

OPPORTUNITY ZONE PARCEL FOR SALE

RICHMOND ROAD, TOWN OF WARSAW, VA

16-16 Richmond Rd, Warsaw, VA 22572



OFFERING SUMMARY

Sale Price:	\$499,000
Available SF:	
Lot Size:	10.7 Acres
Price / Acre:	\$46,636
Zoning:	C-2

PROPERTY OVERVIEW

This level, C-2 zoned parcel is ripe for development and located in Enterprise and Opportunity Zones. Public water and sewer as well as electric are located in the front and rear of the property. The Richmond Road frontage is approximately 620 ft. Richmond County General Commercial zoning allows for a wide range of retail and service uses which accommodates the required parking. Located at the beginning of the Town of Warsaw jurisdiction, this parcel is a gateway to the town and is easily accessible via median cut and turnout lane from the westbound direction on Rt 360. There is also right of way access at the McDonald's entrance. Join area retailers including Food Lion, McDonalds, Hardee's, NAPA, Tractor Supply, Walgreens, Dollar General and Dollar Tree.

PROPERTY HIGHLIGHTS

- located in Enterprise & Opportunity Zones
- Level parcel ripe for development
- Public water, sewer and electric located in front and rear of property
- Approximately 620 feet of Richmond Road frontage
- Potential for retail and service use with required parking

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