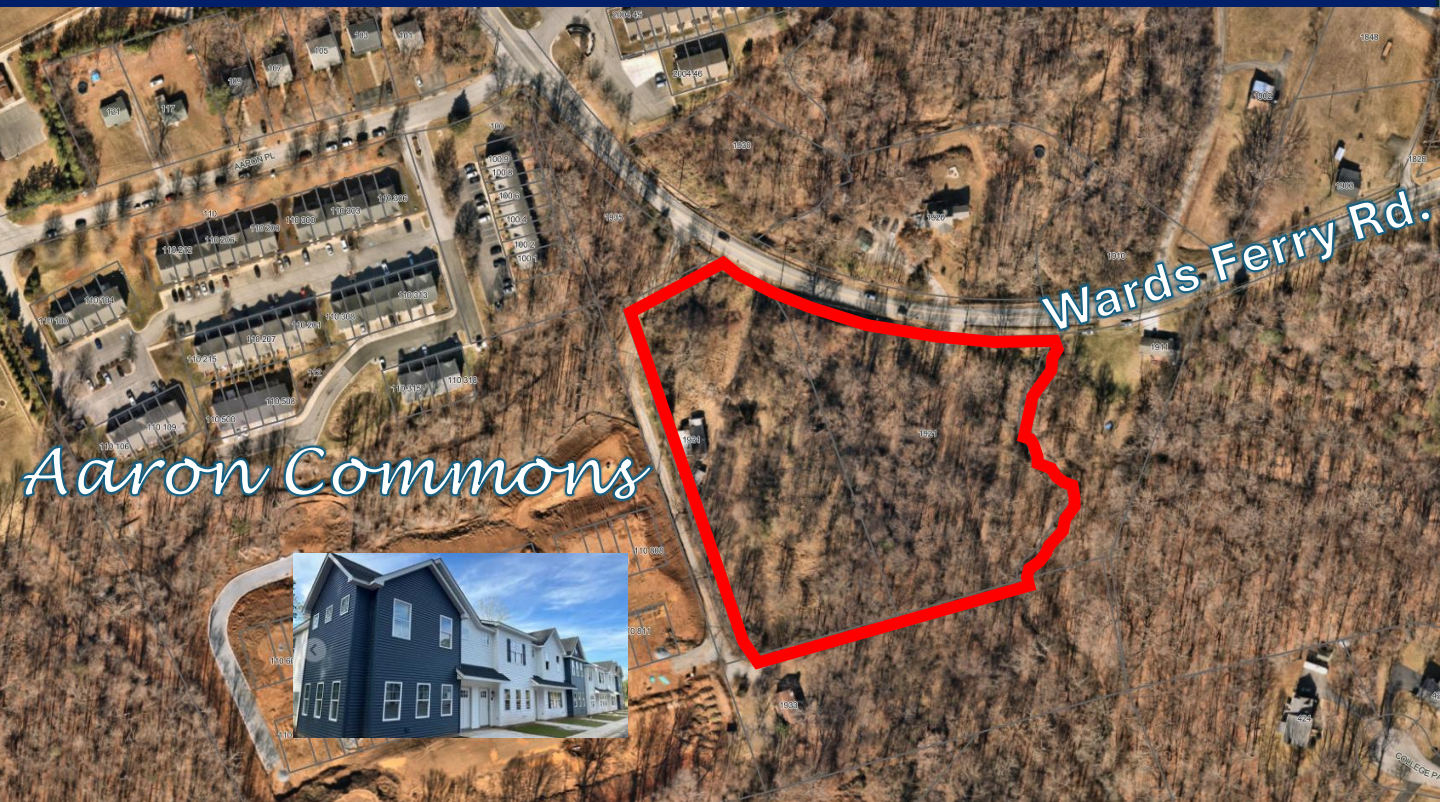


SALE

1921 & 1931 Wards Ferry Rd
Lynchburg, VA

5.04 Acres ± Zoned R - 3



*Lot lines are approximate

cbcread.com

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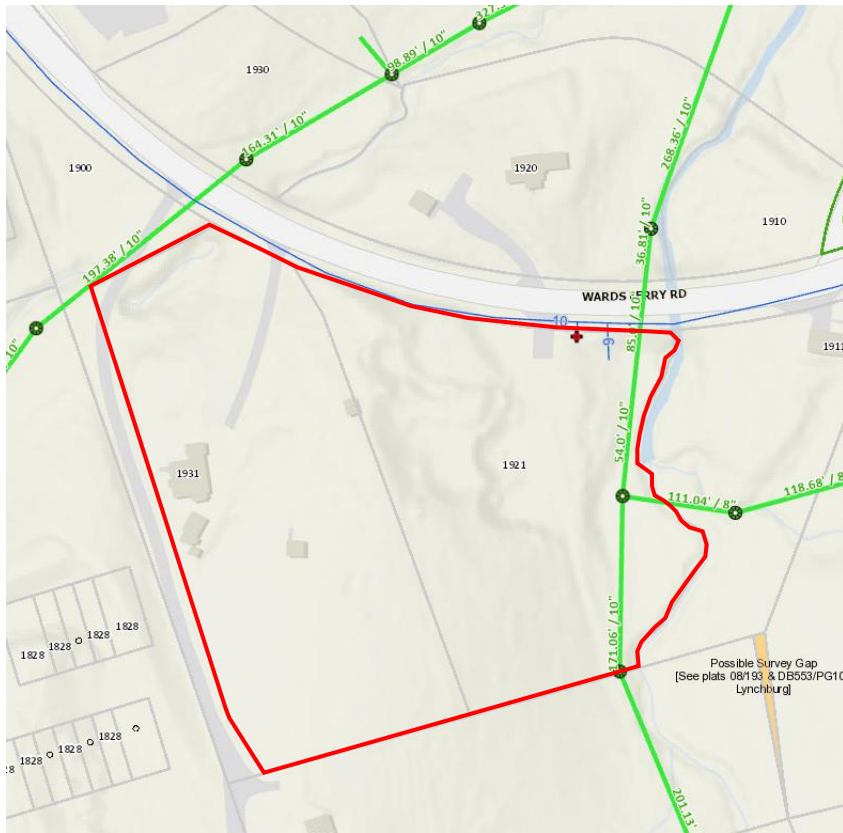
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SALE

1921 & 1931 Wards Ferry Rd

Lynchburg, VA



PROPERTY DESCRIPTION

With 5.04 acres assembled at 1921 and 1931 Wards Ferry Rd, zoned R-3, the site is well suited for medium-density residential like townhomes, duplexes, or a small garden-style multifamily community, and could also fit build-to-rent, senior living, or student-oriented housing subject to local code. Wards Ferry Rd. connects two main corridors in Lynchburg, (Timberlake Rd. and Wards Rd.) and is located just behind Heritage High School. Site is just a couple minutes from Liberty University, Central Virginia Community College and Lynchburg's main retail hub. Public utilities located on site with a 10" Sewer line and 10" water line.

PROPERTY HIGHLIGHTS

- 5.04 acres in a prime location
- Public water and sewer
- 3 minutes from Liberty University
- 465' of Road Frontage

OFFERING SUMMARY

Sale Price: \$299,000

Lot Size: +/- 5.04 Acres

Zoning: R-3

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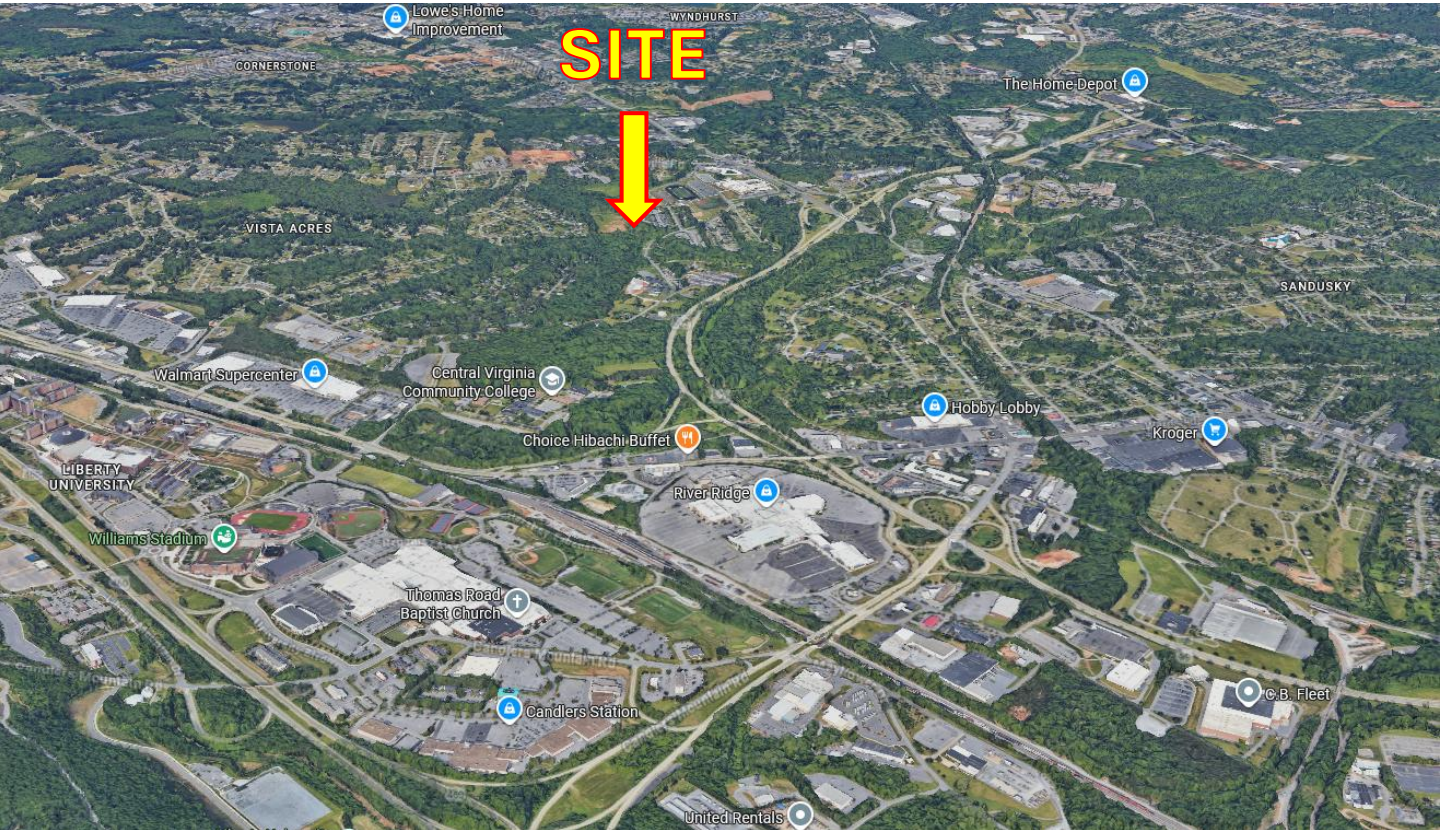


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SALE

1921 & 1931 Wards Ferry Rd
Lynchburg, VA

Maps



Wards Ferry Rd. - Lynchburg VA

Close Proximity to: Liberty University, Central VA Community College, Heritage High School, Target, Kohls, Walmart, Sams Club, Michaels, Hobby Lobby, PetSmart, Ulta Beauty, River Ridge Mall

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SALE

1921 & 1931 Wards Ferry Rd

Lynchburg, VA

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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