

STAUNTONTM CROSSING

PHASE II

 1300 Richmond Rd | Staunton, Virginia 24401
38.134114049589506, -79.03578136446886

[View in Google Maps](#) 



Chase Hoover

Associate Broker

540.480.1449

Chase.Hoover@Cottonwood.com

Chad Dunham

Commercial Realtor

540.246.6700

Chad.Dunham@Cottonwood.com

Keith May

Principal Broker

540.820.7008

Keith.May@Cottonwood.com

COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

13 South New St. | Staunton, VA 24401

540.712.8868 | info@cottonwood.com



TABLE OF CONTENTS

03	EXECUTIVE SUMMARY
04	DEMOGRAPHICS
05	CLOSEUP AERIAL
06	MARKET AERIAL
07	TRANSPORTATION
08	UTILITIES
09	LIFE IN STAUNTON
10	REGIONAL OVERVIEW

EXECUTIVE SUMMARY

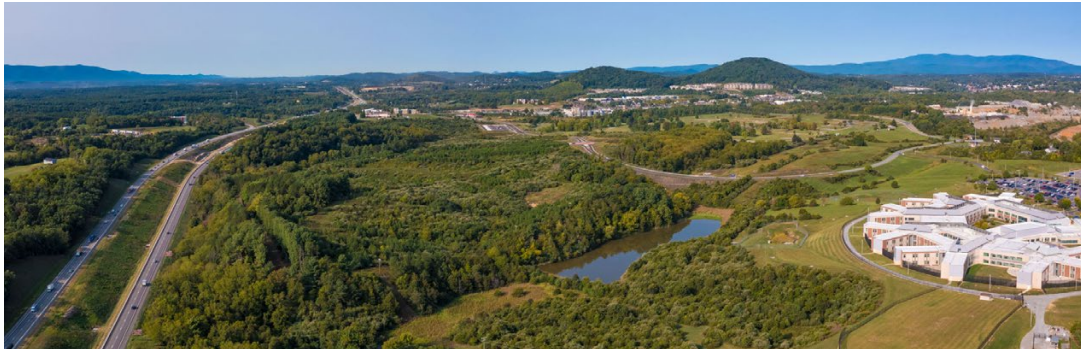
Uncover the potential of 50 acres of development land in the rapidly growing Staunton, VA. This prime location offers a charming blend of historic elegance and modern vibrancy, creating an ideal setting for retail and land investment opportunities. The area is known for its eclectic mix of local shops, inviting eateries, and a thriving farmer's market in the downtown area, making it a popular destination for shopping and dining. With its close proximity to the stunning Shenandoah Valley, outdoor enthusiasts can indulge in a variety of recreational activities. Nearby attractions such as the Frontier Culture Museum and the American Shakespeare Center add to the cultural richness of the area, providing an enticing draw for prospective retail and land investors.

OFFERING SUMMARY

Sale Price:	\$125,000 Per Acre
Lot Size:	50 Acres Divisible
Zoning:	B2
Utilities:	Public Water/Sewer Natural Gas Fiber Electric Routed
Access:	Dedicated Turn Lane Signalized Intersection
Traffic Counts:	Interstate 81, Exit 222 58,000 AADT+ Richmond Avenue 26,000 AADT+



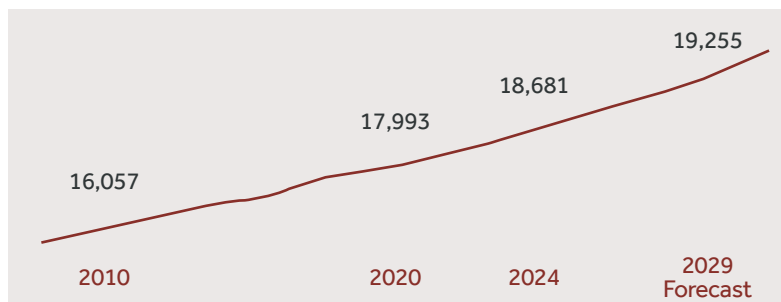
DEMOGRAPHICS



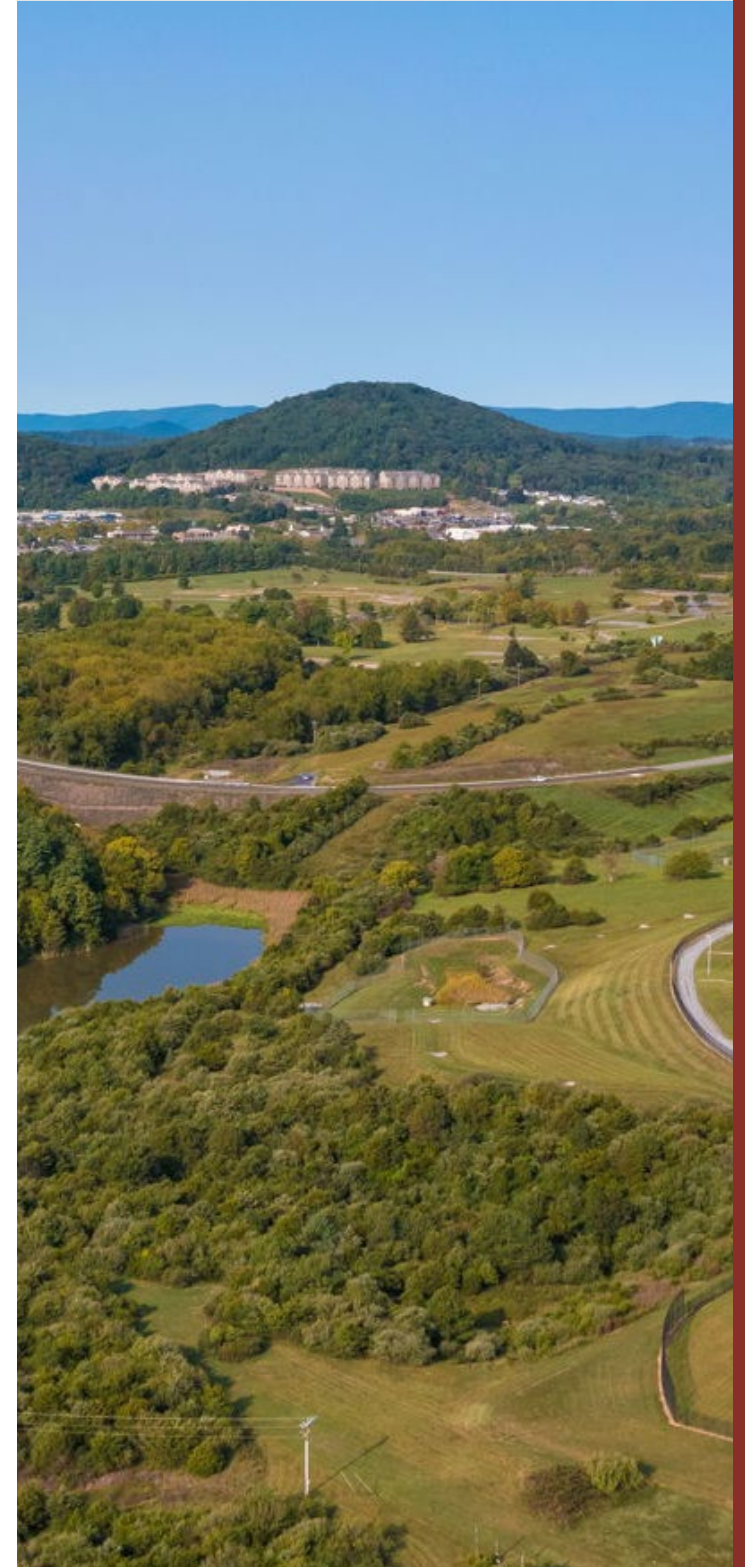
AVG HOUSEHOLD INCOME	3 MILES	5 MILES	7 MILES
2024	\$85,562	\$83,977	\$87,252
2029 Forecast	\$97,712	\$95,972	\$99,325

TOTAL HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2024	7,920	17,870	24,200
2029 Forecast	8,225	18,444	24,991

POPULATION GROWTH, 3-MILE RADIUS



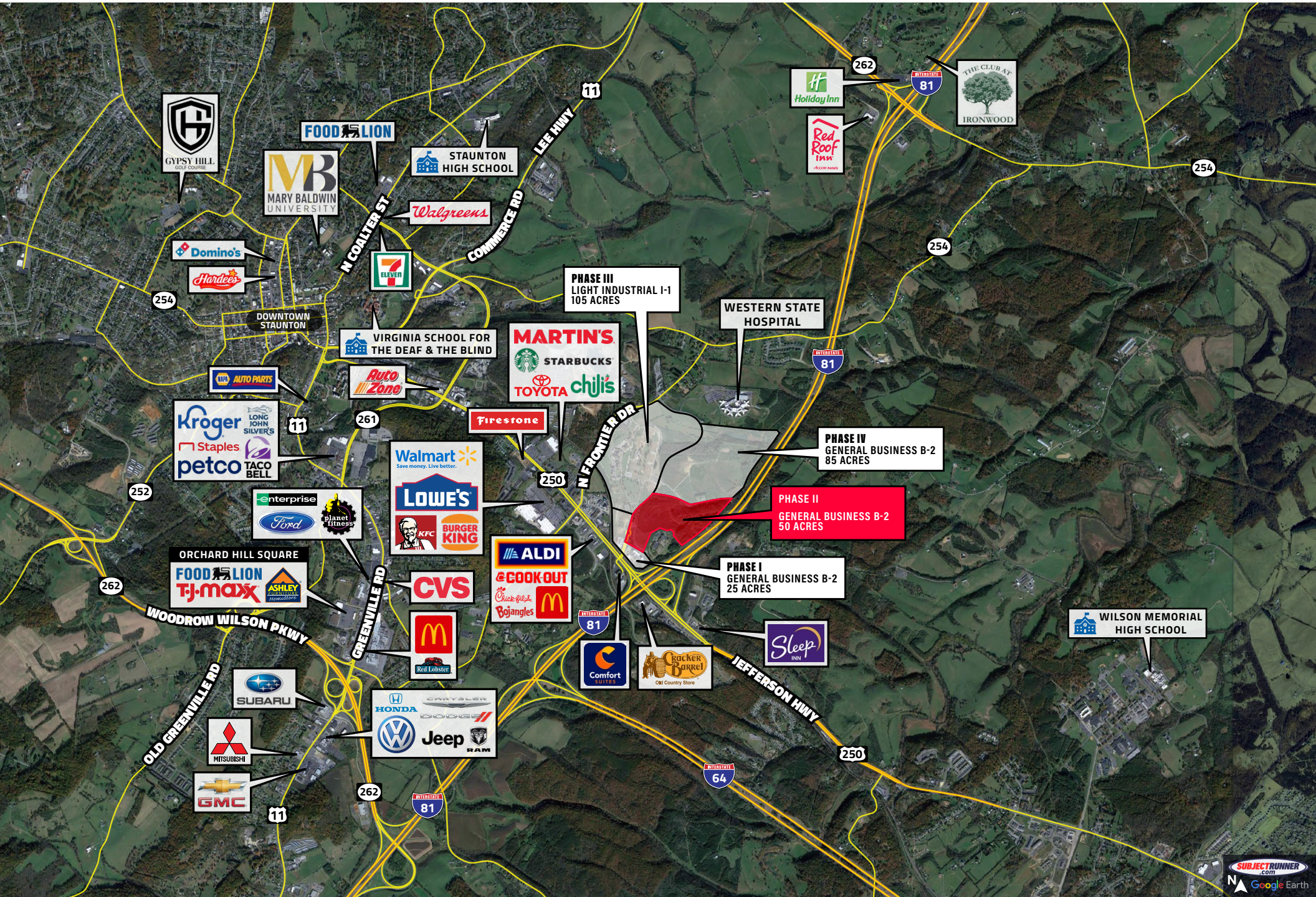
Data provided from 2024 Esri report



CLOSEUP AERIAL



MARKET AERIAL



TRANSPORTATION

Staunton Crossing is located in a prime location, with excellent transportation characteristics that make it accessible to businesses and customers. One of the key transportation features of Staunton Crossing is its 1-mile frontage on Interstate 81 at Exit 222 and its location at the intersection of I-81 and I-64. This prime location provides easy access to major highways, making it an accessible location for businesses to transport goods and services.

ENTRANCES TO THE SITE

There are three existing vehicle entrances into the property.

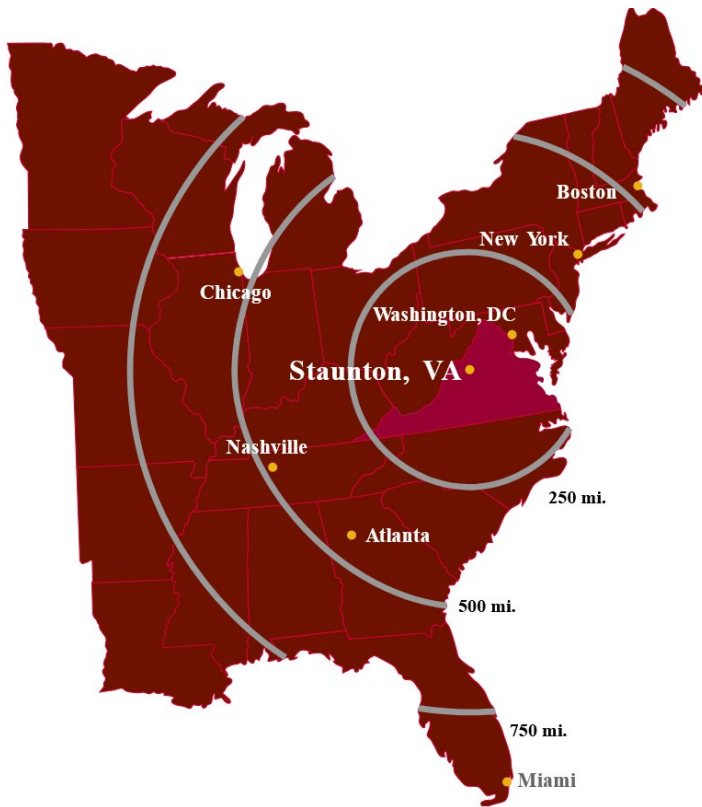
- The first existing entrance from U.S. 250 is a median divided, four-lane boulevard into the property.
- The second existing entrance into the property from North Frontier Drive is also expandable.
- The third existing entrance into the property, Valley Center Drive, is a two-lane street that enters the site at the north boundary and is a two-lane public street sufficient for industrial and commercial traffic.

These diverse entrances will support future subdivision of the property and development of a mix of real estate uses.

PASSENGER RAIL SERVICES

Staunton Crossing provides companies with easy access to Amtrak's passenger service. The Amtrak terminal is located in downtown Staunton, just two miles from Staunton Crossing, making it convenient for employees and visitors to travel to and from the site.

Amtrak's Cardinal line provides passenger service from Washington, D.C. to Chicago, making it easy for businesses at Staunton Crossing to connect with key cities along the east coast. This convenient and reliable passenger service provides businesses with another transportation option, helping to make Staunton Crossing an attractive location for businesses of all sizes.



UTILITIES

Staunton Crossing is well served by utilities, making it “shovel ready” for new businesses and developments. Electric, natural gas, and public water and sewer are already on-site, ensuring that all the basic needs of new businesses are met.

ELECTRIC SERVICE

Dominion Energy, one of the largest electric utilities in the United States, provides electrical service to the Staunton Crossing site. The company has a long history of providing reliable, clean and efficient energy services to businesses.

In addition to electrical service, Dominion Energy also offers a range of value-added services to businesses at Staunton Crossing. These services include energy efficiency programs, renewable energy options, and innovative energy solutions that help businesses reduce energy costs and improve their bottom line. Dominion Energy’s commitment to customer service, combined with its expertise in the energy sector, make it an ideal partner for businesses looking to locate at Staunton Crossing. Current available electric capacity is 4.2 MW. All necessary right-of-way(s) and easements are in place.

NATURAL GAS SERVICE

Columbia Gas of Virginia provides natural gas to the Staunton Crossing site. The company has already installed a natural gas infrastructure with a current capacity of 500 Mcf, ensuring that businesses at Staunton Crossing have access to a reliable and abundant supply of clean, environmentally-friendly natural gas.

WATER AND SEWER SERVICE

The City of Staunton provides public utilities to the Staunton Crossing site, including water and sewer services. These essential services are already in place, ensuring that businesses at Staunton Crossing have access to clean, safe, and reliable water and wastewater services.

The current water capacity available to the site is 2.0 MGD, which provides ample supply for businesses of all sizes. **The current sewer capacity available to the site is 1.5 MGD**, ensuring that businesses can dispose of their wastewater safely and efficiently. The necessary right-of-ways and easements are in place, and the City of Staunton has a strong commitment to customer service, making it a valuable partner for businesses looking to locate at Staunton Crossing.



LIFE IN STAUNTON

At the heart of Staunton's appeal is its location in the Shenandoah Valley, surrounded by rolling hills and majestic mountain vistas. Whether you're a fan of outdoor recreation or simply love soaking up the natural beauty of the landscape, there is no shortage of opportunities for adventure and discovery in Staunton. With a vibrant outdoor lifestyle that includes hiking, fishing, camping, and access to state and national parks, residents can truly connect with the natural world and experience the best that this area has to offer.

FOR THOSE WHO ARE DRAWN TO CULTURAL EXPERIENCES, STAUNTON IS A TOWN THAT TRULY DELIVERS.

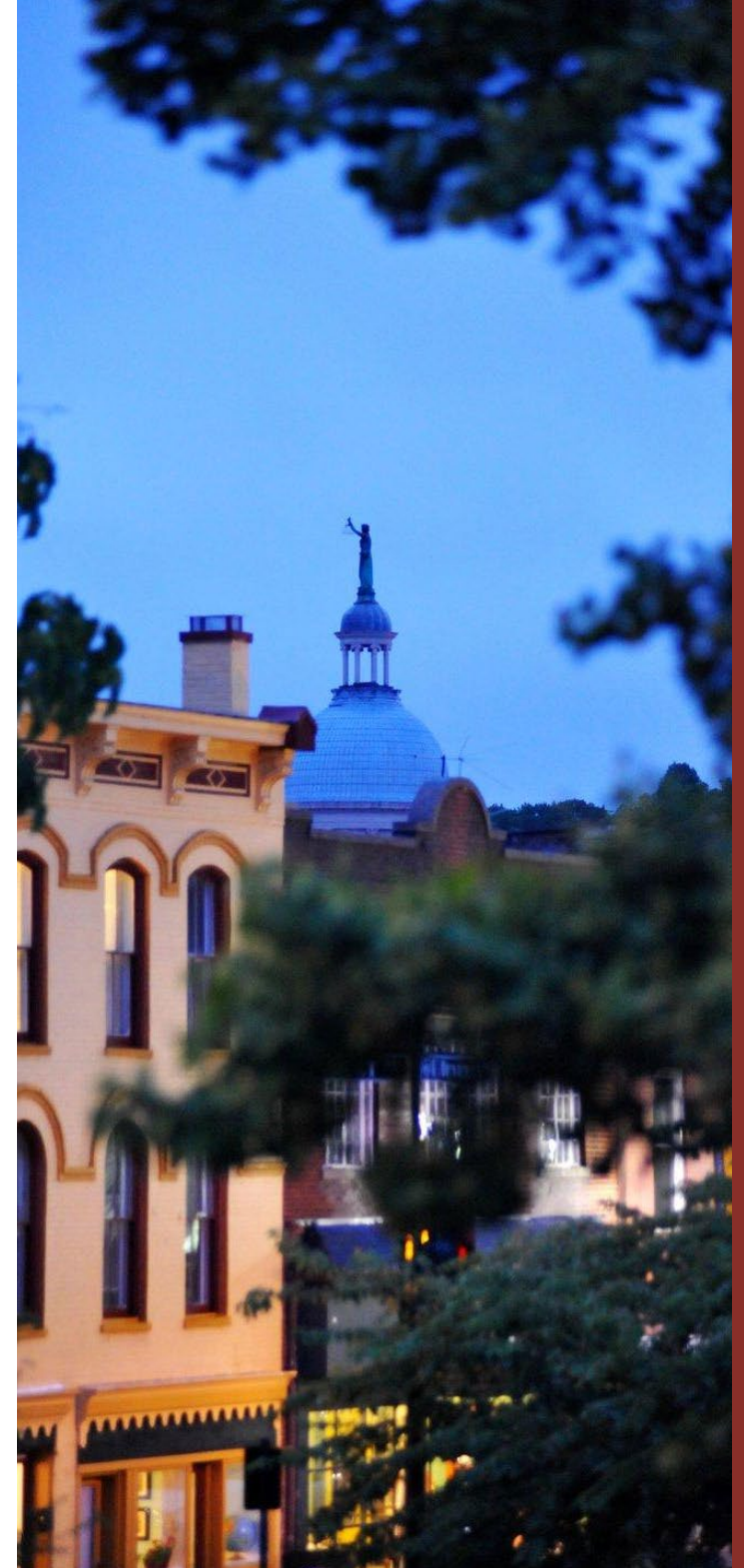


The downtown area of Staunton is a particular standout, offering visitors and residents alike the chance to experience the very best of what this charming town has to offer. With its beautiful architecture,

local shops and restaurants, and a thriving arts scene, the downtown area is a hub of activity and excitement. Whether you're looking for a night out on the town or simply want to spend a quiet day exploring the local shops and galleries, the downtown area is the perfect place to start.

For those who are looking for a more laid-back pace, Staunton's many wineries and breweries offer the perfect escape from the hustle and bustle of everyday life. With a thriving local food and drink scene, residents can sample the best of what this area has to offer, whether they're looking for a glass of locally-produced wine or a perfectly crafted beer.

When it comes to quality of life, Staunton truly stands out. With its breathtaking natural beauty, thriving cultural scene, and abundance of recreational opportunities, this is a town that truly has it all. Whether you're a company looking to relocate, or simply seeking a new and exciting place to call home, Staunton is a town that is sure to impress and has something for everyone.



REGIONAL OVERVIEW

LOCATION

The Shenandoah Valley is in the heart of historic and scenic west-central Virginia in the Blue Ridge and Allegheny Mountains. Interstates 81 and 64 traverse the region, along with close proximity to Interstate 66, providing an excellent transportation infrastructure and connection to markets north or south and east or west.



- I-81 is the longest interstate in Virginia and rated one of the top eight truck routes in the U.S.
- Interstates 64 and 81 provide easy access to the Virginia Inland Port at Front Royal and The Port of Virginia in Hampton Roads.
- I-66 links I-81 with the Washington, D.C., MSA.
- Freight rail service is provided by CSX Transportation, Norfolk Southern, Buckingham Branch Railroad, Chesapeake & Western Railroad, and Shenandoah Valley Railroad.
- The Virginia Inland Port is approximately 15 miles from the region and The Port of Virginia in Hampton Roads is 182 miles east.
- General aviation and commercial air service is provided by Shenandoah Valley Airport (SHD), which offers daily service to Charlotte-Douglas International Airport (CLT), as well as Charlottesville-Albemarle Airport (CHO – 36.7 miles), and Lynchburg Regional Airport (LYH – 40.3 miles). Washington-Dulles International (IAD) offers commercial flights and cargo transportation 70 miles from Shenandoah County.



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