

# ROUTE 301 & I-95

Sussex County, VA

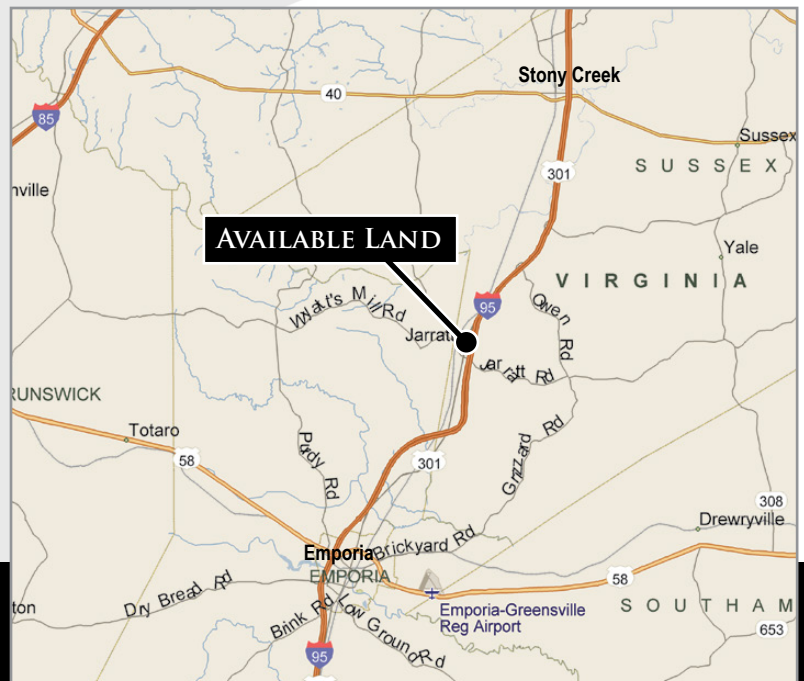
FOR SALE  
OR LEASE



+/- 55 ACRES ALONG I-95 IN SUSSEX COUNTY, VIRGINIA

## PROPERTY HIGHLIGHTS:

- ▶ Located just off Exit 20 (Jarratt)
- ▶ Over 3,000 feet of frontage along I-95
- ▶ Traffic along I-95 is over 35,000 vpd
- ▶ Potential for Retail, Office, Industrial and Multifamily development opportunities
- ▶ Wetlands affect approximately half the site
- ▶ Public utilities available, need to be extended
- ▶ Sale or Ground Lease Possible, All or Part



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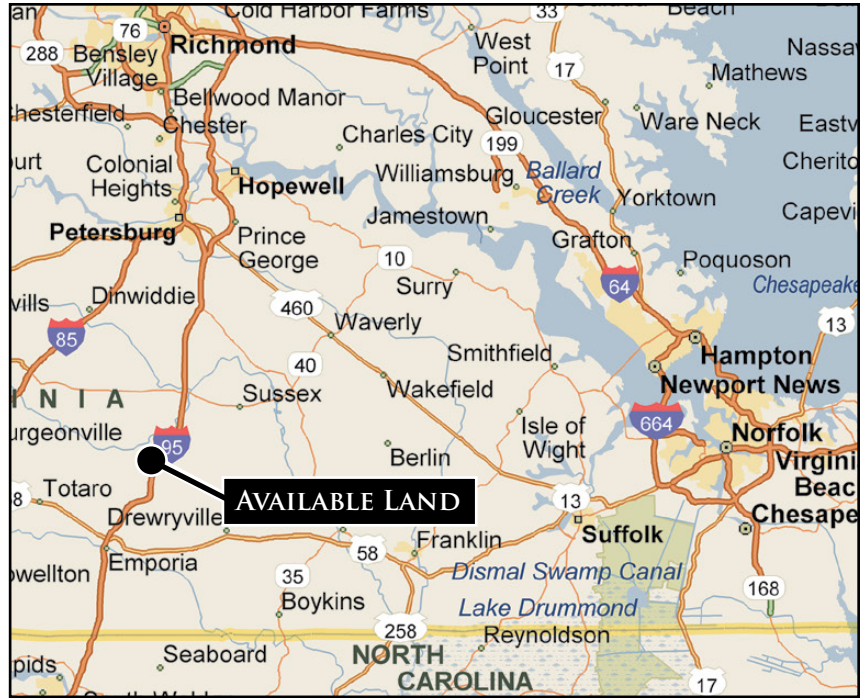
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## LOCATION MAPS & AERIAL



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**LEGEND:**  
D.B. = Deed Book  
W.D. = Will Book  
P.E. = Plat Book  
T.P. = Tax Parcel

**NOTE:**  
This composite plat is produced from previously recorded plats, deeds and highway plans. No field work was performed in conjunction with this composite plat, and a complete and accurate boundary survey is not implied by the undersigned.

New or Formerly  
**City of Wytheville Beach**  
D.B. 175, Pg. 830  
P.E. 17, Pg. 146  
T.P. 147 (A) - 5

NORTH  
Per Highway Plans  
#0011891-DE-03

U.S. HIGHWAY 501 - NORTHBOUND LANE  
(Variable R.W.)  
N174°00' E 100.00'  
Rc=2754.75'  
± 352.50'  
N145°00' E  
Lo=352.65'

± 62.33 ACRES

SOUTHBOUND LANE  
(Variable R.W.)  
S176°00' W 100.00'  
S176°00' W 556.81'

INTERSTATE 85 - OFF RAMP  
S176°00' W 768.51'  
S176°00' W 511.00'

VSR 159  
(Variable R.W.)  
S176°00' W 180.00'  
N58°00' W 107.00'  
N65°29'16" W 38.46'  
N76°00'34" W 53.81'

**OWNER:**  
Elizabeth Jarrard Estate

**LEGAL REFERENCE:**  
W.D. 20, Pg. 676  
P.E. 5, Pg. 6

**TAX MAP:**  
Section 147--(A)1: 23



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## ABOUT DOMINION COMMERCIAL

At Dominion Commercial, we are passionate about two things, commercial real estate and delivering an exceptional customer experience. From brokerage, property management and asset services, we have a complete suite of services that were developed to navigate you through the often complex world of commercial real estate. We are a multi-state, regional commercial real estate firm that serve clients and communities across the coastal southeast states from Virginia to Florida. Our local knowledge and the uncommon ability to really listen to you, our client, has earned us a level of trust and respect that we bring to every interaction.

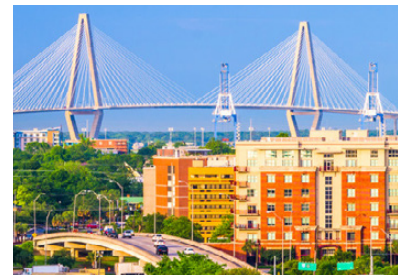
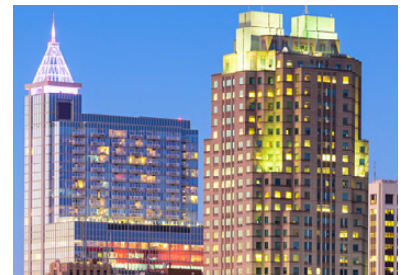


**For Your Commercial  
Real Estate Needs**  
*Throughout the  
Coastal Southeast*

**VIRGINIA:** 7400 Beaufont Springs Dr, Suite 300 | Richmond, VA 23225

**SOUTH CAROLINA:** 75 Port City Landing, Suite 110 | Mount Pleasant, SC 29464

**FLORIDA:** 841 Prudential Dr, Suite 1200 | Jacksonville, FL 32207



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