

---

# LARGE LOT AVAILABLE IN COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

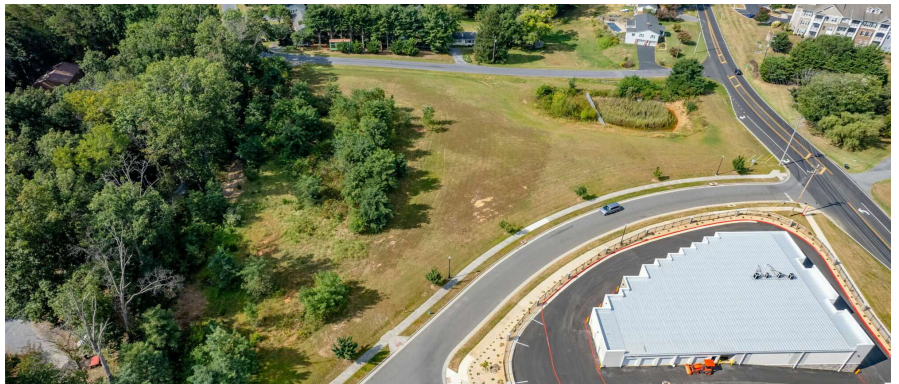
---

Located in Harrisonburg's Fastest Growing Area



## OFFERING SUMMARY

Sales Price:	\$650,000
Address:	Naomi's Way Harrisonburg, VA 22801
Lot Size:	Total 3.39 acres 2.3 acres useable
Location:	Rockingham County No BPOL tax
Access:	Stone Spring Road Ridgedale Road
Primary Road:	Stone Spring Road 31,100 AADT EST
Zoning:	A2
MLS#:	669182



## PROPERTY OVERVIEW

3.39 acres (2.3 acres useable) with potential for commercial or multifamily use, subject to rezoning. Located on the corner of Port Rd and Stone Spring Rd/Southeast Connector Rd. This corner is one of the last remaining prime parcels near the new \$300 million Sentara Rockingham Memorial Health Campus. Road frontage on both Port Republic Road (19,000 AADT) and Stone Spring Road/Southeast Connector Road (projected 31,100 AADT) which connects every commercial corridor in Harrisonburg. This highly visible parcel located directly across from Sentara RMH, Minutes from JMU, and 8,000+ Student Beds. Located in Rockingham County with no BPOL tax.

For More Information:

Keith May  
540.820.7008  
keith.may@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



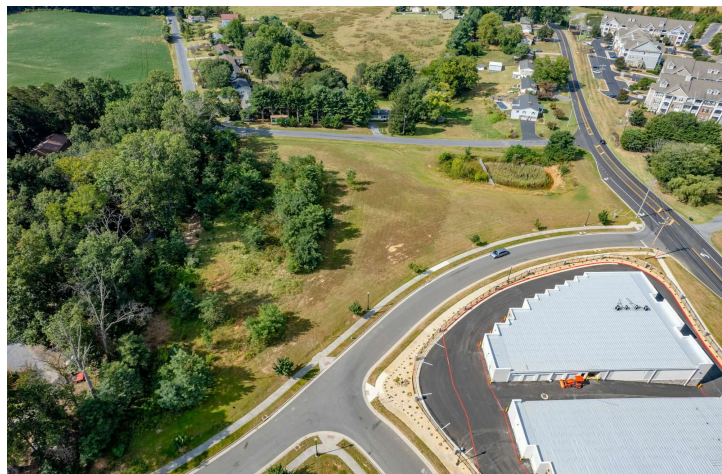
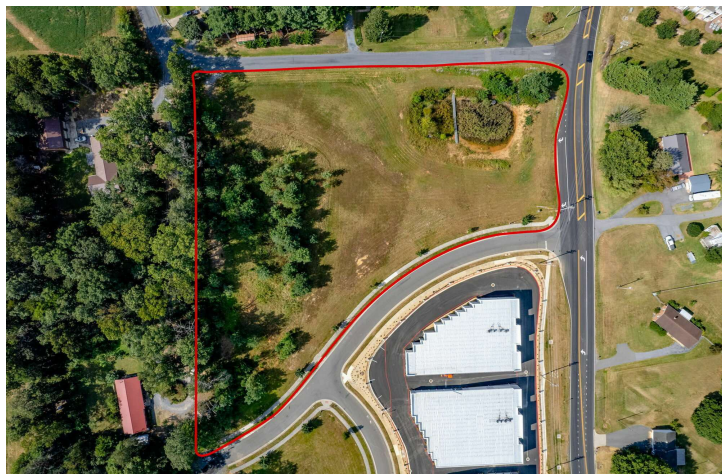
---

# LARGE LOT AVAILABLE IN COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

---

## Aerial Photos



For More Information:

Keith May

540.820.7008

[keith.may@cottonwood.com](mailto:keith.may@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



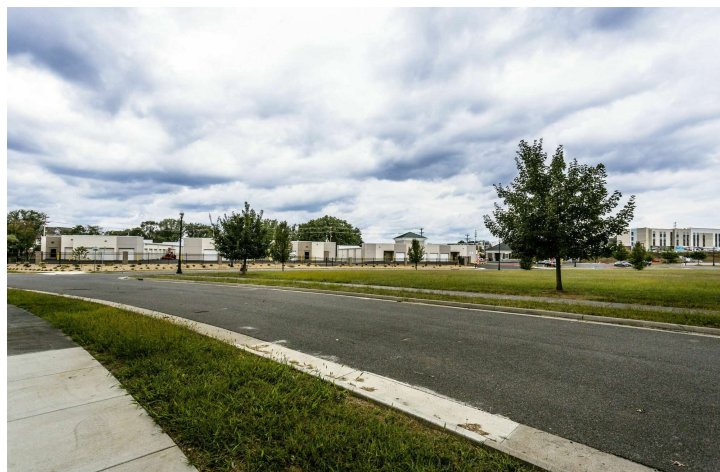
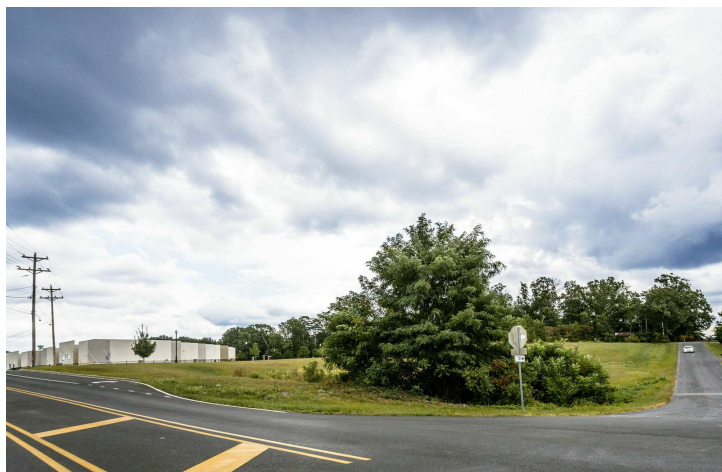
---

## LARGE LOT AVAILABLE IN COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

---

### Additional Photos



For More Information:

Keith May

540.820.7008

[keith.may@cottonwood.com](mailto:keith.may@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

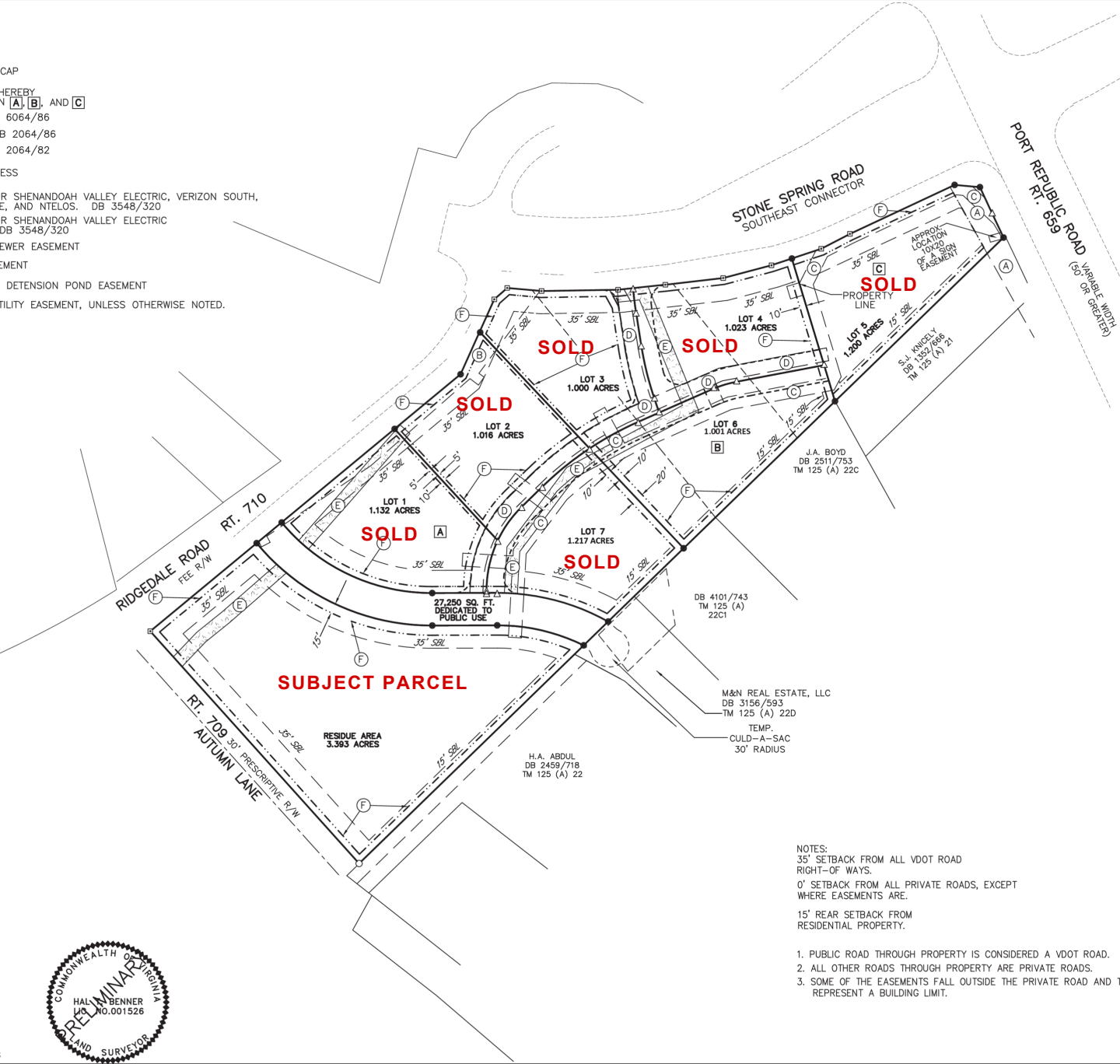


COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

PLAT

SET  
I & CAP  
INE HEREBY  
WEEN [A], [B], AND [C]  
, DB 6064/86  
1, DB 2064/86  
, DB 2064/82  
ACCESS  
T FOR SHENANDOAH VALLEY ELECTRIC, VERIZON SOUTH,  
PHONE, AND NTELOS. DB 3548/320  
T FOR SHENANDOAH VALLEY ELECTRIC  
H. DB 3548/320  
RY SEWER EASEMENT  
EASEMENT  
AND DETENSION POND EASEMENT  
AL UTILITY EASEMENT, UNLESS OTHERWISE NOTED.



.DWG

For More Information:

Keith May  
540.820.7008  
keith.may@cottonwood.com

COTTONWOOD  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

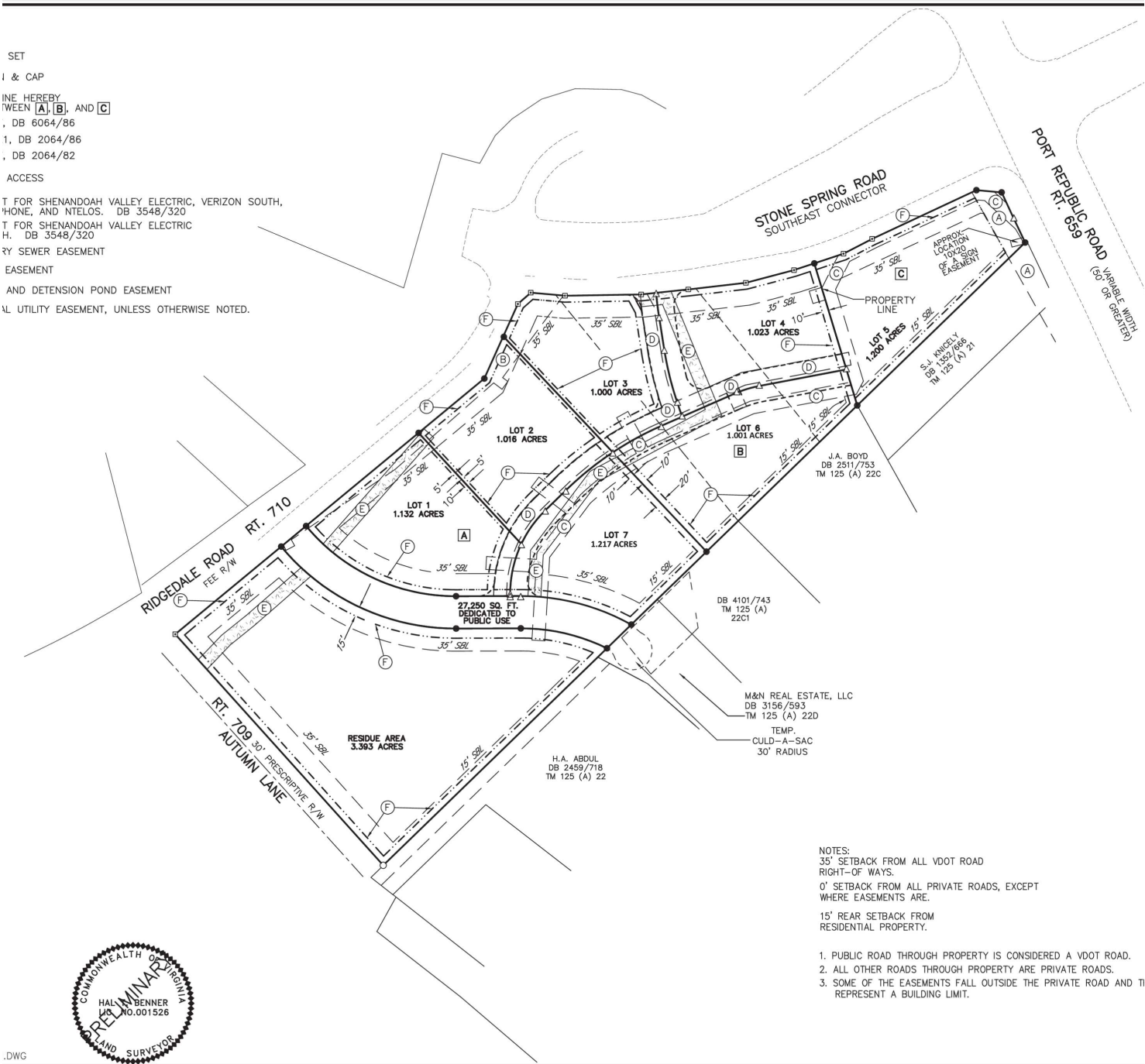


# LARGE LOT AVAILABLE IN COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

## PLAT

SET  
I & CAP  
INE HEREBY  
TWEEN [A], [B], AND [C]  
, DB 6064/86  
1, DB 2064/86  
, DB 2064/82  
ACCESS  
T FOR SHENANDOAH VALLEY ELECTRIC, VERIZON SOUTH,  
PHONE, AND NTELOS. DB 3548/320  
T FOR SHENANDOAH VALLEY ELECTRIC  
H. DB 3548/320  
RY SEWER EASEMENT  
EASEMENT  
AND DETENSION POND EASEMENT  
AL UTILITY EASEMENT, UNLESS OTHERWISE NOTED.



- NOTES:
- 35' SETBACK FROM ALL VDOT ROAD RIGHT-OF-WAYS.
  - 0' SETBACK FROM ALL PRIVATE ROADS, EXCEPT WHERE EASEMENTS ARE.
  - 15' REAR SETBACK FROM RESIDENTIAL PROPERTY.
1. PUBLIC ROAD THROUGH PROPERTY IS CONSIDERED A VDOT ROAD.  
2. ALL OTHER ROADS THROUGH PROPERTY ARE PRIVATE ROADS.  
3. SOME OF THE EASEMENTS FALL OUTSIDE THE PRIVATE ROAD AND IT REPRESENT A BUILDING LIMIT.

For More Information:

Keith May  
540.820.7008  
keith.may@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# LARGE LOT AVAILABLE IN COFFMAN'S CORNER

Naomi's Way , Harrisonburg, VA 22801

## Retailer Map



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.