

2.7 ACRE DEVELOPMENT OPPORTUNITY AVAILABLE

1577 Apple Valley Road, Rockingham, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,239,000

Lot Size: 2.7 Acres

Zoning: A2

Utilities: Public Water Available
Public Sewer Available
Gas Available

Locality: Rockingham County
NO BPOL TAX

Access: Port Republic Rd
18,000 + VPD

MLS#: 600271



PROPERTY OVERVIEW

Nice level parcel close to Harrisonburg City limits, Sentara RMH, and JMU. Great location right beside fast developing Stone Port which houses Walmart Neighborhood Market, Bojangles, Wendy's, plus numerous other retail/office businesses. Surrounded by numerous student housing projects (Altitude, Aspen Heights). Conveniently located with access to Port Republic Road (18,000+ VPD) and Stone Spring Road (projected 31,100 VPD). Located in Rockingham County with no BPOL tax. Property is currently zoned A2, rezoning should pose no issues.

For More Information:

Butch Strawderman

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Additional Photos - Aerial Images



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Additional Photos - Nice Level Parcel



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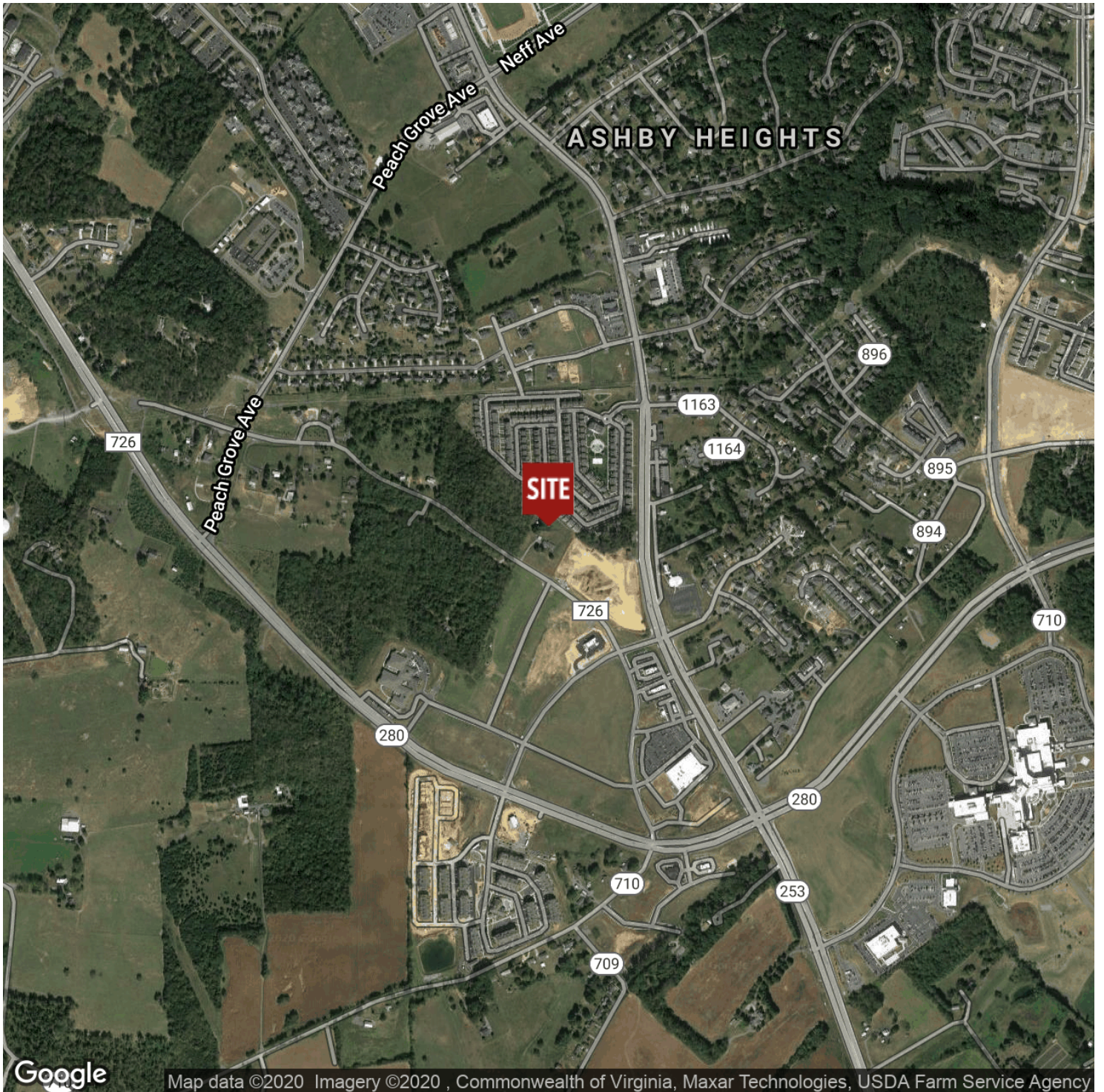
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Location Maps



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