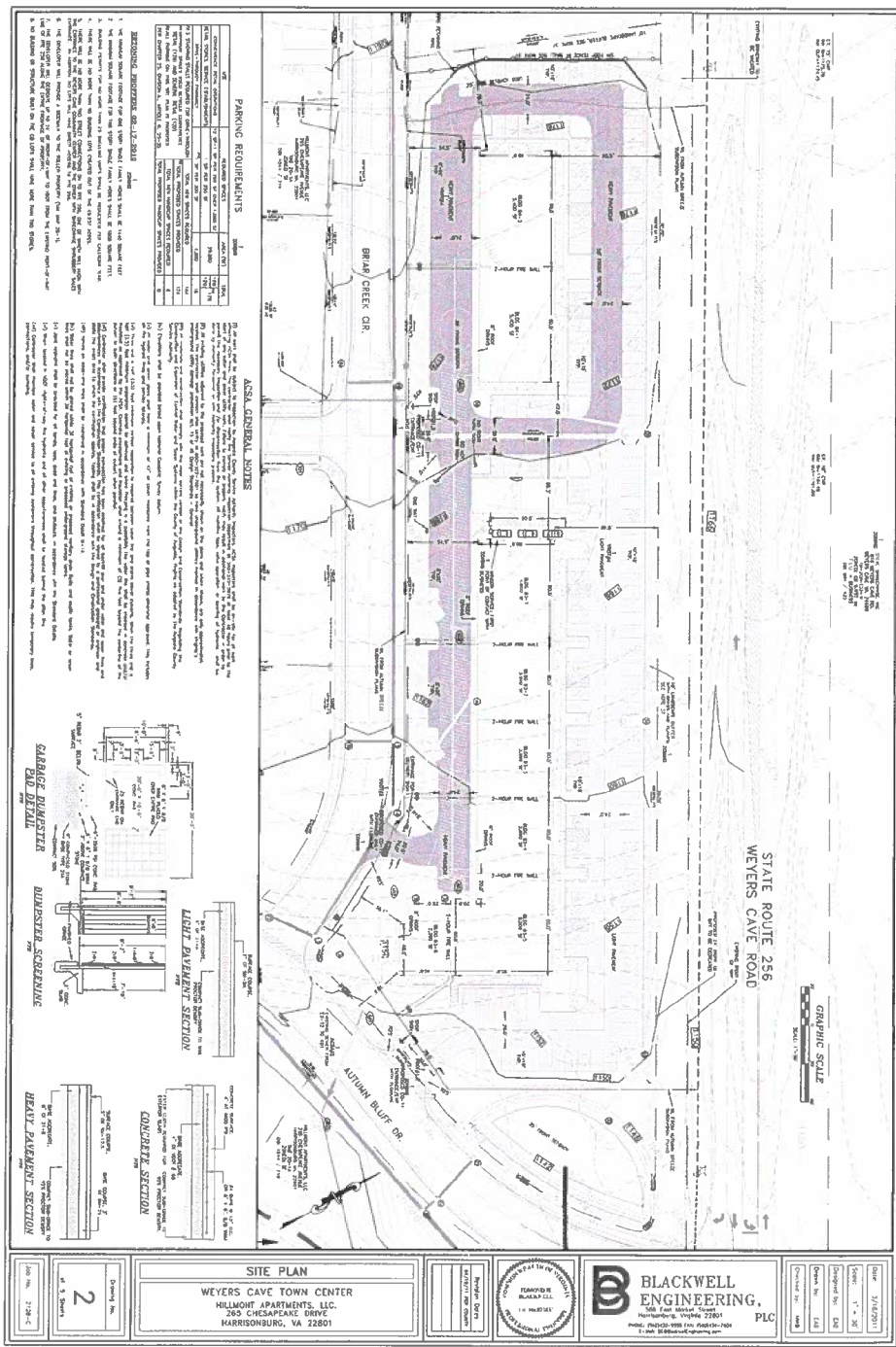
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Approved Engineering Plan



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### Location Maps



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