

115 Chapel Lane

Lynchburg, Virginia 24501

ZONING
I-3
Heavy Industrial

PURCHASE PRICE

\$99,000

~\$75,940/acre

LEASE RATE

\$1,800 /mo

\$21,600 annually

PROPERTY OVERVIEW

1.3 acres of unimproved land in Lynchburg's commercial-industrial corridor along Chapel Lane. Zoned **I-3 (Heavy Industrial)**, offering maximum flexibility for industrial, manufacturing, warehousing, and commercial development. Strategically positioned between Forest Road, Boonsboro Road, and Downtown Lynchburg with direct access to a state-paved road.

PROPERTY HIGHLIGHTS

LOT SIZE 1.305 Acres	ZONING I-3 Heavy Industrial
ROAD ACCESS State Paved	CURRENT USE Unimproved / Vacant

IDEAL USES

Industrial Development

Manufacturing Facility

Warehousing & Storage

Commercial Development

Staging Yard

Contractor Lot

VIRGINIA ENTERPRISE ZONE — INCENTIVE OPPORTUNITY

This property falls within a **City of Lynchburg Virginia Enterprise Zone** — offering grant-based incentives including the **Real Property Investment Grant (RPIG)** for capital improvements and the **Job Creation Grant (JCG)** for new hires. In 2024, over \$1 million in RPIG grants drove more than \$26 million in local capital investment. Contact the Lynchburg Office of Economic Development at **(434) 455-4490** for details.

LOCATION

Located off Old Forest Road with quick access to US-29, the Forest Road commercial district, Boonsboro Road, and Downtown Lynchburg — in the heart of Lynchburg's established industrial corridor.


Chapel Lane, Lynchburg VA
Old Forest Rd to Chapel Ln**PROPERTY DETAILS**

Parcel ID	22607005
County	City of Lynchburg
Subdivision	Old Forest Rd Commercial
Lot Size	1.305 Acres
Zoning	I-3 Heavy Industrial
Road Frontage	State Paved
Est. Annual Taxes	\$465
Existing Buildings	None

CONTACT

LISTING AGENT

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