

COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA

19.6 Acres | Near JMU - Interstate 81 - Sentara Medical Center | 870 Feet of Road Frontage on Port Republic Road



* Property lines are estimated and cannot be deemed reliable. Please see the survey. Commercial use subject to rezoning.



FUNKHOUSER
COMMERCIAL

KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA

19.6 Acres | Near JMU - Interstate 81 - Sentara Medical Center | 870 Feet of Road Frontage on Port Republic Road



* Property lines are estimated and cannot be deemed reliable. Please see the survey. Commercial use subject to rezoning.



KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA



* Property lines are estimated and cannot be deemed reliable. Please see the survey.



FUNKHOUSER
COMMERCIAL

KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

BOUNDARY SURVEY OF TAX MAP PARCELS 88 (F) 7, 8, 9 & 10

CITY OF HARRISONBURG, VIRGINIA

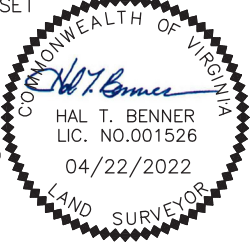
REVISED APRIL 22, 2022
JULY 8, 2020

SCALE: 1"=150'

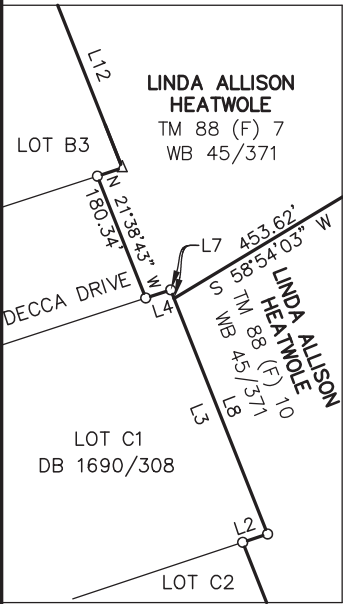
- = FOUND IRON PIN
- ⊙ = FOUND PIPE
- = IRON PIN SET
- △ = POINT

I HEREBY CERTIFY TO PRR 1 LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND CHUNG & PRESS, P.C. THAT THE BOUNDARIES AND ACREAGE MEET OR EXCEED THE MINIMUM STANDARDS FOR LAND SURVEYS IN THE COMMONWEALTH OF VIRGINIA.

VA. GRID NORTH



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.



BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 052020
DRAWING: 052020.DWG
CRD: 052020

RODNEY L. EAGLE & SYLVIA L. EAGLE LIVING TRUST
TM 88 (F) 7A
DB 5090/1

5.688 ACRES LINDA ALLISON HEATWOLE
TM 88 (F) 7
WB 45/371

12.087 ACRES LINDA ALLISON HEATWOLE
TM 88 (F) 10
WB 45/371

0.502 ACRES GEORGE R. HEATWOLE, II & LINDA E. HEATWOLE
TM 88 (F) 9
DB 445/1

Commercial Use
Subject To Rezoning
10 Acres - \$3,955,000

Residential Use
9.629 Acres - \$2,425,000

*Current Zoning is R1

RODNEY L. EAGLE & SYLVIA L. EAGLE LIVING TRUST
TM 91 (B) 2
DB 5090/1

RODNEY L. EAGLE & SYLVIA L. EAGLE LIVING TRUST
TM 88 (F) 6
DB 5090/1

RODNEY L. EAGLE & SYLVIA L. EAGLE LIVING TRUST
TM 88 (F) 5
DB 5090/1

1.352 ACRES LINDA ALLISON HEATWOLE
TM 88 (F) 8
DB 3143/307

KENNETH W. GIBSON
TM 88 (F) 11
DB 1303/415

ASHBY MEADOWS, SECTION TWO
DB 3300/678

ASHBY MEADOWS, SECTION ONE
DB 3251/631

STONE SPRING VILLAGE SECTION ONE
DB 1341/706

LINE	BEARING	DISTANCE
L1	S 11°55'46" E	101.64'
L2	N 71°35'35" E	10.02'
L3	N 21°38'53" W	100.26'
L4	S 71°54'38" W	10.02'
L5	N 45°09'40" E	132.06'
L6	S 30°47'52" E	90.59'
L7	N 21°38'53" W	3.54'
L8	N 21°38'53" W	96.72'
L9	S 03°26'25" E	40.60'
L10	N 21°38'43" W	50.10'
L11	N 71°56'04" E	10.02'
L12	N 21°38'43" W	134.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	716.25'	460.83'	452.92'	N 30°21'40" W	36°51'48"
C2	716.25'	10.31'	10.31'	S 48°22'49" E	0°49'30"
C3	716.25'	89.70'	89.64'	S 44°22'48" E	7°10'31"
C4	716.25'	360.82'	357.01'	S 26°21'39" E	28°51'48"



KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

COMMERCIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA

10 Acres | Near JMU - Interstate 81 - Sentara Medical Center | 870 Feet of Road Frontage on Port Republic Road



CURRENTLY ZONED R1 • COMMERCIAL USE SUBJECT TO REZONING • CITY LAND USE GUIDE DESIGNATED AS LIMITED COMMERCIAL • ADDITIONAL ACREAGE AVAILABLE

*Property lines are estimated and cannot be deemed reliable. Please see the survey.

COMMERCIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA



* Property lines are estimated and cannot be deemed reliable. Please see the survey.

COMMERCIAL DEVELOPMENT OPPORTUNITY

- 10 acres designated for commercial use subject to rezoning.
- 870 feet of road frontage on Port Republic Road.
- Traffic Counts (2022): 24,000 AAWDT / 14,000 AADT
- Access: Five lane road - no median
- Additional 9.6 acres available currently marketed for residential use.

LOCATION

- Conveniently located between the JMU campus and the Sentara RMH Medical Center.
- Interstate 81 Exit 245 = .86 miles
- JMU University Park Athletic Fields = .13 miles
- JMU College of Business & Football Stadium = 1.25 miles
- Sentara RMH Medical Center = 1.2 miles

ZONING

- Commercial use is subject to rezoning.
- The City of Harrisonburg Comprehensive Plan has designated a portion of this property to limited commercial use.
- Nearby current commercial use includes restaurant, retail, medical, convenience, and professional office.

ASKING PRICE: \$3,995,000



FUNKHOUSER
COMMERCIAL

KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

RESIDENTIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA

9.6 Acres | Near JMU - Interstate 81 - Sentara Medical Center | Connection to two existing public road entrances



CURRENTLY ZONED R1 • HIGHER DENSITY SUBJECT TO REZONING • CITY LAND USE GUIDE DESIGNATED AS MEDIUM DENSITY RESIDENTIAL • ADDITIONAL ACREAGE AVAILABLE

Property lines are estimated and cannot be deemed reliable. Please see the survey.

RESIDENTIAL DEVELOPMENT LAND

HARRISONBURG, VIRGINIA



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- 9.6 acres designated for residential use.
- Two public road access entrances from existing neighborhoods.
- Public water & sewer connections available.
- Additional 10 acres available currently marketed for commercial use.

LOCATION

- Conveniently located between the JMU campus and the Sentara RMH Medical Center.
- Only .25 miles to Stone Spring Elementary School.
- Interstate 81 Exit 245 = .86 miles
- JMU University Park Athletic Fields = .13 miles
- JMU College of Business & Football Stadium = 1.25 miles



ZONING

- Currently zoned as R-1 (single family) use.
- The City of Harrisonburg Comprehensive Plan has designated this property to medium density residential use.
- Nearby neighborhoods include single family, multi family, and mixed use.

ASKING PRICE: 2,425,000

* Property lines are estimated and cannot be deemed reliable. Please see the survey.



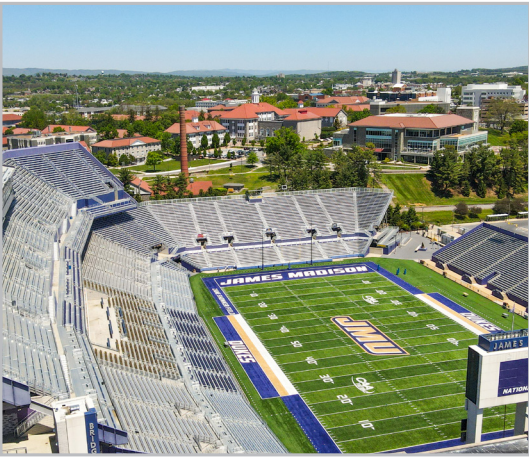
KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556

1261 PORT REPUBLIC ROAD
HARRISONBURG, VA

CITY OF HARRISONBURG



Harrisonburg is a charming city located in the Shenandoah Valley of Virginia. It is home to James Madison University, which brings a vibrant energy to the area. The city has a rich history, including its involvement in the Civil War and as a hub for the poultry industry. Harrisonburg's downtown district is full of unique shops, local restaurants, and cultural events, making it a popular destination for both locals and tourists. The city also boasts beautiful parks and scenic outdoor areas, such as the Shenandoah National Park and the Edith J. Carrier Arboretum. Overall, Harrisonburg is a wonderful place to visit or call home. According to the United States Census Bureau, the estimated population of Harrisonburg, Virginia, as of 2019, was 54,215. This represents an increase of 21% since 2010, when the population was around 45,000. The city has experienced steady growth in recent years, driven by factors such as its strong economy, good quality of life, and growing cultural diversity. Harrisonburg is also home to several colleges and universities, which attract a large number of students and young professionals to the area. As the city continues to develop and evolve, it is expected to remain an attractive destination for people seeking a high-quality urban lifestyle in a beautiful and dynamic region of Virginia.



JAMES MADISON UNIVERSITY

James Madison University (JMU) is a public research university located in Harrisonburg, Virginia. Founded in 1908, this top-ranked institution offers more than 130 undergraduate and graduate degree programs to over 22,000 students. JMU is known for its strong academic programs in fields such as business, education, health sciences, and engineering. The university's campus includes state-of-the-art facilities, including cutting-edge research labs, student housing, a performing arts center, and athletic facilities. JMU's commitment to community engagement and social responsibility is reflected in its numerous service opportunities and partnerships with local organizations. With a vibrant student life, prestigious faculty, and endless opportunities for growth and success, James Madison University is an exceptional choice for students seeking a high-quality education.



SENTARA RMH MEDICAL CENTER

Sentara RMH Medical Center is a healthcare facility located in Rockingham County, Virginia, serving the surrounding area. The center offers a wide range of medical services, including emergency care, cancer treatment, heart and vascular care, neurology, orthopedics, women's health, and pediatrics. With a team of highly skilled and compassionate physicians, nurses, and staff members, Sentara RMH Medical Center provides quality care to its patients, working to achieve positive outcomes and improve their overall health and well-being. The center has also received recognition for its patient safety efforts and commitment to providing excellent care, making it a trusted healthcare provider in the community.



KEMPER FUNKHOUSER
REALTOR®, MBA
540-421-3556