

FOR SALE

15 ACRES ON I-81 EXIT 162

15057 LEE HWY BUCHANAN, VA 24066



For Sale
15057 Lee Hwy | Buchanan VA

● 15 ACRES



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Poe & Cronk Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION 1

FOR SALE

15057 LEE HWY | BUCHANAN VA



POE & CRONK REAL ESTATE GROUP
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444



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OFFERING SUMMARY

Sale Price: \$1,500,000

Available SF:

Lot Size: 15.0 Acres

Price / SF: \$2.30

PROPERTY OVERVIEW

Bryan Musselwhite, CCIM, and Stephen Pendergrass are pleased to present this 15-acre parcel is located directly off exit 162 of I-81 in Botetourt County. The front of this parcel is flat and gently slopes in the rear, offering the perfect backdrop for your signage with visibility that can stretch for miles. The flat portion offers a vast footprint and could accommodate a large surface lot and ample room to develop a retail property.

The property can be subdivided to suit the buyer's needs.

Off Exit 162 on I-81 Botetourt County, VA.

PROPERTY HIGHLIGHTS

- Excellent Visibility from I-81
- Directly of the on/off ramp to I-81
- Ideal location for a travel center
- Extra acreage available

15057 Lee Hwy
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LOCATION INFORMATION

SECTION 2

FOR SALE

15057 LEE HWY | BUCHANAN VA

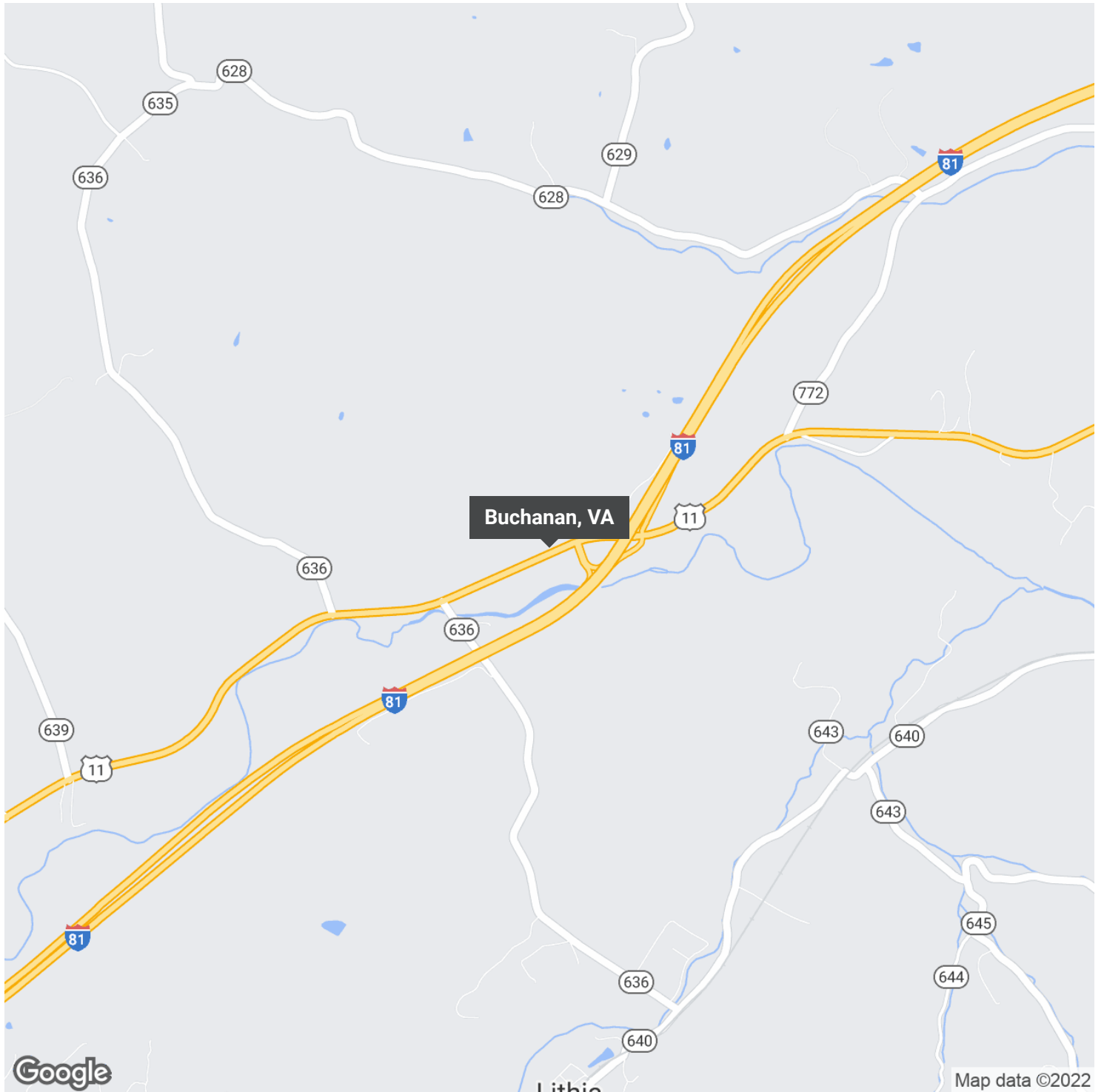


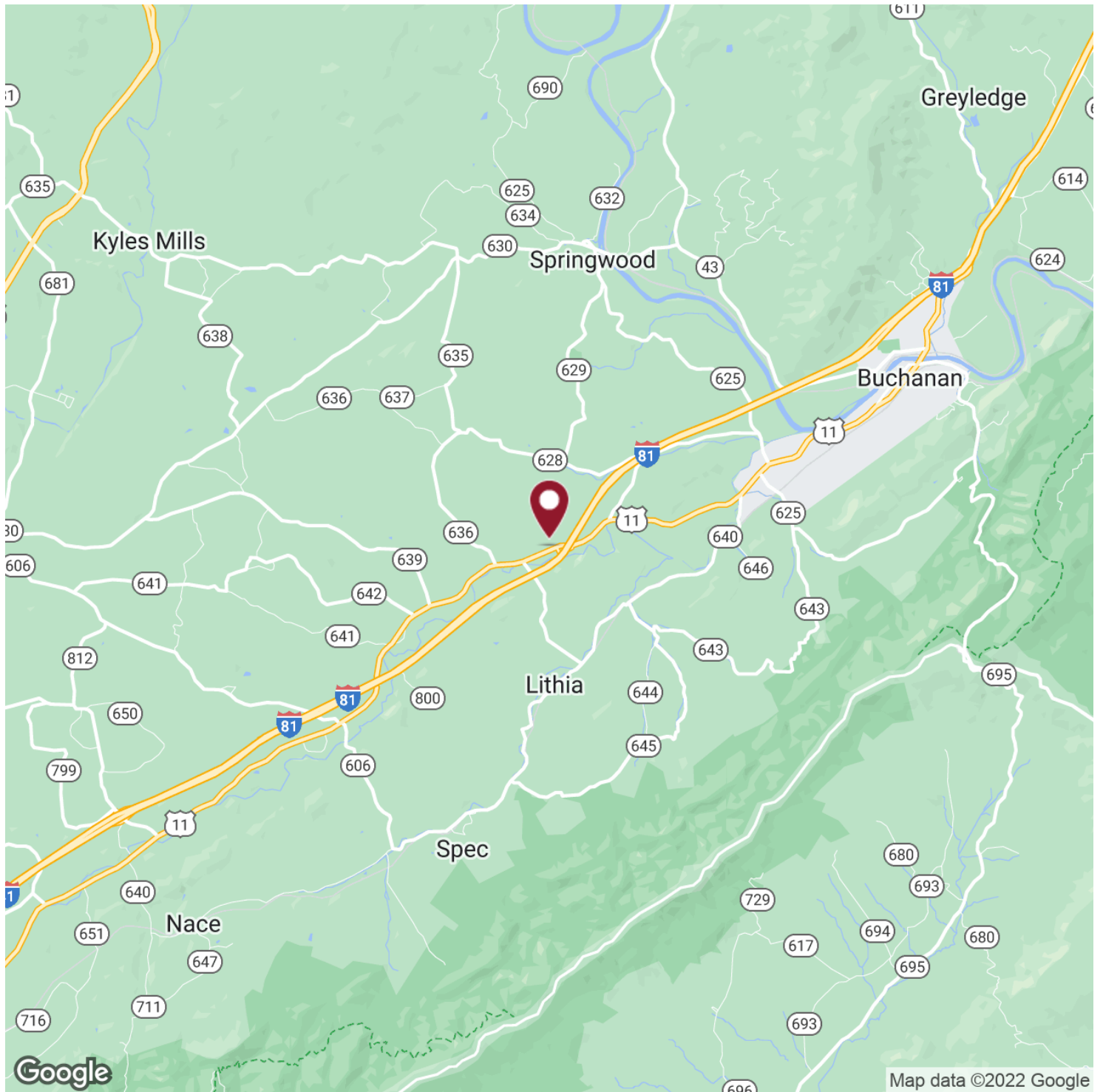
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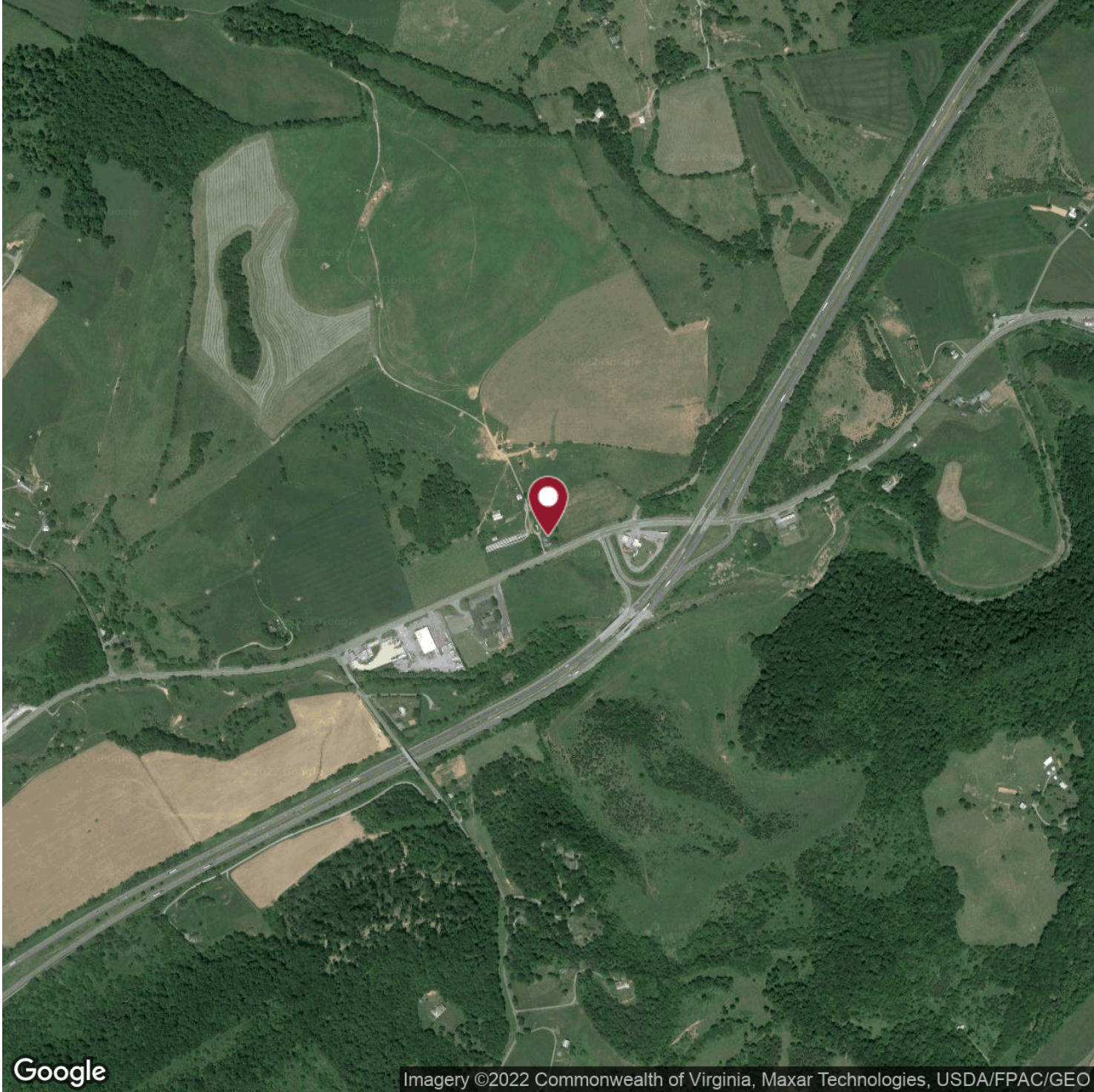


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DEMOGRAPHICS

SECTION 3

3

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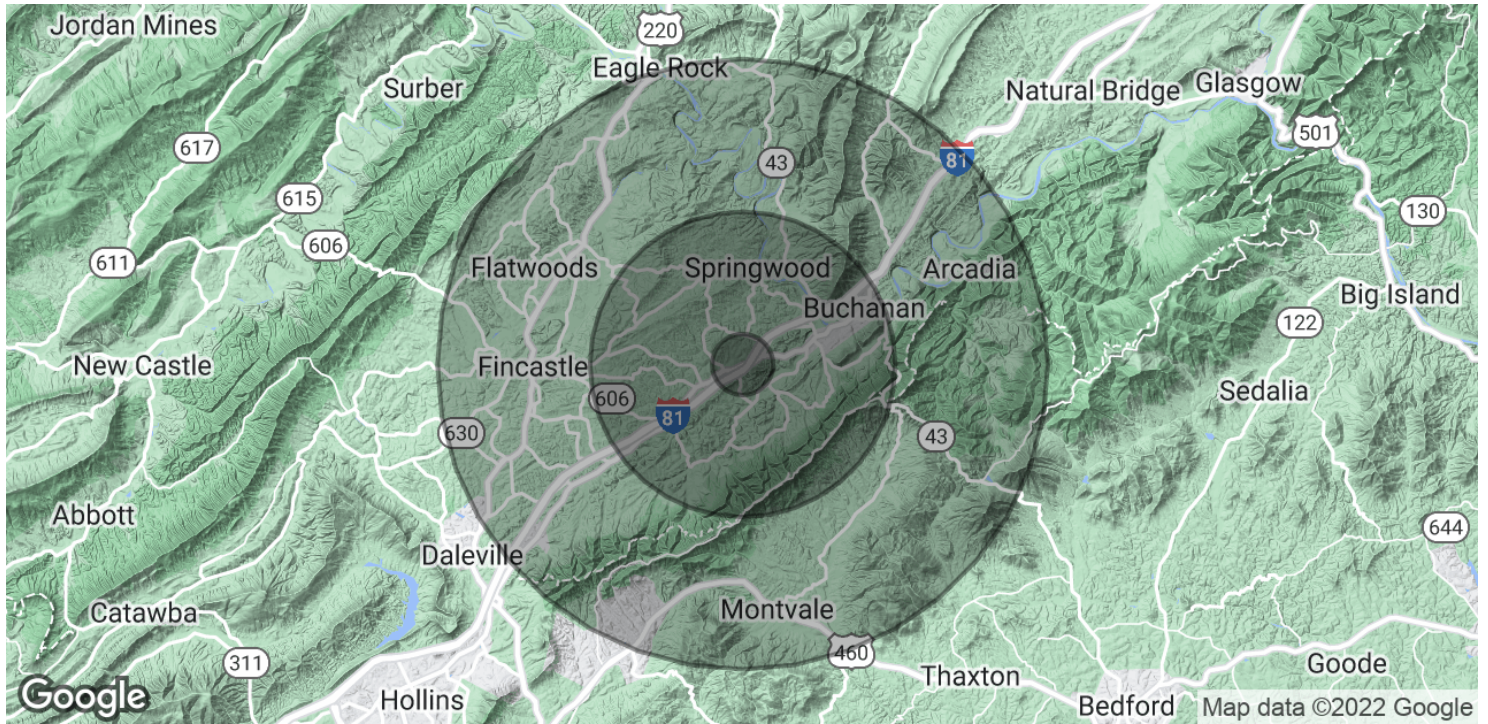
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DEMOGRAPHICS MAP & REPORT

FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	96	2,922	16,728
Average age	43.6	44.6	44.7
Average age (Male)	40.9	42.7	43.7
Average age (Female)	44.9	45.7	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	40	1,178	6,597
# of persons per HH	2.4	2.5	2.5
Average HH income	\$53,783	\$59,884	\$63,391
Average house value	\$171,666	\$186,994	\$203,198

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIOS

SECTION 4



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PROFESSIONAL BACKGROUND

A native of Roanoke, Bryan Musselwhite, CCIM, is a Senior Vice President with Poe & Cronk Real Estate Group, where he specializes in commercial/investment sales and leasing. Utilizing his expansive network, Bryan is a critical player in the regional CRE market. He works with clients on development plans and execution strategies that drive efficiency and profitability in their real estate portfolios.

On becoming a firm member in 2008, Bryan's natural leadership instinct became even more expressive as he quickly emerged as one of Blue Ridge Business Journal's Top 20 under 40. Additionally, in 2015 and 2016, he was awarded Poe & Cronk's Overall Top Producer. Ever since, he's remained a consistent producer by being involved in over \$150 million in sales & leasing transactions. Before joining the firm, Bryan garnered quality experience after spending over twelve years in various sales and marketing positions working for Fortune 500 companies. To meet and exceed his clients' expectations, Bryan leverages his first-rate marketing and sales experience, mixed with his resourceful network of relationships.

Bryan's professional portfolio and affiliation speak volumes of his expertise and achievements. He is a member of the National Association of Realtors, Virginia Realtors, and the Roanoke Valley Association of Realtors. He is also a member of the International Council of Shopping Centers, Inc (ICSC), and in 2013 Bryan was awarded the Certified Commercial Investment Member (CCIM) professional designation by the CCIM Institute.

Ever active, productive, and influential in his community, Bryan has served on many civil society organizations and steering committees. From the American Red Cross, Jefferson Center, Taubman Museum of Art, to the Roanoke Regional Chamber of Commerce, his contributions have been valuable. He presently serves as a member of the (BZA) Board of Zoning Appeals for the City of Roanoke.

Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower
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540.982.2444



STEPHEN PENDERGRASS

Vice President

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PROFESSIONAL BACKGROUND

Experienced deal maker putting clients interests first. Actively involved in the community developing an understanding of the local economy and working with the people that make this region great.

Vice President at Poe & Cronk Real Estate Group specializing in the sales and leasing of commercial, industrial, and investment properties. Leader in production at Regions largest firm for several years.

Professional experience includes working in the banking industry for several years. Understands the value of hard work and exceeding client's expectations.

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