

FOR SALE

AUGUSTA COUNTY

Urban Land

Stuarts Draft Highway | Stuarts Draft, VA 22980



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 7.84± acres is currently cleared with an existing stormwater BMP in place
- › Public waterline located along the Highway. Sewer is located to the west, but county anticipates a new gravity sewer line being installed along the east which could serve the subject property
- › Zoned GA with potential to rezone
- › Located in Augusta County
- › Comprehensive Plan for Neighborhood Mixed Use, which allows for eight (8) dwelling units per acre, as well as convenience retail and office uses
- › Over 900 feet of frontage on Stuarts Draft Highway and over 500 feet on Mt. Vernon Road
- › Sale Price: \$ 1,000,000

FOR MORE INFORMATION:

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Senior Associate

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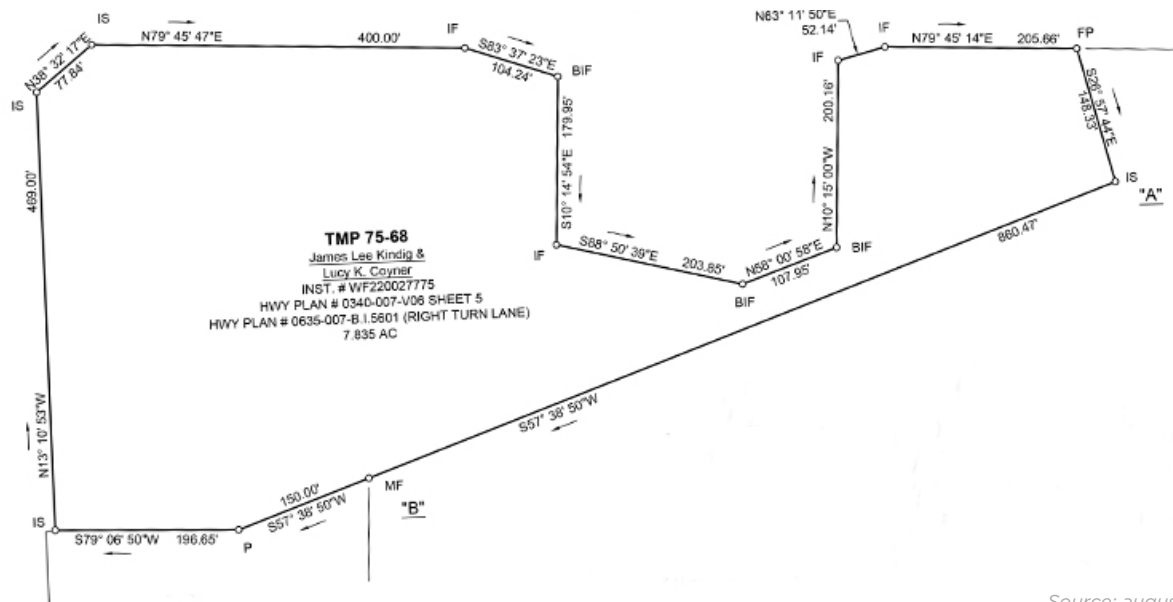
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

STUARTS DRAFT SNAPSHOT

Augusta County offers a premier location in Virginia's Shenandoah Valley, a business-friendly environment, and affordable tax rates. Touted for our hospitality and can-do attitude, **several of America's most well known companies have located and expanded here.** Pair that with the vibrant small cities and breath-taking natural attractions, and you'll see the limitless opportunities.



Source: augustavabusiness.com



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MARKET OVERVIEW

Staunton Snapshot

The dynamic City of Staunton is located at the crossroads of Interstates 81 and 64 in the heart of the Shenandoah Valley. With a population of more than 24,000, Staunton boasts a laid-back, welcoming atmosphere signature of a small town, but also offers one-of-a-kind cultural amenities that you're more likely to find in a larger, metropolitan area.

Source: www.ci.staunton.va.us/home

Waynesboro Snapshot

Strategically located on the I-81 corridor in the Shenandoah Valley of Virginia, Waynesboro has a strong connectivity to major markets via road, rail, and air and to the world with major fiber carriers providing high-speed service. The city continues to have a strong heritage of manufacturing excellence, and is a regional retail center with outstanding cultural and recreational amenities.

Source: www.visitwaynesboro.com

