

# 612 Mount Cross Rd

612 Mount Cross Rd, Danville, VA 24540

Presented By:  
SkyBand Legacy Trust





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## Property Details

Development ready! 3.5-Acre Trophy land - Mount Cross Rd, Danville, VA

This is the parcel everyone will wish they bought. Front-and-center on Danville's busiest retail artery, steps from Walmart, national chains, and major shopping hubs. Direct frontage on the planned 4-lane expansion guaranteed to explode visibility and traffic counts.

High-Value Zoning Commercial + multi-use ready. Perfect for retail, hotel, mixed-use, or entertainment venue.

Casino Gold Rush - Minutes from the \$750M Caesars Virginia Resort & Casino, projected to pull millions of visitors annually.

Built-In Equity - Neighboring parcels command \$100K+/acre. Secure this site now and watch the appreciation curve do the work.

Traffic Domination - Anchored by nonstop flow from retail giants and highway access.

Prime multi-use land near a billion-dollar tourism anchor does not hit the market often.

Property can also support commercial use, but needs special use permit.

Beautiful Setup property has dual capability

Inquiries from qualified buyers only.

**Price: \$429,900**

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Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	3.50 AC
No. Lots:	1
Zoning Description:	Commercial
APN / Parcel ID:	72861

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Prime 3.5 acres, 4-lane expansion coming, Dual-Use Option - HIGH VALUE commercial zoning, Development-Ready - In hot growth corridor

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PS-C zoning, Grandfathered Residential Rights, Retail Anchor - Walmart drives consistent traffic, Proven retail traffic driver

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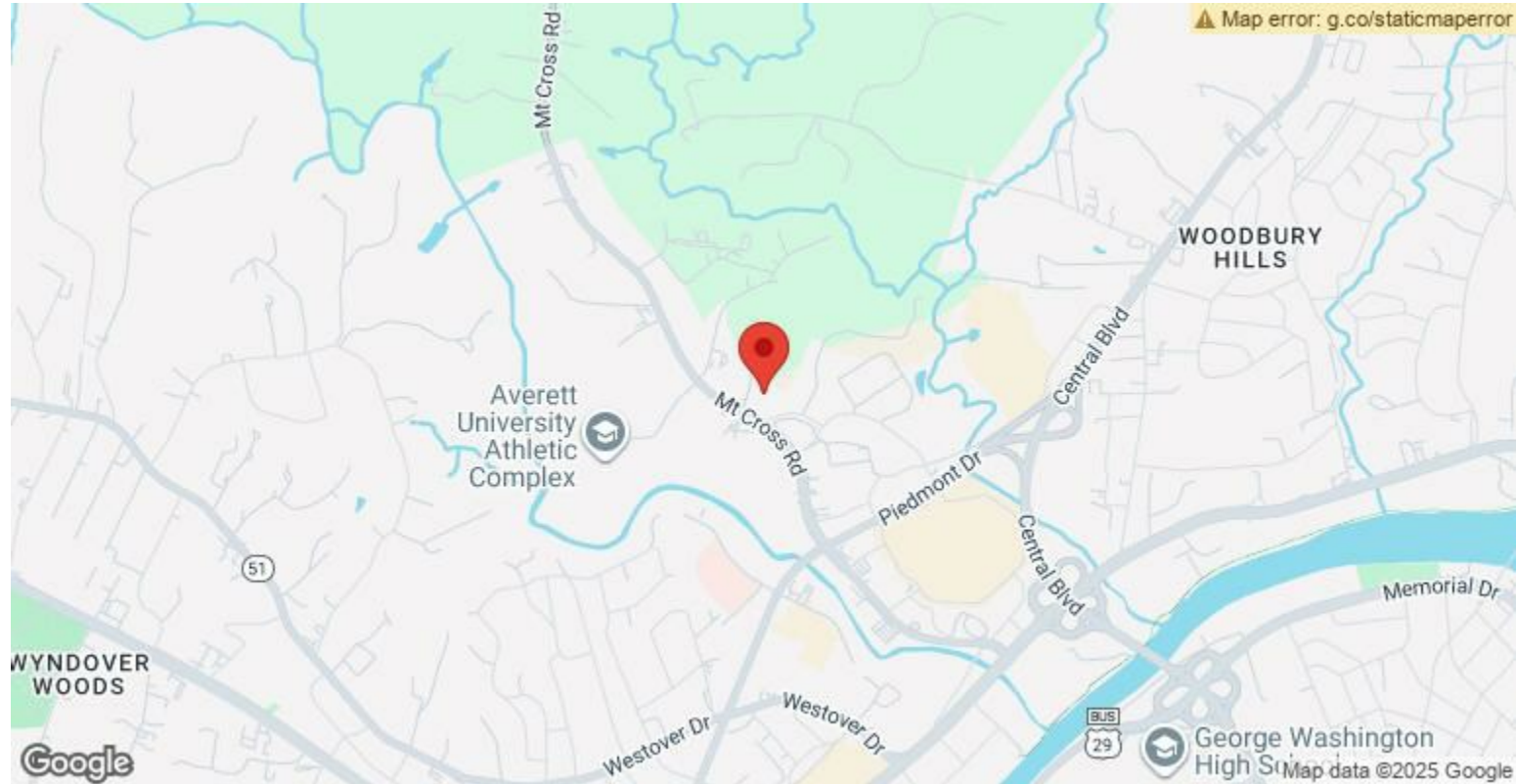
Traffic Visibility - 10,000 vehicles/day (soon MORE with 4-lane) Casino Proximity - Capturing tourist/gaming traffic Retail Anchor -

View the full listing here: <https://www.loopnet.com/Listing/612-Mount-Cross-Rd-Danville-VA/38073041/>

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## Location





# 612 Mount Cross Rd

612 Mount Cross Rd, Danville, VA 24540

## Property Photos



Building Photo



Aerial



# 612 Mount Cross Rd

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## Property Photos



DJI\_0655



Plat Map



612 Mount Cross Rd, Danville, VA 24540

City Approval Certification:  
I certify this platting is in accordance with the subdivision ordinance and hereby approved in accordance with code of the City of Danville, as amended.

City Engineer  
23-1169  
INSTRUMENT NO.  
CITY OF DANVILLE, VA

Source of Title  
Parcel ID 72861  
Patricia R. Young  
Ravine G. Stanton  
INST#W00002629  
MB R PG0-6 (Pittsylvania Co.)

1. This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the title.

2. This plat has been prepared from an actual field survey as per date of this plat.

3. This property as platted does not fall within the 100 year Flood Zone "A" as determined by FEMA

4. Bearings based on VA State Plane South Zone (NAD83).

5. This plat is for boundary purposes only, therefore all physical improvements and/or possible encroachments are not shown.  
6. All interior lines hereby abandoned.

City of Danville Surveyors Certificate (Subdivisions)  
I hereby certify that to the best of my knowledge and belief, all of the requirements of the planning commission and city council, and ordinances of the City of Danville, VA, regarding the platting of subdivisions, divisions within the city have been complied with given under my hand this 31st day of March, 2023

Michael E. McCorkle LS 2680

Parcel ID 72861  
3.5458 Acres

Parcel ID 72862  
Michael S. Bray  
DB 858 PG 42

Parcel ID 72422  
Michael Sager Bray  
DB 873 PG 124 (Pittsylvania County)

Parcel ID 72421  
Michael S. Bray  
DB 858 PG 42

Parcel ID 72423  
Lorrie L. Campbell  
INST#W00000371  
(Pittsylvania County)

Parcel ID 72424  
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An aerial photograph showing a large, green, undeveloped field in the foreground. A small, white, rectangular building with a dark roof is situated near the bottom center of the field. The field is bordered by a dense line of trees on the left and a road on the right. In the background, a commercial area with several large parking lots, some containing cars, and various commercial buildings is visible. The sky is overcast.

Aerial



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## Property Photos



Aerial



Building Photo



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**Lamar Long**

[skybandlegacytrust@skybandlegacy.com](mailto:skybandlegacytrust@skybandlegacy.com)

(984) 810-7950

**SkyBand Legacy Trust**

1021 Old Monrovia Rd  
Huntsville, AL 35806