



2602 Sheffield Dr.

Blacksburg, VA

Exclusively Presented By:

CARMEN ELLIOTT

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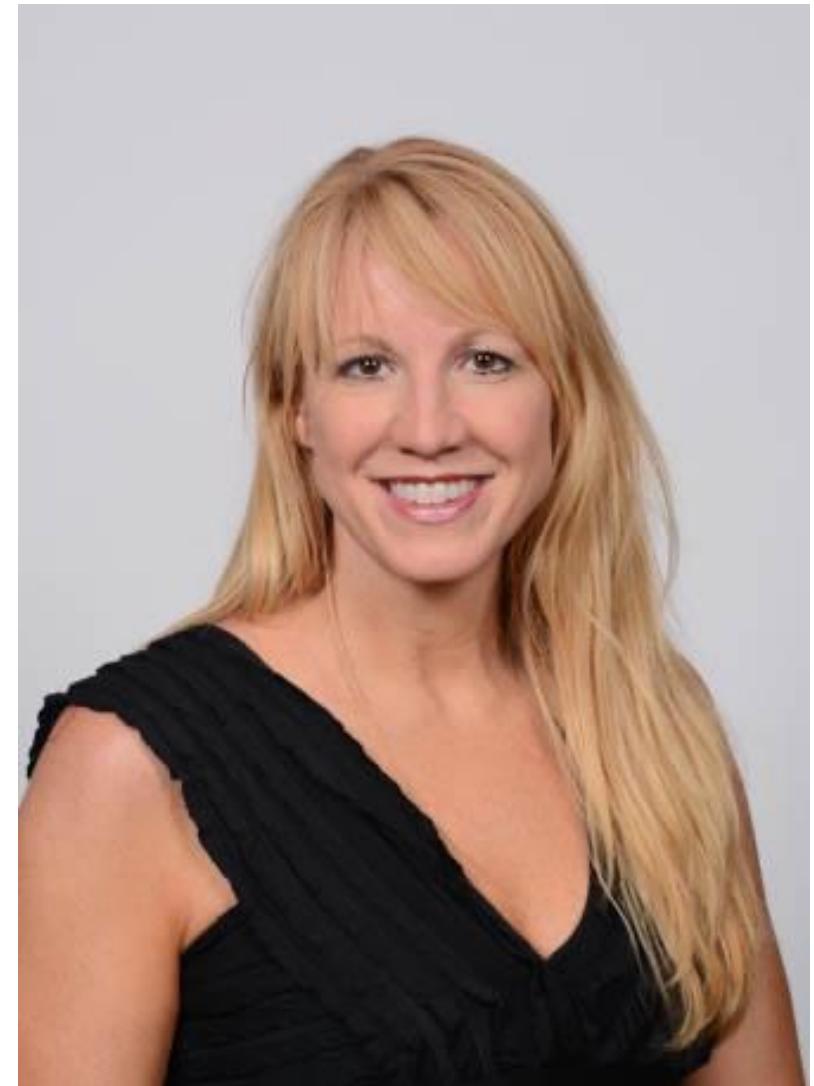


Elliott Inc.

Office: 540.357.2084

Elliottinc.com

17 N Franklin St. Christiansburg, VA 24073



Asking Price \$379,000

Lot Size 0.58
(acres)

Square Feet 25,265

Lease Rate \$2.00 PSF

Zoning PR

Rendering Sample



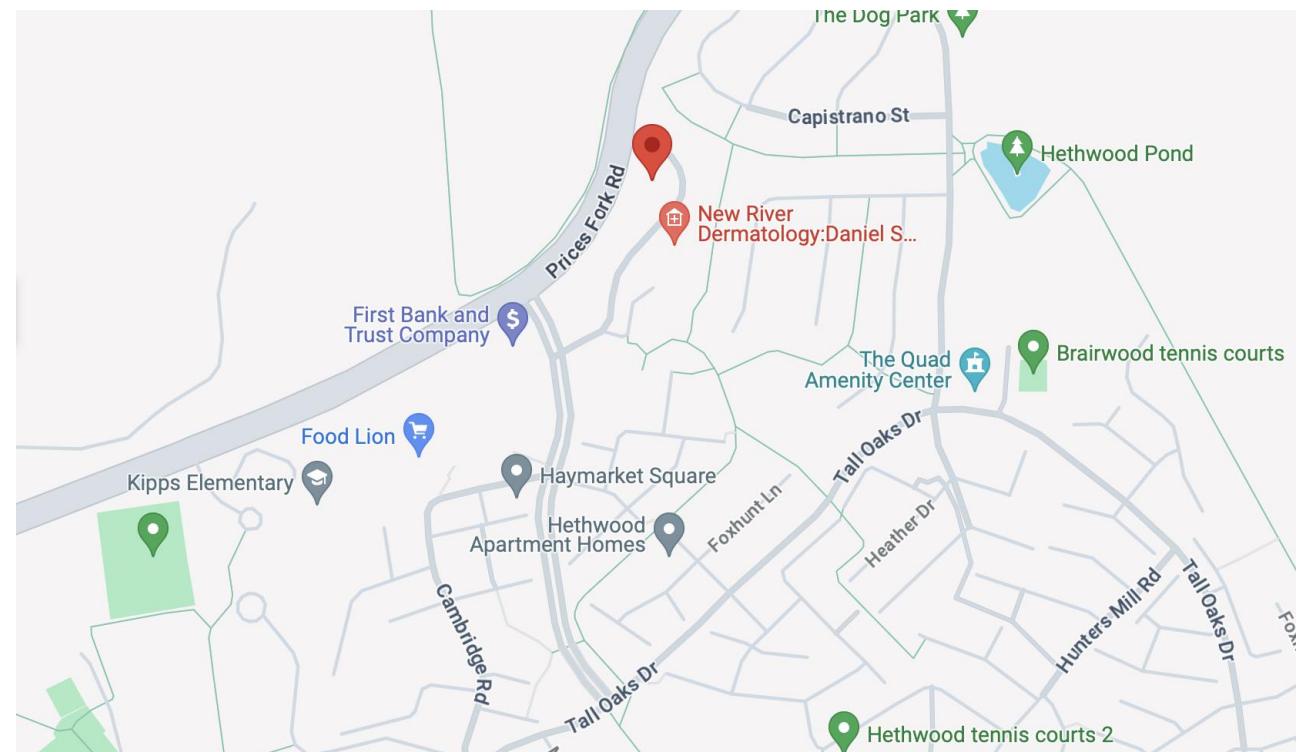
Investment Summary

This 0.584-acre parcel offers a flexible opportunity for development or ground lease in a high-traffic location.

Zoned PR (Planned Residential), the property supports a wide range of potential uses, including residential, mixed-use, or select commercial projects. With excellent visibility and accessibility, this site is well-suited for investors, developers, or end-users looking to capitalize on a growing area.

PROPERTY HIGHLIGHTS

- High-Exposure Frontage on Busy Road
- Offered for Sale or Ground Lease
- No Structures – Ready for Development
- Prime Location



2602 SHEFFIELD DR
BLACKSBURG, VA, 24060

PROJECT DATA

LOT SIZE: 24 393 SF / .56 ACRES

AS PER REGULATION:
20% OPEN SPACE: 4878.6 SF
SETBACKS:

12ft FRONT
20ft SIDE (CORNER LOT)
18ft REAR

1 PKG SPACE PER 300SF OF GENERAL OFFICE
DEVELOPMENT

**SITE PLAN
Sample FOR
APPROVAL**

Rendering Sample



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **ELLIOTT INC** and should not be made available to any other person or entity without the written consent of **ELLIOTT INC**.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees not to photocopy or duplicate any part of this offering memorandum.

If you have no interest in the subject property, please promptly return this offering memorandum to **ELLIOTT INC**.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

ELLIOTT INC has not made any investigation and makes no warranty or representation with respect to:

- The income or expenses of the property
- The future projected financial performance
- The size and square footage of the property or improvements
- The presence or absence of contaminating substances, PCBs, or asbestos
 - Compliance with local, state, and federal regulations
 - The physical condition of the improvements
- The financial condition or business prospects of any tenant
 - Any tenant's plans or intentions to continue occupancy

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, **ELLIOTT INC** has not verified, and will not verify, any of the information contained herein, nor has **ELLIOTT INC** conducted any investigation regarding these matters. We make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their own costs and expenses in investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE ELLIOTT INC ADVISOR FOR MORE DETAILS.



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