

NATIONAL DEVELOPMENT OPPORTUNITY

2.27± Acres | Prime Interstate Commercial Land

Plantation Road & Hitech Road | Roanoke, Virginia

Interstate 81 – Exit 146

Executive Summary

An exceptional opportunity to acquire **2.27± acres of highly visible commercial land** at the corner of Plantation Road and Hitech Road, immediately adjacent to Interstate 81 Exit 146 in Roanoke County, Virginia.

Positioned within one of the region's strongest interstate commercial corridors, this site offers outstanding visibility, convenient access, and strong regional connectivity. The property is well suited for hospitality, retail, restaurant, medical, office, automotive, and mixed-use commercial development.

With Interstate 81 serving as a major East Coast transportation corridor, the site benefits from substantial daily traffic and access to travelers, commuters, and residents.

Property Information

Property Type: Commercial Development Land

Land Size: 2.27± Acres

Location: Corner of Plantation Road & Hitech Road, Roanoke County, Virginia

Interstate Access: Less than one minute to Interstate 81 Exit 146

Utilities: Public utilities available

Topography: Generally suitable for commercial development (subject to engineering review)

Investment Highlights

- Prime corner location with ADT 11000
- Median cross over for access & decertation lane for left turn
- Excellent commercial frontage
- Minutes from Roanoke-Blacksburg Regional Airport
- Established commercial corridor
- Strong hotel and retail market
- Easy access from Interstate 81 (ADT 67000)
- Rare development parcel near an established interchange

Strategic Corridor Growth Opportunity

I-81 Exit 143–150 Redevelopment Corridor

Roanoke County & Botetourt County, Virginia

This property is strategically positioned within one of the most active transportation improvement corridors along Interstate 81 in Southwest Virginia.

The **I-81 Exit 143 to Exit 150 widening and improvement project** represents a major infrastructure investment designed to increase interstate capacity, improve safety, reduce congestion, and enhance long-term regional mobility. The project includes adding additional travel lanes in both directions and improving multiple interchange and bridge areas along this approximately 8.7-mile corridor.

Future Growth Catalyst

The I-81 Exit 143–150 corridor is positioned for continued commercial growth due to:

- Major interstate infrastructure investment
- Improved transportation capacity
- Increased regional accessibility
- Strong visibility to interstate travelers
- Growing demand for hospitality, retail, food service, and commercial services
- Proximity to Roanoke, Salem, and Botetourt County markets

The Plantation Road & Hitech Road site benefits from its location near **I-81 Exit 146**, strategically located between major commercial nodes along this improving interstate corridor.

Google Data Center Investment – Botetourt County, Virginia

The planned **Google Data Center campus at Botetourt Center at Greenfield** represents a significant economic development milestone for the Roanoke Valley region. Google has acquired approximately **312 acres** in Botetourt County for the project, creating a major technology investment and strengthening the region's position as an emerging digital infrastructure hub.