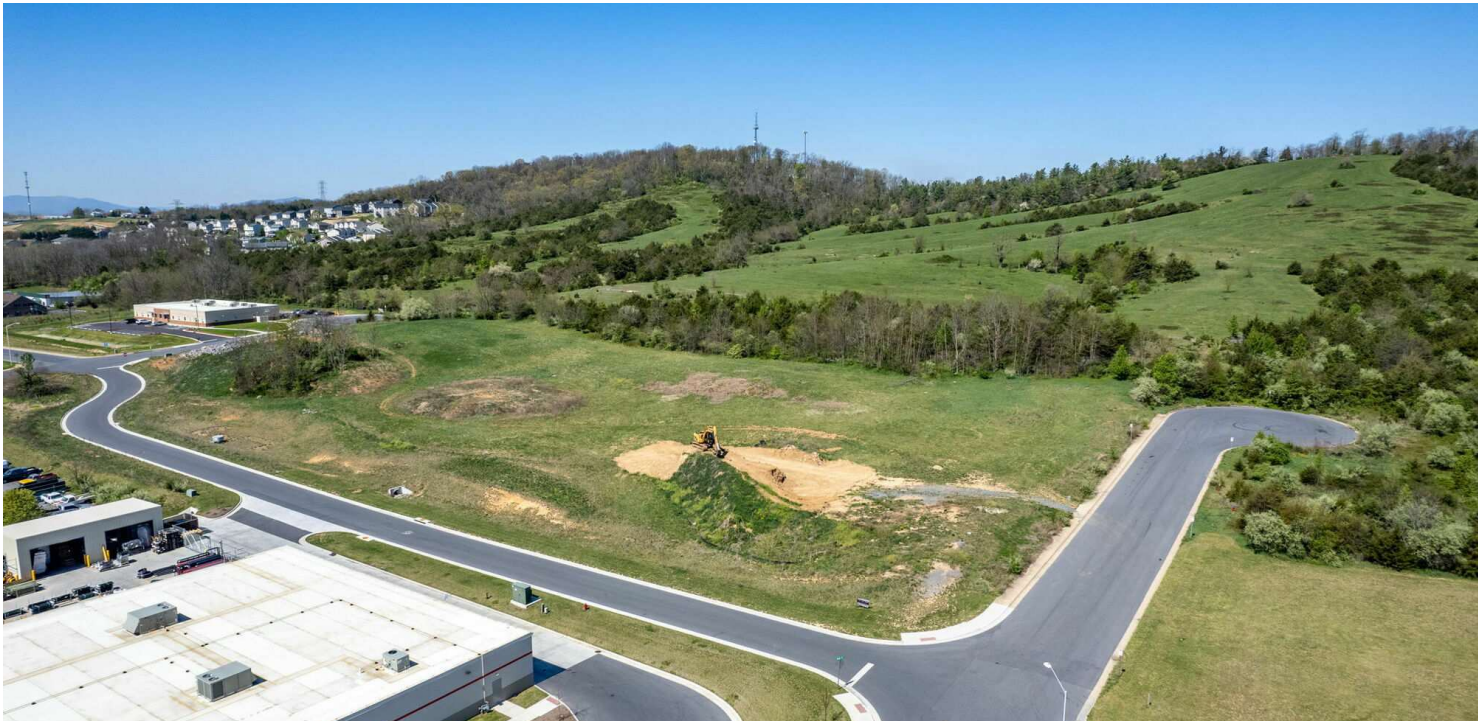


6.01 ACRES COMMERCIAL DEVELOPMENT LAND

55 Baxter Drive, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,990,000
Lot Size:	6.01 Acres Divisible
Zoning:	B2
Utilities:	Public Water Available Pubic Sewer Available
MLS#:	668559



PROPERTY OVERVIEW

6.01± Acres Prime development opportunity just off I-81 Exit 243, behind Harrisonburg Ford and the new 2023 Tractor Supply. Located at a lighted intersection (W Kaylor Dr / S Main St), this 6.01-acre parcel sits one street back from S Main with road frontage on three sides. Access to S Main and I-81 offers excellent visibility and connectivity. Ideal for commercial, retail, or mixed-use development. The property can be subdivided with City approval. Traffic counts exceed 58,000 vehicles/day on I-81, with projections over 81,000 by 2047. S Main St (US-11) is a key arterial with heavy daily traffic and strong exposure. Located within Harrisonburg's Urban Growth Area, surrounded by national retailers and key commercial anchors. Nice topography and utility availability make this a development-ready site. Excellent signage potential and strong long-term value in one of the city's fastest-growing corridors.

For More Information:

Ashley Swartz
540.383.6071
ashley.swartz@cottonwood.com

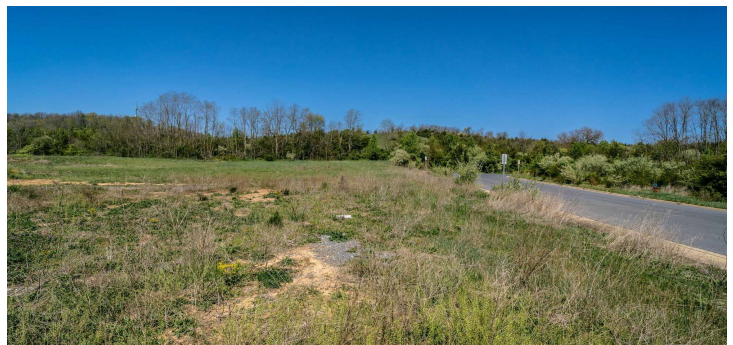
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6.01 ACRES COMMERCIAL DEVELOPMENT LAND

55 Baxter Drive, Harrisonburg, VA 22801

Additional Photos



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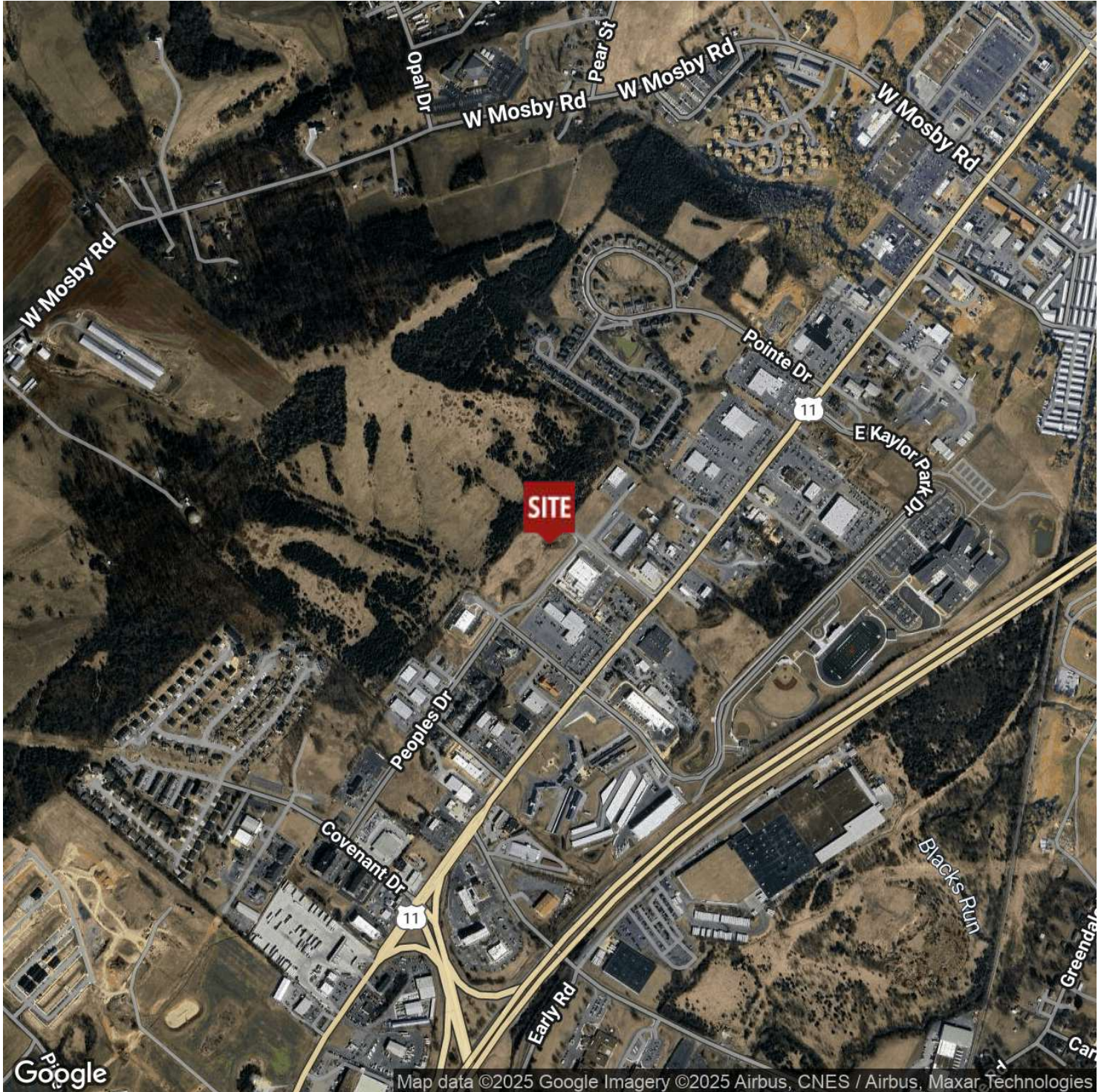
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Location Map



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