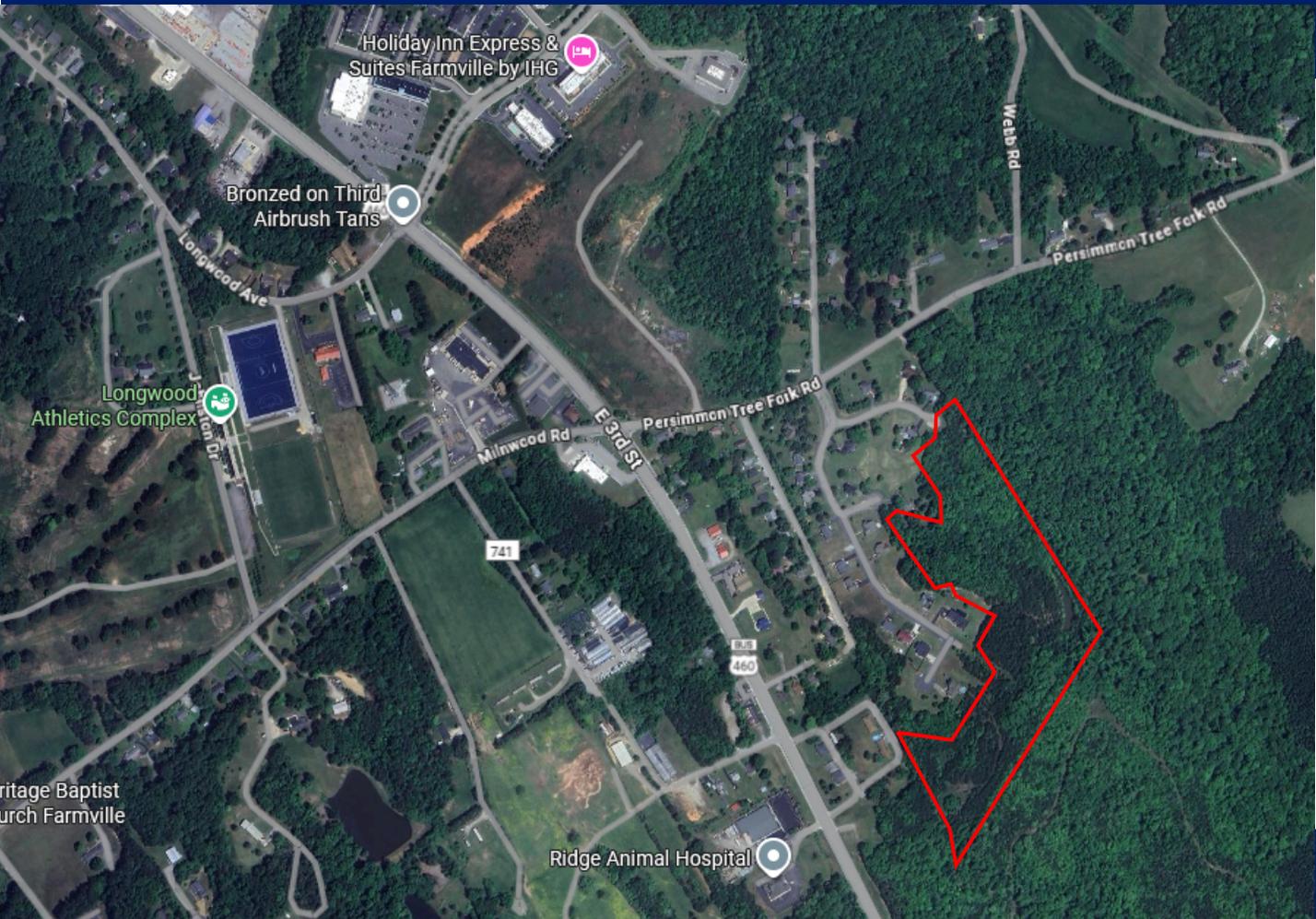


# SALE - 17.2 Acres +/- , 39 Lot Subdivision\* STONEWOOD - PHASE II- FARMVILLE, VA



lot lines are approximate



[cbcread.com](http://cbcread.com)

## Ricky Read, CCIM

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COLDWELL BANKER  
**COMMERCIAL**  
READ & CO.

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

# SALE

17.2 Acre Stonewood Subdivision | Farmville, VA



## PROPERTY DESCRIPTION

17+ acres available in the Stonewood Subdivision in Farmville, VA. Originally slotted as "Phase II" of the development, 39 lots were previously approved for the remaining acreage. Homes in the Stonewood community currently range in price from the upper \$200s to the mid \$400s.

## PROPERTY HIGHLIGHTS

- Convenient Location to retail & restaurants
- Public Water/Sewer
- Wooded
- Easy access
- Previously approved for 39 lots
- large lot sizes
- Near Signalized intersection
- \*Buyers to verify all engineering and subdivision requirements for subject property.

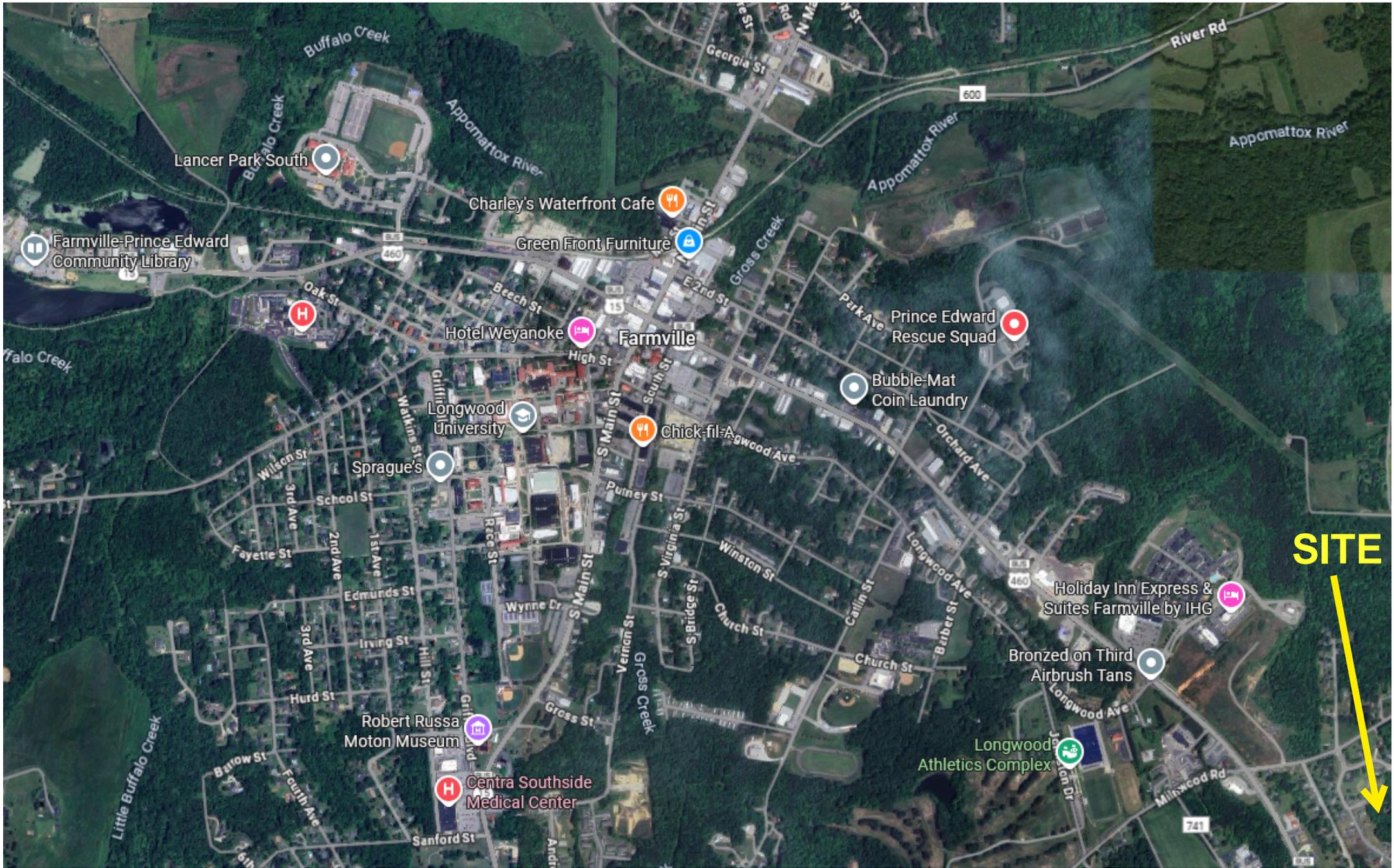
|                 |           |
|-----------------|-----------|
| Price:          | \$425,000 |
| Size:           | 17.2 Ac.  |
| Number of Lots: | 39 total  |
| Zoning:         | (R-2)     |

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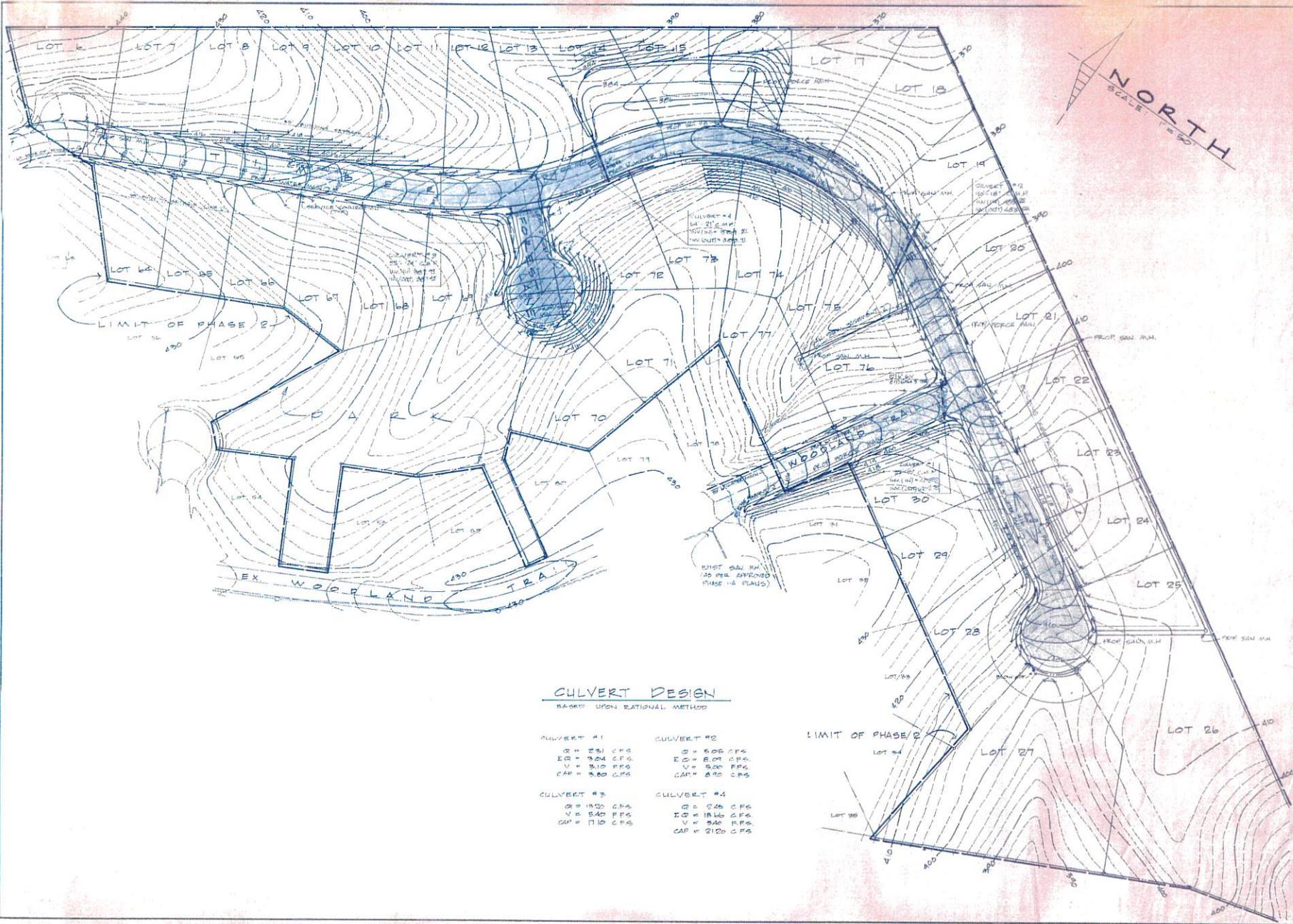
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**COMMERCIAL**  
READ & CO.



**SITE**

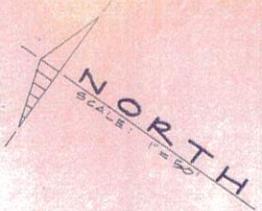


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COMMERCIAL**  
READ & CO.



**CULVERT DESIGN**  
 BASED UPON RATIONAL METHOD

| CULVERT #1    | CULVERT #2     |
|---------------|----------------|
| Q = 251 CFS   | Q = 505 CFS    |
| EQ = 324 CFS  | EQ = 807 CFS   |
| V = 310 FPS   | V = 500 FPS    |
| CAP = 380 CFS | CAP = 870 CFS  |
| CULVERT #3    | CULVERT #4     |
| Q = 190 CFS   | Q = 225 CFS    |
| V = 540 FPS   | EQ = 1846 CFS  |
| CAP = 710 CFS | V = 340 FPS    |
|               | CAP = 2120 CFS |



REVISIONS

NO DATE

PHASE 2  
**WINTER TREE**  
 THE TOWN OF BAYAVILLE, VIRGINIA  
**B & B Consultants, Inc.**  
REGISTERED PROFESSIONAL ENGINEERS IN VIRGINIA

COMMISSION #  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 ISSUE DATE

SHEET #  
**2**  
 OF 11 SH

# 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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