



Peppers Ferry Development Acreage

66 +/- Acres | Montgomery County, VA | \$8,999,000



National Land Realty
2920 West Broad Street
Richmond, VA 23230
NationalLand.com

Casey Reynolds
Office: 855-384-5263
Cell: 540-577-4249
Fax: 864-331-1610
[Creynolds@nationalland.com](mailto:C Reynolds@nationalland.com)

Claire Dee
Office: 855-384-5263
Cell: 804-999-6166
Fax: 864-331-1610
Cdee@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

66 acre strategic Commercial Development opportunity with potential for future expansion. Excellent road connectivity.

Located at interchange 4B of US Route 460, this 66-acre property is approximately 3 miles north of Christiansburg (and Interstate 81) and 6 miles South of Blacksburg. Situated opposite and with easy access to the vibrant hotel, retail, and restaurant amenities of Christiansburg Marketplace and the proposed new passenger Amtrack station, the site offers an unparalleled opportunity for development.

An additional benefit given the property's location on the relatively undeveloped eastern side of US Route 460, is that there is potential for future expansion. The property has multiple points of access/egress via Peppers Ferry Road, Cinnabar Road, and Yellow Sulfur Road.

ADDRESS

2315 Yellow Sulfer Rd
Christiansburg, VA 24073

LOCATION

On the East side of the the 460 and Peppers ferry exit in Christiansburg. Property is on the opposite side of 460 from Lowes

ACREAGE BREAKDOWN

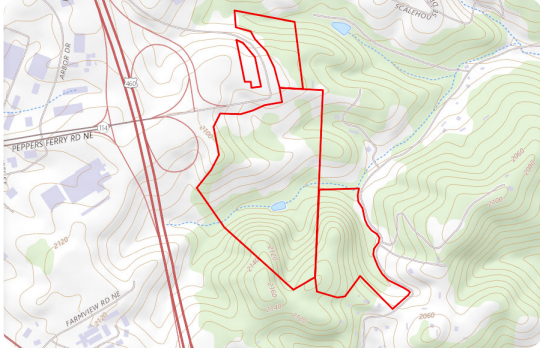
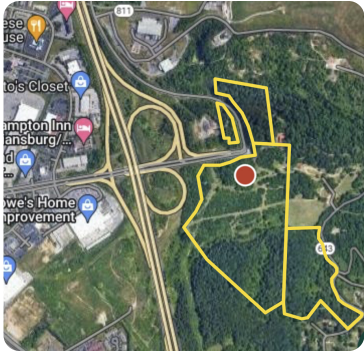
+/- acres

PROPERTY HIGHLIGHTS

- 66 acres with Commercial Development potential.
- Located at Intersection US Route 4B of 460 between Christiansburg and Blacksburg.
- Potential for future expansion.
- Multiple points of access to the land.

nationalland.com/listing/christiansburg-marketplace-development-66-acres





National Land Realty
2920 West Broad Street
Richmond, VA 23230
NationalLand.com

Casey Reynolds
Office: 855-384-5263
Cell: 540-577-4249
Fax: 864-331-1610
[Creynolds@nationalland.com](mailto:C Reynolds@nationalland.com)

Claire Dee
Office: 855-384-5263
Cell: 804-999-6166
Fax: 864-331-1610
Cdee@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.