

SALE

PRIME INTERSTATE 81 DEVELOPMENT OPPORTUNITY

TBD East Lee Highway Max Meadows, VA 24360



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	18.25 Acres
Price / Acre:	\$120,548
Zoning:	No County Zoning

PROPERTY OVERVIEW

This exceptional 18.25-acre development site offers the ability to assemble an additional 17.25 acres, creating a rare 35.5-acre opportunity at the intersection of the I-77 and I-81 corridors. With all utilities available to the site, completed environmental testing yielding a clean bill of health, and immediate access to major transportation routes, the property is ideally suited for retail, commercial, industrial, logistics, hospitality, or mixed-use development.

Unlike many municipalities, Wythe County has no county zoning, providing extraordinary flexibility for developers and owner-users. The County's Comprehensive Plan specifically envisions continued commercial and industrial growth throughout this corridor, further supporting the long-term development potential of the site.

Large, development-ready tracts with this level of flexibility, infrastructure, and interstate access are increasingly difficult to find in today's market.

David Burks
(804) 366-2754



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SALE

18.25 ACRES ± WITH EXPANSION POTENTIAL TO 35.5 ACRES ±

Reference Address for Searching: 4881 E Lee Highway Max Meadows, VA 24360



PROPERTY HIGHLIGHTS

- 18.25-acre development tract available immediately
- Ability to assemble an additional 17.25 acres for a total of approximately 35.5 acres
- Exceptional visibility and access along East Lee Highway and Interstate 81
- Immediate access to both Interstate 77 and Interstate 81
- No county zoning restrictions, providing extraordinary development flexibility
- Wythe County Comprehensive Plan supports continued growth and development throughout the corridor
- All utilities available to the site
- Extensive environmental testing completed with favorable results
- Suitable for retail, commercial, industrial, logistics, hospitality, mixed-use, and institutional development
- Rare large-scale development opportunity in a high-growth interstate corridor

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