



# DATA CENTER BY RIGHT

## PORTSMOUTH AVE

50.64 Acres

Bristol, Virginia Offered at \$10,000,000



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### Investment Highlights

- 50.64-acre contiguous development site
- FRD zoning allows broad commercial, tech, and mixed-use uses
- Ideal for data centers, innovation campuses, or advanced manufacturing
- Additional upside through Special Use Permit opportunities
- Scalable for phased or master-planned development
- Suitable for both investors and owner-users

Rare 50.64-acre opportunity offering exceptional flexibility for large-scale commercial, technology, or mixed-use development. Zoned FRD, the property supports a diverse range of by-right uses including data centers, research & development, advanced manufacturing, office campuses, hospitality, retail, and residential integration.

The site also offers additional density and use potential through Special Use Permit approvals, allowing for expanded industrial and outdoor commercial applications. Its zoning versatility and scale make it ideally suited for a next-generation technology campus, innovation hub, or master-planned mixed-use environment.

