

Turnkey Greenhouse With Barn, Greenhouses and Dwelling.

OFFERING MEMORANDUM | 1356 COOPERS COVE ROAD | HARDY, VA

Exclusively Listed by

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KELLER WILLIAMS SOLUTIONS
8100 Ashton Ave #103
Manassas, VA 20109

Property Summary



Property Summary

Lot Size:	5.15 Acres
Price:	\$2,150,000
Year Built:	1963
Zoning:	A1

Property Overview

9 Fully Operational Greenhouses – Well-maintained and ready for year-round growing, ideal for expanding retail, wholesale, or specialty operations.

3-Story Barn – A versatile structure for storage, events, or business expansion.

5-Bedroom, 4-Bathroom Home – Spacious with solid bones, providing comfort for an on-site owner or potential as a short-term rental or staff housing.

5+ Acres of Land – Picturesque grounds with room for additional greenhouses, agritourism ventures, or outdoor events.

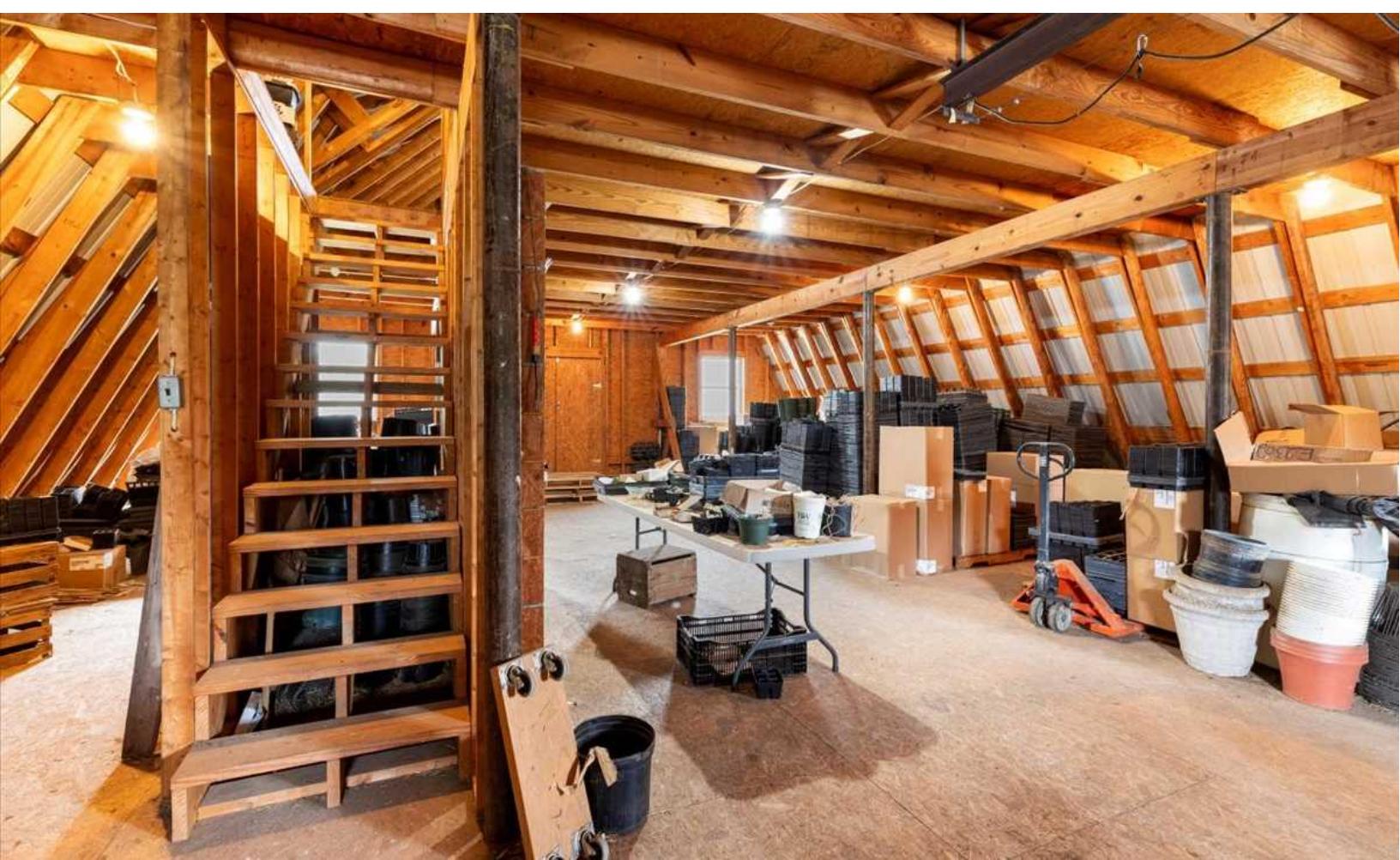
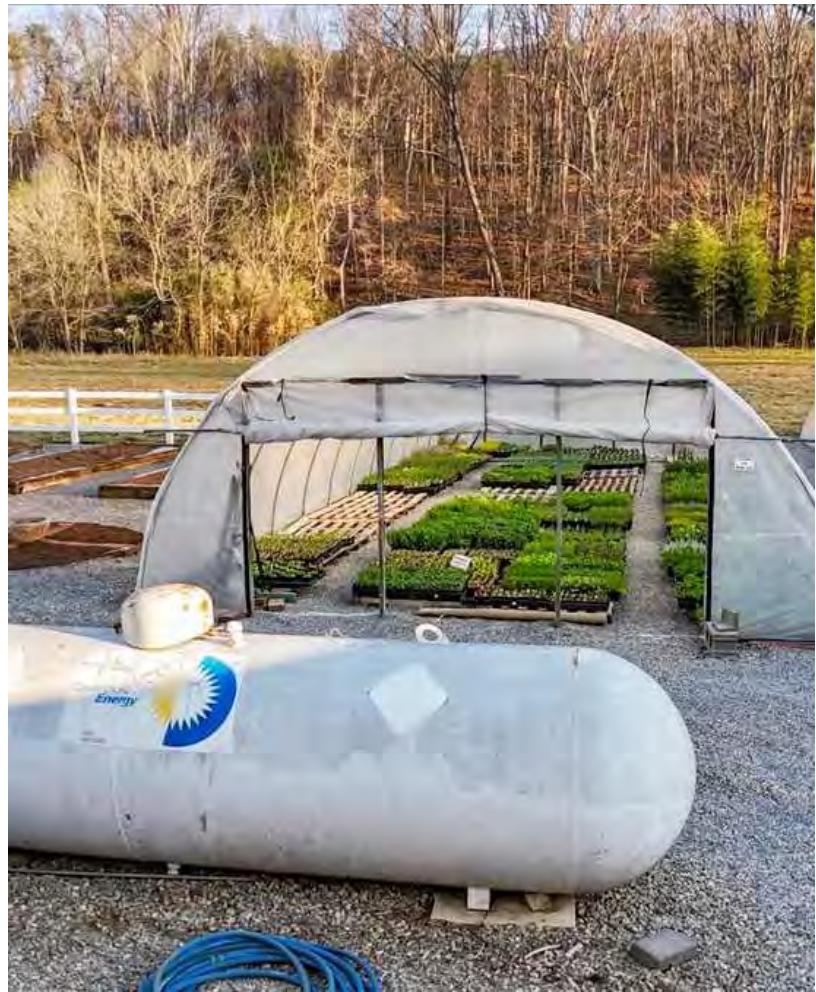
Location Overview

Near Hardy, VA in between Roanoke, VA and Smith Mountain Lake on Coopers Cove Rd (Rt 681).

Property Photos



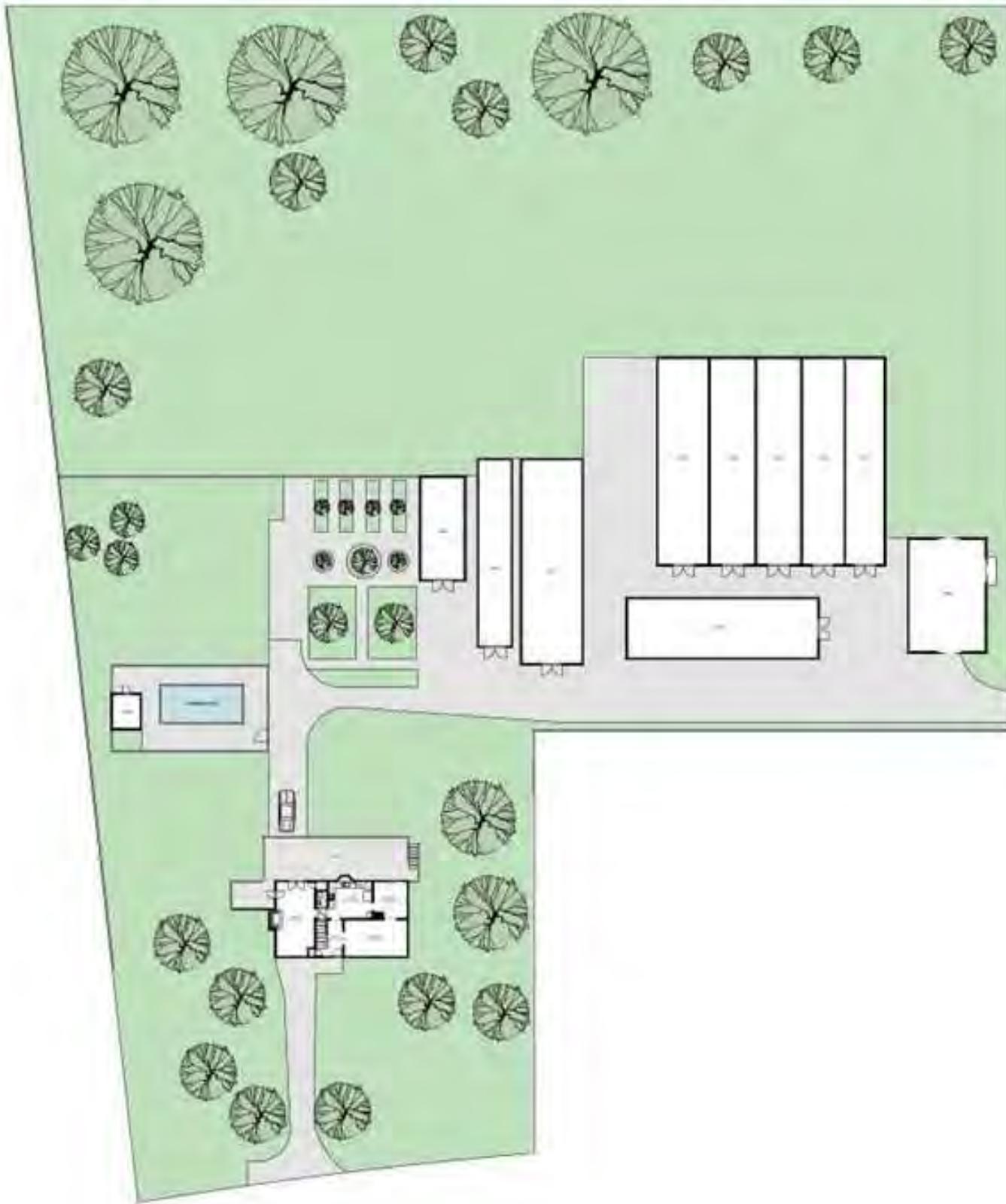
Property Photos



Property Photos

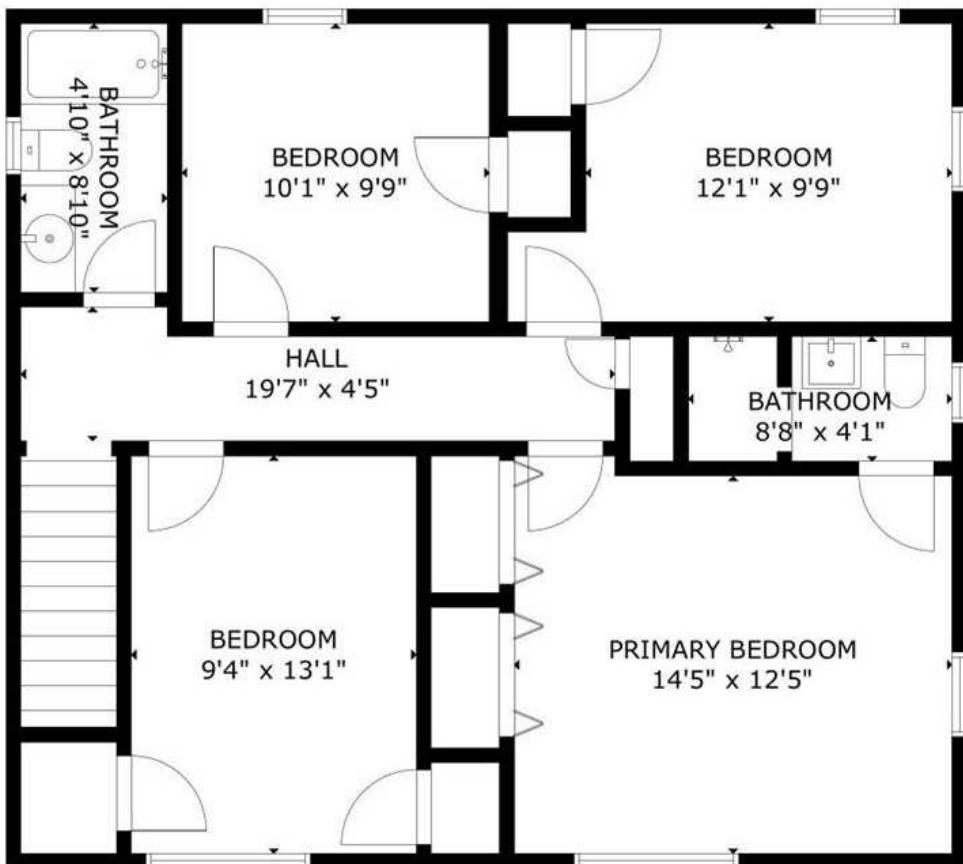


Property Photos



SITE PLAN

Property Photos



GROSS INTERNAL AREA
TOTAL: 2,944 sq ft
LOWER FLOOR: 1,066 sq ft, MAIN FLOOR: 1,043 sq ft, UPPER LEVEL 1: 835 sq ft
EXCLUDED AREA: GARAGE: 461 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

UPPER LEVEL 1



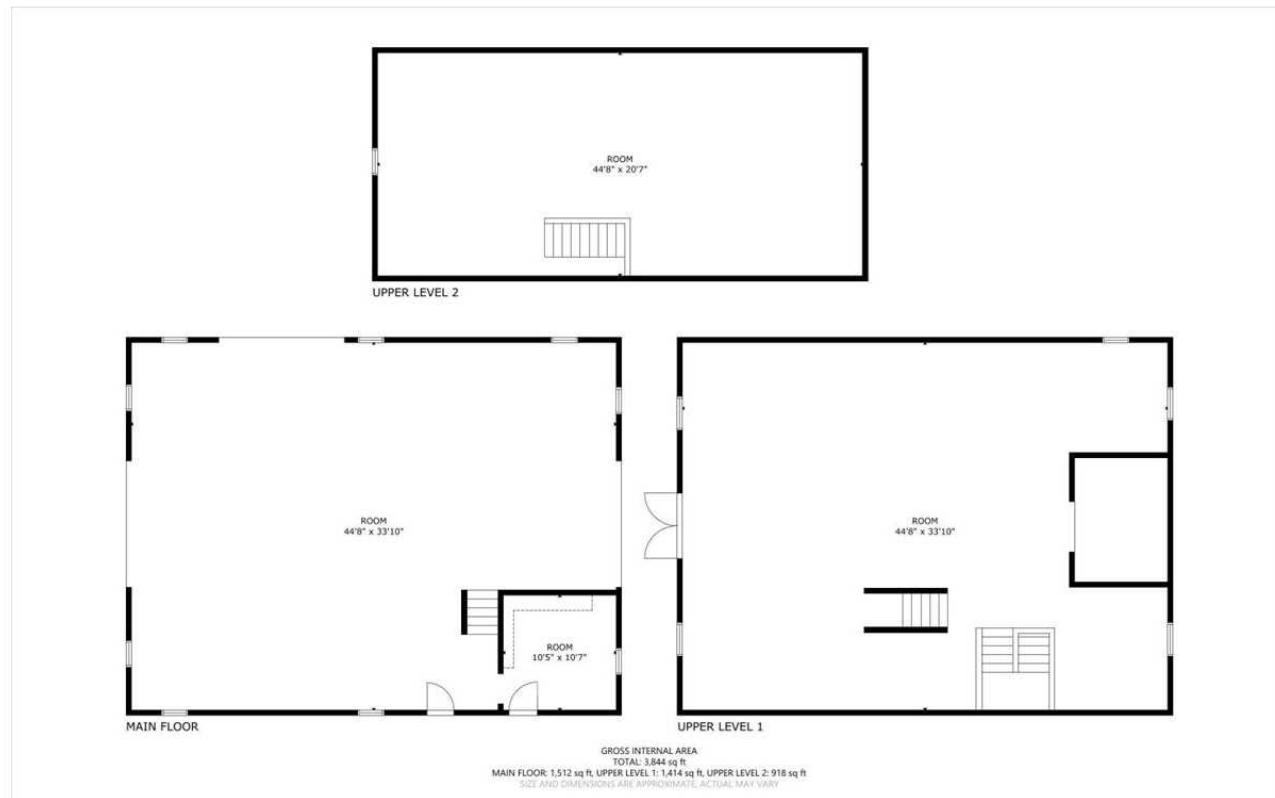
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MAIN FLOOR

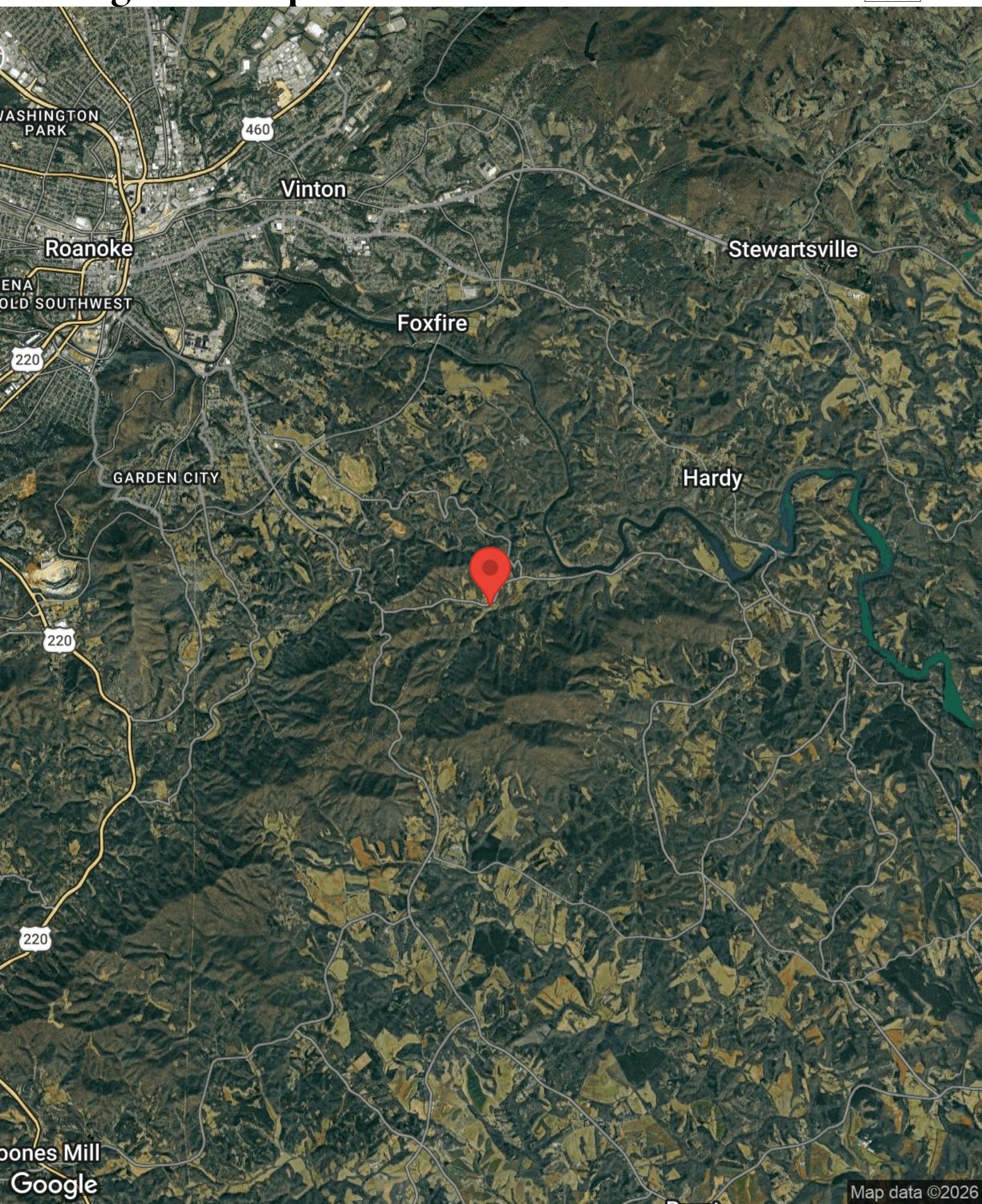
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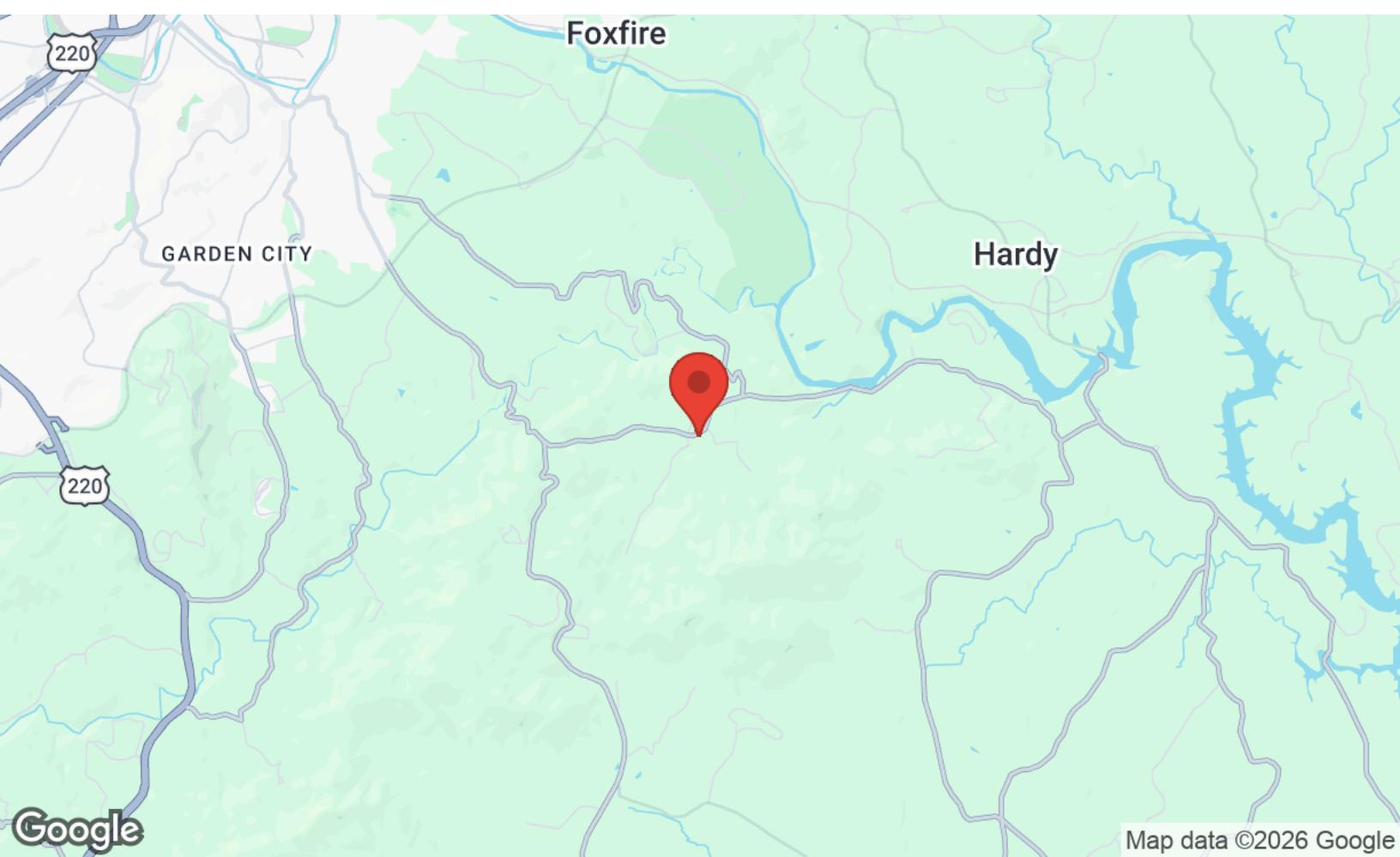
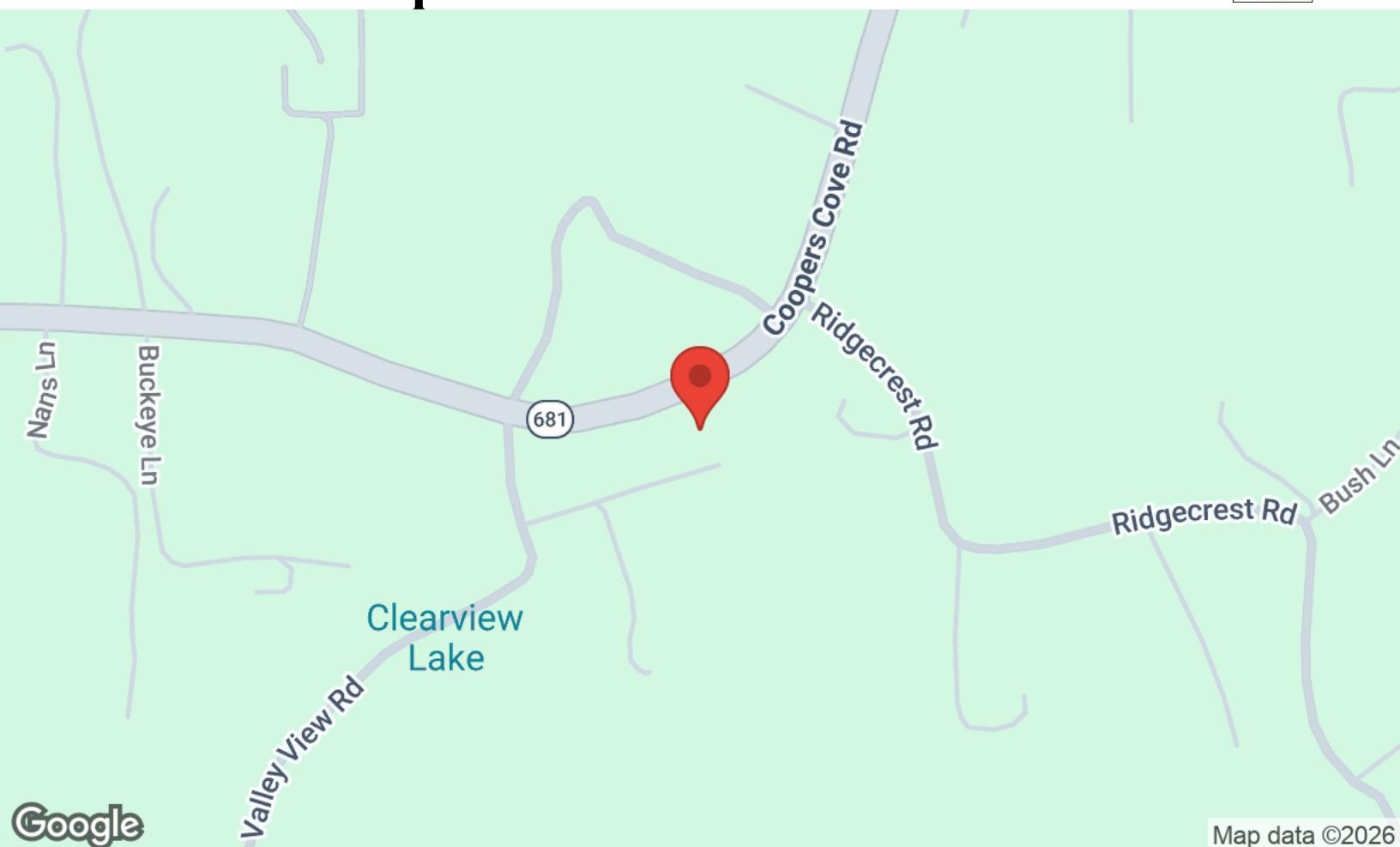
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Regional Map



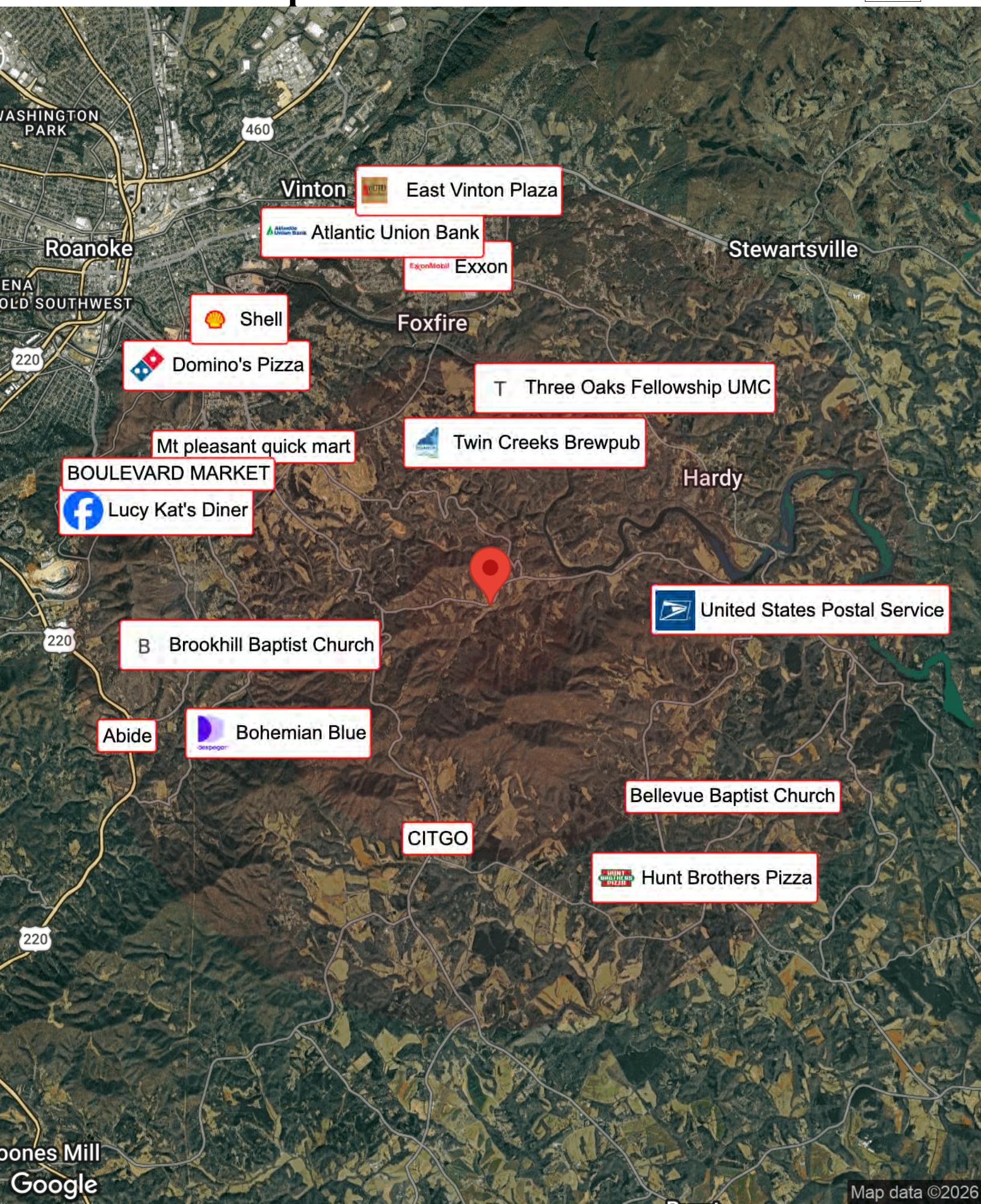
Location Maps



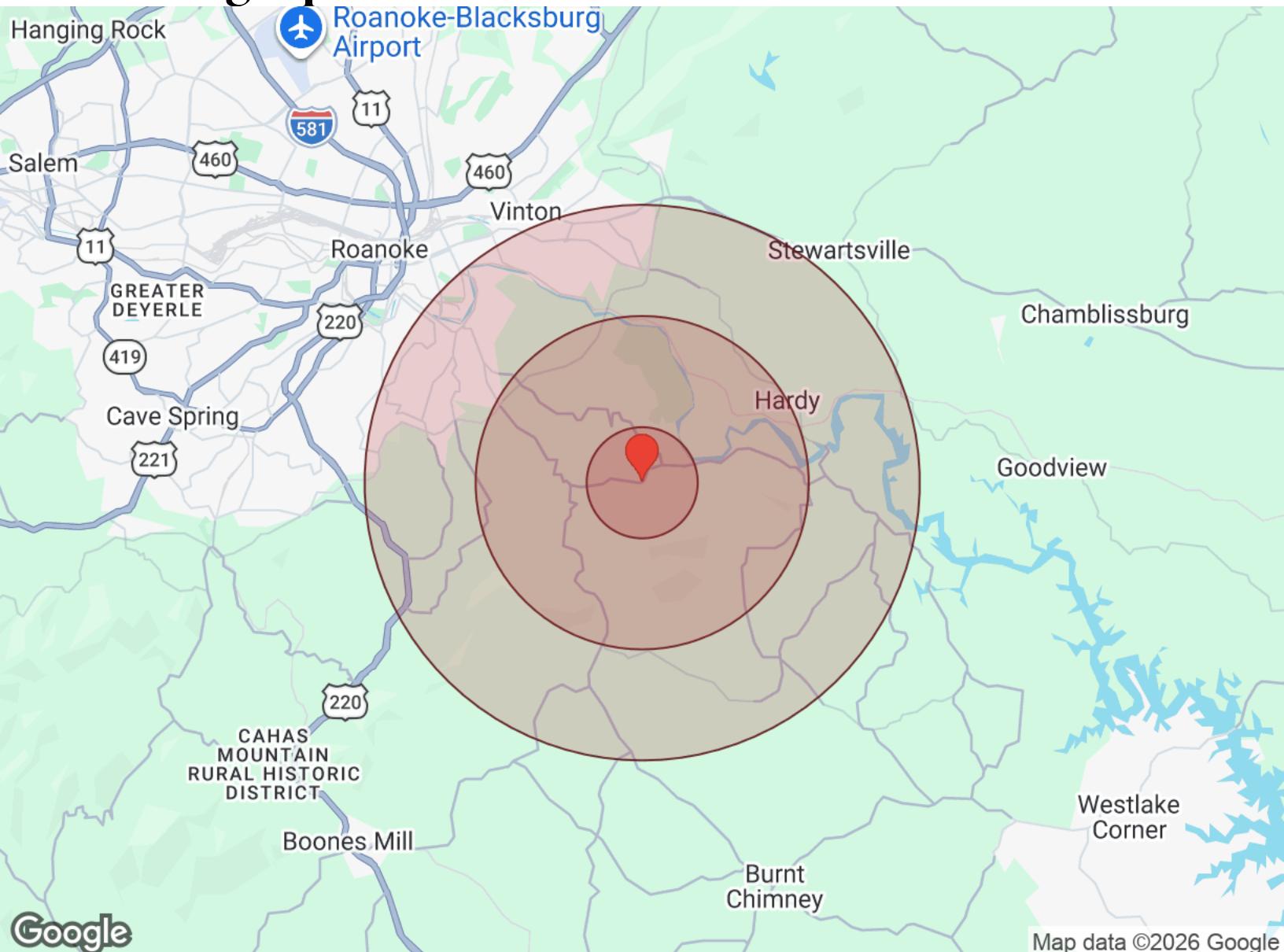
Aerial Map



Business Map



Demographics



Distance: ● 1Mile ● 3Miles ● 5Miles

Population	1Mile	3 Miles	5 Miles
Male	73	1,708	11,080
Female	72	1,697	11,857
Total Population	145	3,405	22,936
Race / Ethnicity	1Mile	3 Miles	5 Miles
White	127	3,044	19,069
Black	8	142	1,911
Am In/AK Nat	N/A	4	34
Hawaiian	N/A	1	5
Hispanic	6	123	998
Asian	1	23	335
Multiracial	3	66	573
Other	N/A	2	14
Housing	1Mile	3 Miles	5 Miles
Total Units	68	1,568	10,580
Occupied	60	1,415	9,801
Owner Occupied	51	1,209	7,136
Renter Occupied	9	206	2,665
Vacant	8	153	779

Age	1Mile	3 Miles	5 Miles
Ages 0 - 14	22	498	3,663
Ages 15 - 24	15	351	2,419
Ages 25 - 54	52	1,201	8,350
Ages 55 - 64	23	538	3,137
Ages 65+	34	817	5,369
Income	1Mile	3 Miles	5 Miles
Median	\$77,947	\$86,793	\$65,128
Under \$15k	6	94	1,086
\$15k - \$25k	6	139	765
\$25k - \$35k	3	62	729
\$35k - \$50k	6	133	1,239
\$50k - \$75k	8	167	1,551
\$75k - \$100k	11	237	1,414
\$100k - \$150k	12	292	1,457
\$150k - \$200k	6	136	687
Over \$200k	3	154	872

Professional Bio



ED MARTIN, CCIM

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

Walter's Greenhouse

Turnkey Nursery and

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