

SALE - 28.35 Ac. +/- Development Site

EAST THIRD ST. - FARMVILLE, VA



cbcread.com

Ricky Read, CCIM

Principal Broker

O: 434 841 3659

ricky@realestatelynchburg.com

Rick Read

Associate Broker

O: 434 455 3618

rread@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.2285

SALE

28.35 Acres +/- E. Third St. | Farmville, VA



PROPERTY DESCRIPTION

Large commercial development tract in close proximity to retail, mixed-use, multi-family, medical and hotels. Property has extensive road frontage and is located at a signalized intersection. Great mixed-use potential.

PROPERTY HIGHLIGHTS

- High visibility
- Public Water/Sewer
- Partially Graded Lot
- Long Road Frontage
- Zoning allows many uses
- Surrounded by Mixed-Use Development
- Signalized intersection
- Retail and Hotels nearby

OFFERING SUMMARY

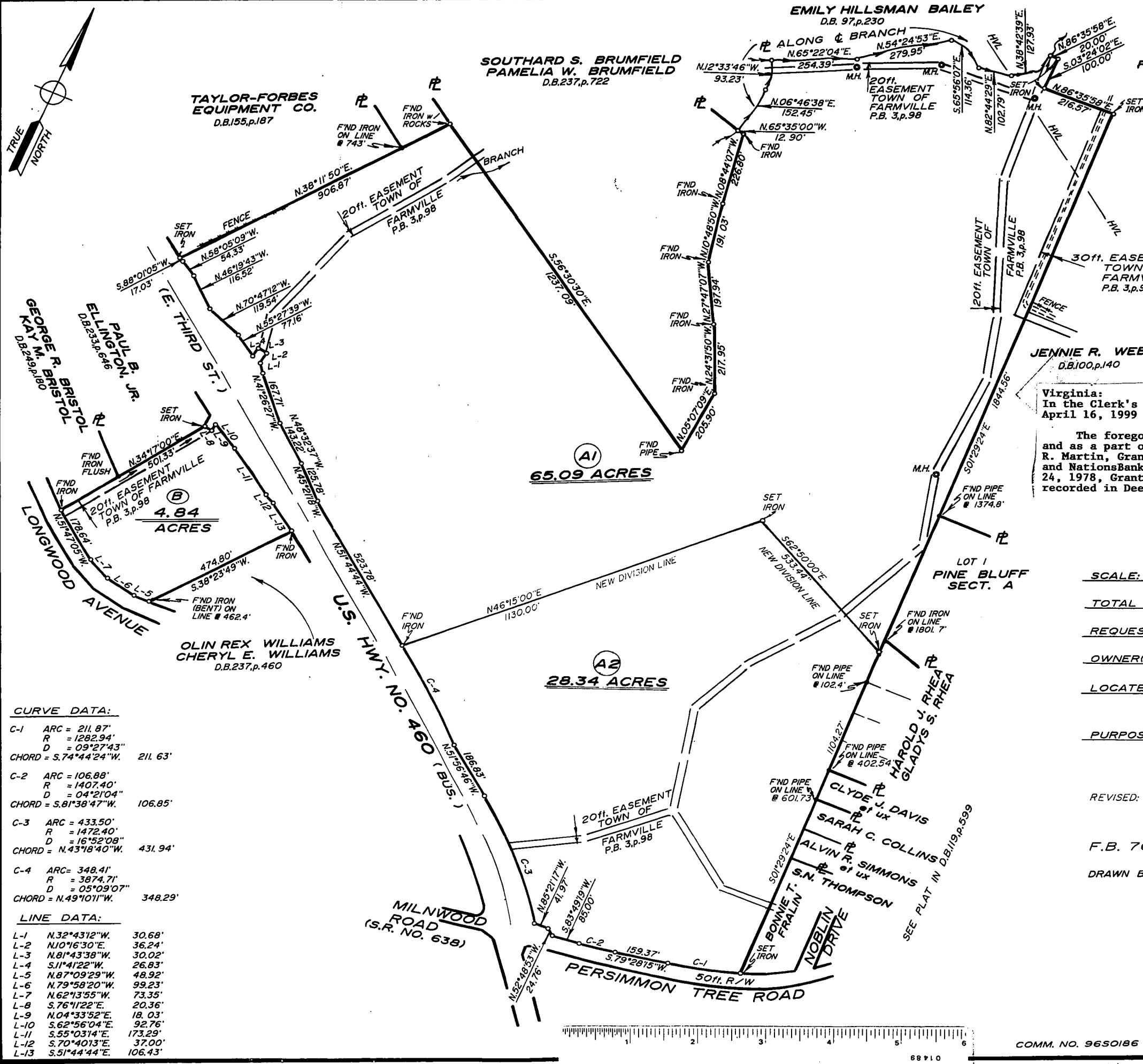
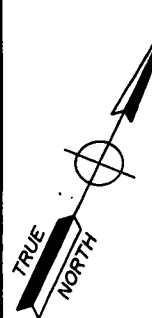
Price:	\$2,500,000
Lot Size:	28.35 Ac.
Zoning:	(B-3)
Road Frontage	1000' - E. 3rd St.

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NOTES:
 1. TAX MAP NO. 23 A 9 - A - 27, 28 AND 36
 2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

LEGEND:
 ● M.H. = MANHOLE
 HVL = HIGH VOLTAGE LINE

Virginia:
 In the Clerk's Office of the Circuit Court of Prince Edward County,
 April 16, 1999

The foregoing Plat was this day presented in said office along with and as a part of Deed of Partition between Samuel A. Martin, Jr. & Robert R. Martin, Grantors and Grantees, and Robert J. Martin, III, Mary S. Martin, and NationsBank, N.A., Trustees U/A Robert Jackson Martin, Jr. dated March 24, 1978, Grantors and Grantees, which said Deed of Partition has been recorded in Deed Book 331 Pg 793.

Teste: Frank L. Overton, Clerk
 By: *Rymetto Cole*, D.C.

SCALE: 1 in. = 200ft. **DATE:** JULY 22, 1996
TOTAL ACREAGE: 98.27 ACRES
REQUESTED BY: ROBERT J. MARTIN ESTATE
OWNER(S): ROBERT J. MARTIN ESTATE
 SAMUEL A. MARTIN, Jr.
 ROBERT R. MARTIN
LOCATED IN: The Town of FARMVILLE,
 PRINCE EDWARD COUNTY, VA.
PURPOSE: To delineate boundaries of parcel
 A and B containing 93.43 acres
 and 4.84 acres respectively.

REVISED: January 22, 1999 to divide Parcel A as shown.

F.B. 764- 0129 P.C.

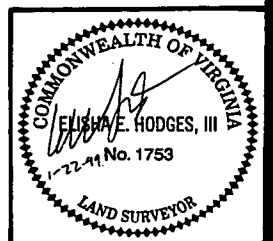
DRAWN BY: H.H.T.

CURVE DATA:

C-1	ARC = 211.87'	
	R = 1282.94'	
	D = 09°27'43"	
CHORD =	5.74°44'24"W.	211.63'
C-2	ARC = 106.88'	
	R = 1407.40'	
	D = 04°21'04"	
CHORD =	5.81°38'47"W.	106.85'
C-3	ARC = 433.50'	
	R = 1472.40'	
	D = 16°52'08"	
CHORD =	N.43°18'40"W.	431.94'
C-4	ARC = 348.41'	
	R = 3874.71'	
	D = 05°09'07"	
CHORD =	N.49°10'11"W.	348.29'

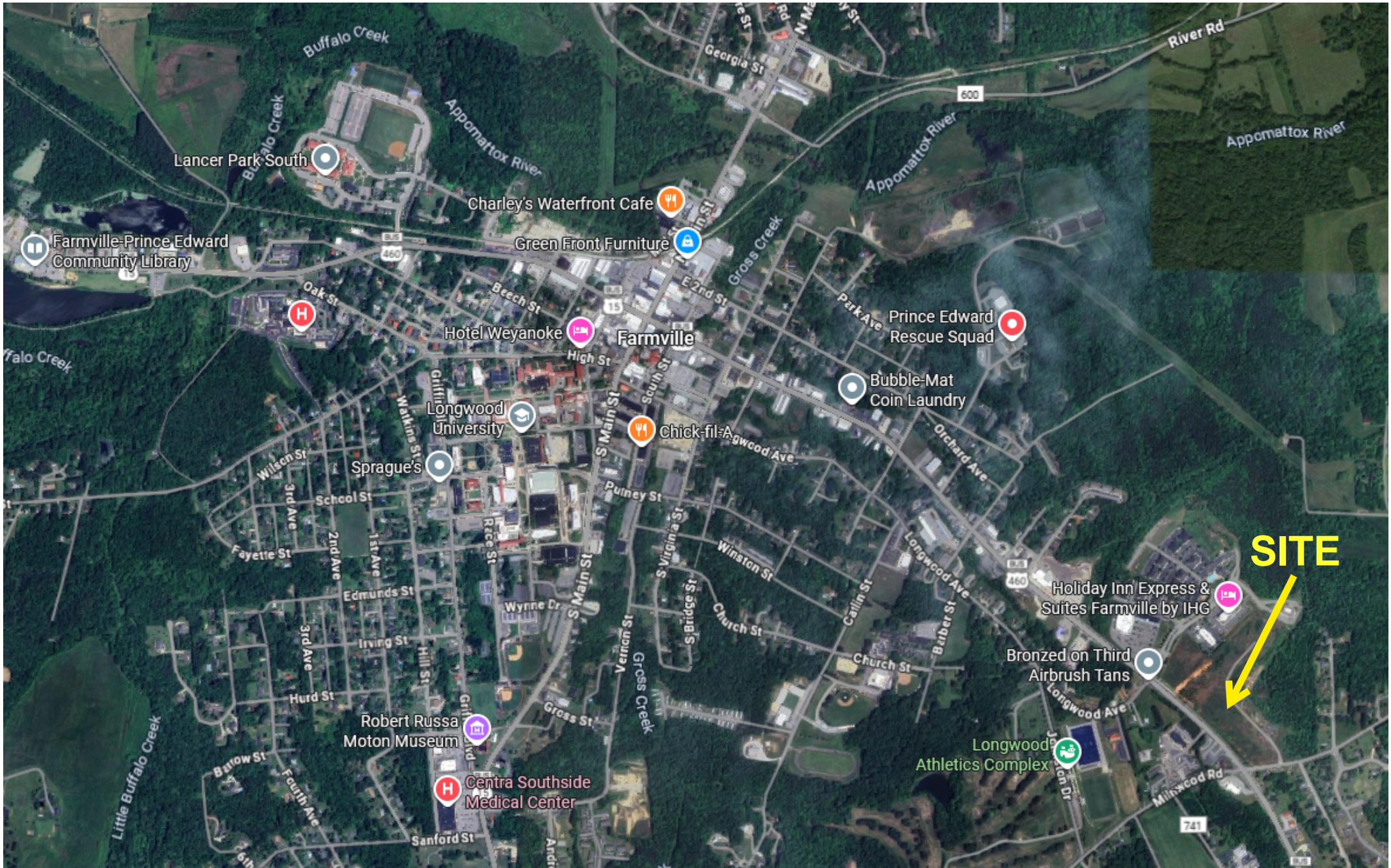
LINE DATA:

L-1	N.32°43'12"W.	30.68'
L-2	N.10°16'30"E.	36.24'
L-3	N.81°43'38"W.	30.02'
L-4	S.11°41'22"W.	26.83'
L-5	N.87°09'29"W.	48.92'
L-6	N.79°58'20"W.	99.23'
L-7	N.62°13'55"W.	73.35'
L-8	S.76°11'22"E.	20.36'
L-9	N.04°33'52"E.	18.03'
L-10	S.62°56'04"E.	92.76'
L-11	S.55°03'14"E.	173.29'
L-12	S.70°40'13"E.	37.00'
L-13	S.51°44'44"E.	106.43'



Maxey-Hines & Associates, P.C.
 Land Surveyors • Engineers • Planners • Consultants
 P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 804-392-8827

COMM. NO. 9650186



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SALE

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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