# **30.7 ACRES I-1 LAND - LOCATED ACROSS FROM SYSCO**

South Valley Pike, Harrisonburg, VA 22801

### **Executive Summary**



#### **OFFERING SUMMARY**

Sale Price:	\$110,000/ Acre
Lot Size:	30.7 Acres
Zoning:	I-1
Utilities:	Public Water Available Public Sewer Available Natural Gas Available
Road Frontage:	1240 Feet
MLS#:	578414



#### **PROPERTY OVERVIEW**

30.7 Acres for \$110,000/ acre. Located across from Sysco and between TWO Interstate 81 interchanges. Only 1 mile from I-81 exit 240 interchange and 2 miles from I-81 exit 243 interchange. Property has 1240 feet road frontage along Rt. 11 (S Valley Pike), availability to 12 inch water line east of Rt.11, availability to 10 inch sewer east side of Rt.11, and natural gas available on south side of property. Ideal for subdividing into smaller tracts. Located in Rockingham County - No BPOL tax. Owner has exception to sell 10 acres on southside of property.

For More Information:



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#### **GIS Outline**



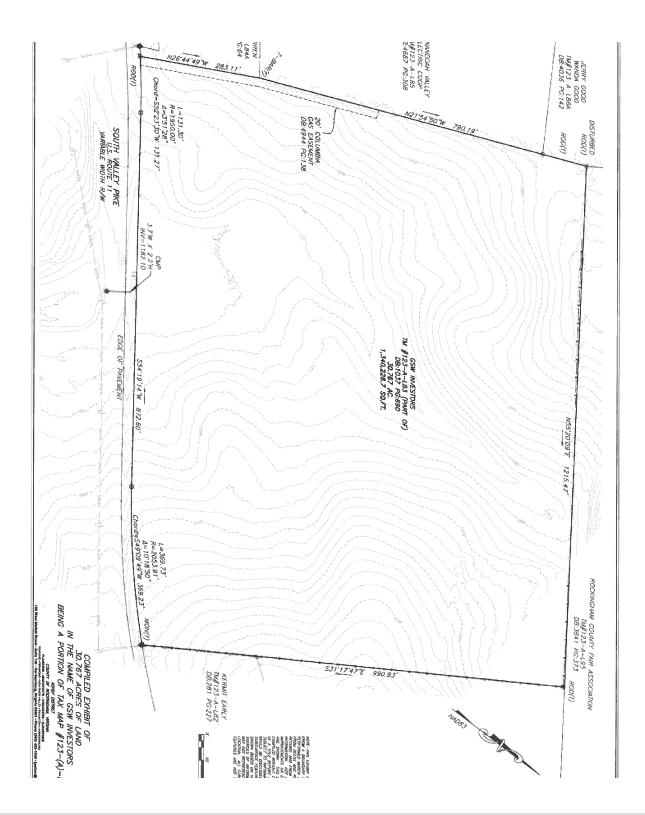
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#### PLAT



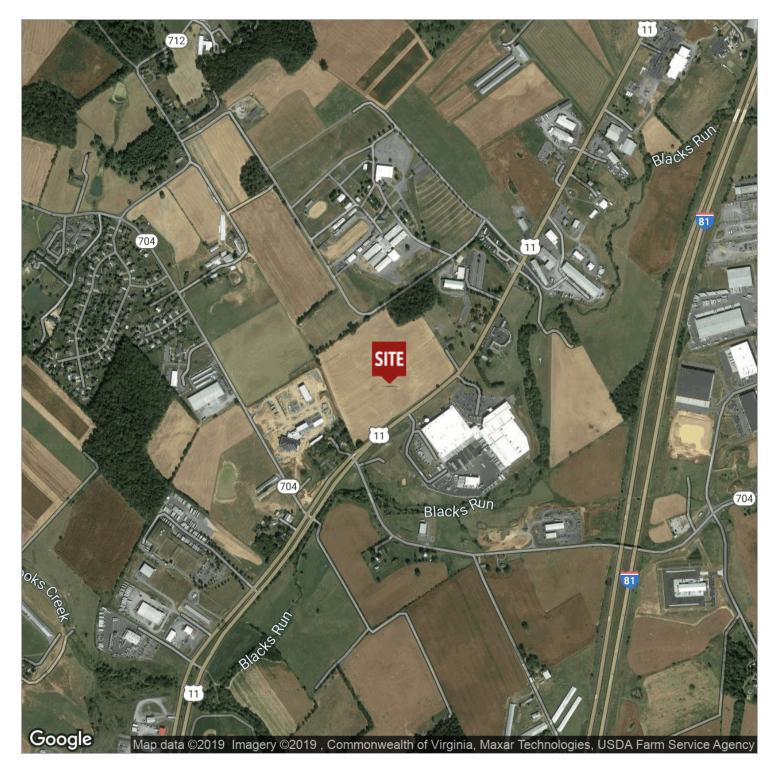
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### **Location Maps**



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