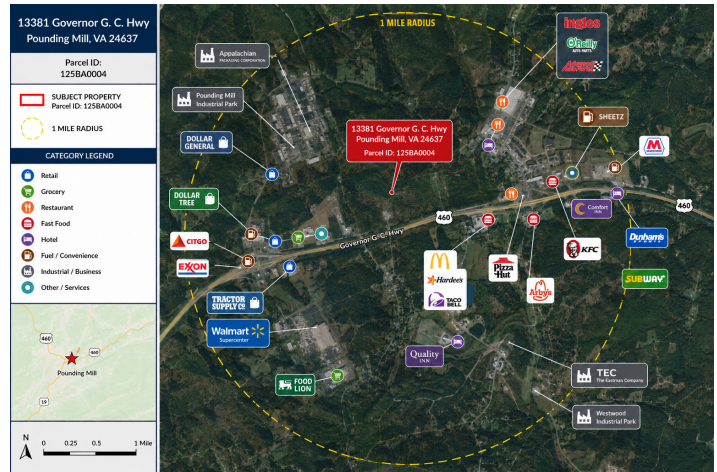


GROUND LEASE

13381 Governor George C. Peery Highway Pounding Mill, VA 24637



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3 Acres
Lot Size:	3 Acres

PROPERTY OVERVIEW

Exceptional raw land offering at 13381 Governor George C. Peery Highway presents a rare opportunity for a strategic land acquisition. Zoned for flexible development, this tract combines generous frontage with seamless highway visibility, ideal for retail, hospitality, or mixed-use concepts. The parcel's topography supports efficient site planning, and utility access nearby reduces infrastructure hurdles. Investors will value the wide-ranging potential to capture demand along the corridor while benefiting from long-term appreciation in a gateway setting. Meticulously positioned for maximum exposure and future growth, this offering is tailored to a land investor seeking a high-impact, well-located asset.

PROPERTY HIGHLIGHTS

- ±3 Acres Available
- Ground Lease or Build-to-Suit Opportunity
- Ideal Regional Service Location for Southwest Virginia and Southern West Virginia
- Prime Commercial Corridor Location
- Directly Across from Walmart Entrance
- Surrounded by Established Retail and Hospitality Uses

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GROUND LEASE

13381 Governor George C. Peery Highway Pounding Mill, VA 24637



LOCATION DESCRIPTION

Prime 3-acre commercial/light industrial parcel available for ground lease or build-to-suit directly across from Walmart entrance in Claypool Hill, VA.

Excellent visibility along heavily traveled Governor G. C. Peery Hwy with strong surrounding retail, restaurant, hotel, and service traffic.

Owner will consider build-to-suit opportunities or tenant-developed improvements.

Located in one of the fastest-growing commercial corridors in Tazewell County serving Southwest Virginia and Southern West Virginia.

Ideal for retail, QSR, hotel, medical, office, warehouse, convenience store, self-storage, or mixed-use development.

Surrounded by national retailers, restaurants, hotels, and healthcare providers within approximately one-half mile.

Flexible commercial/light industrial development opportunity with excellent regional accessibility.

Strategic location positioned to capture traffic from Claypool Hill's primary retail trade area.



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