
125 ACRES DEVELOPMENT LAND ADJOINING FAST GROWING HARRISONBURG

tbd W Kaylor Park Drive, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price: \$8,855,000

Lot Size: 125 +/- Acres

Zoning: A2

Utilities: Public Water Available
Public Sewer Available

Schools: Pleasant View Elem.
Wilbur Pence Middle
Turner Ashby High

MLS#: 654360



PROPERTY OVERVIEW

This large undeveloped property presents a rare opportunity for Harrisonburg-area expansion and growth. It stands between several thriving residential developments, commercial enterprises and is near the new Rocktown City High School. This property offers a wide range of residential development possibilities. It boasts 2 existing entrances to the property flowing out onto Rt. 11, South Main Street with one of these entrances already having a hard signal controlling access.

For More Information:

Tom Oberholtzer

540.810.6242

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A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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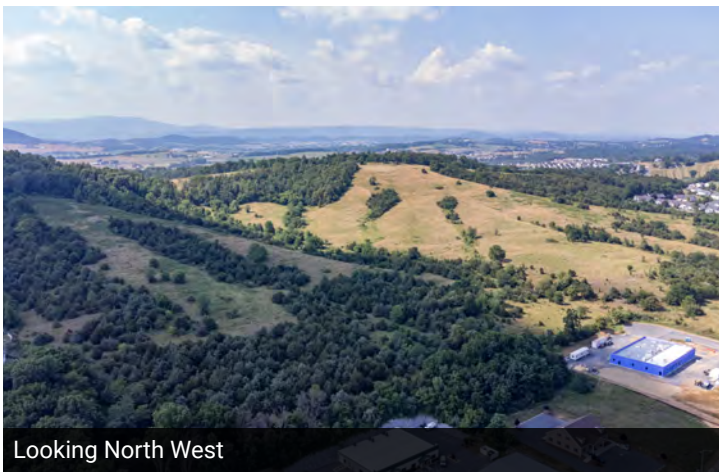
Aerial Photos



Access Road Baxter Drive Looking South



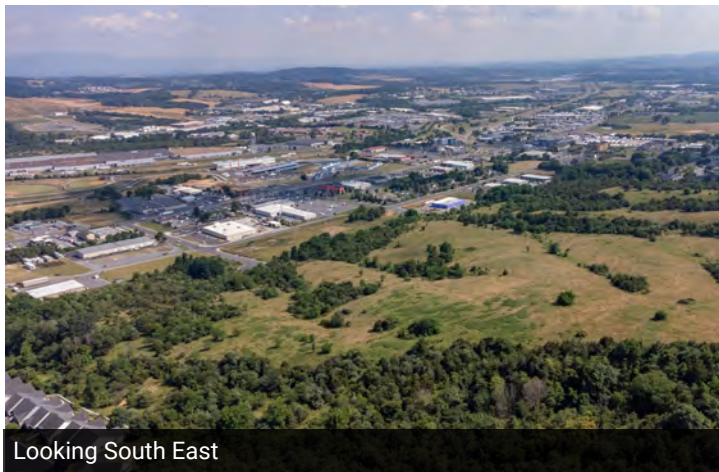
South Main Street Looking West



Looking North West



Looking North East



Looking South East



Looking South East

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PROPERTY OVERVIEW

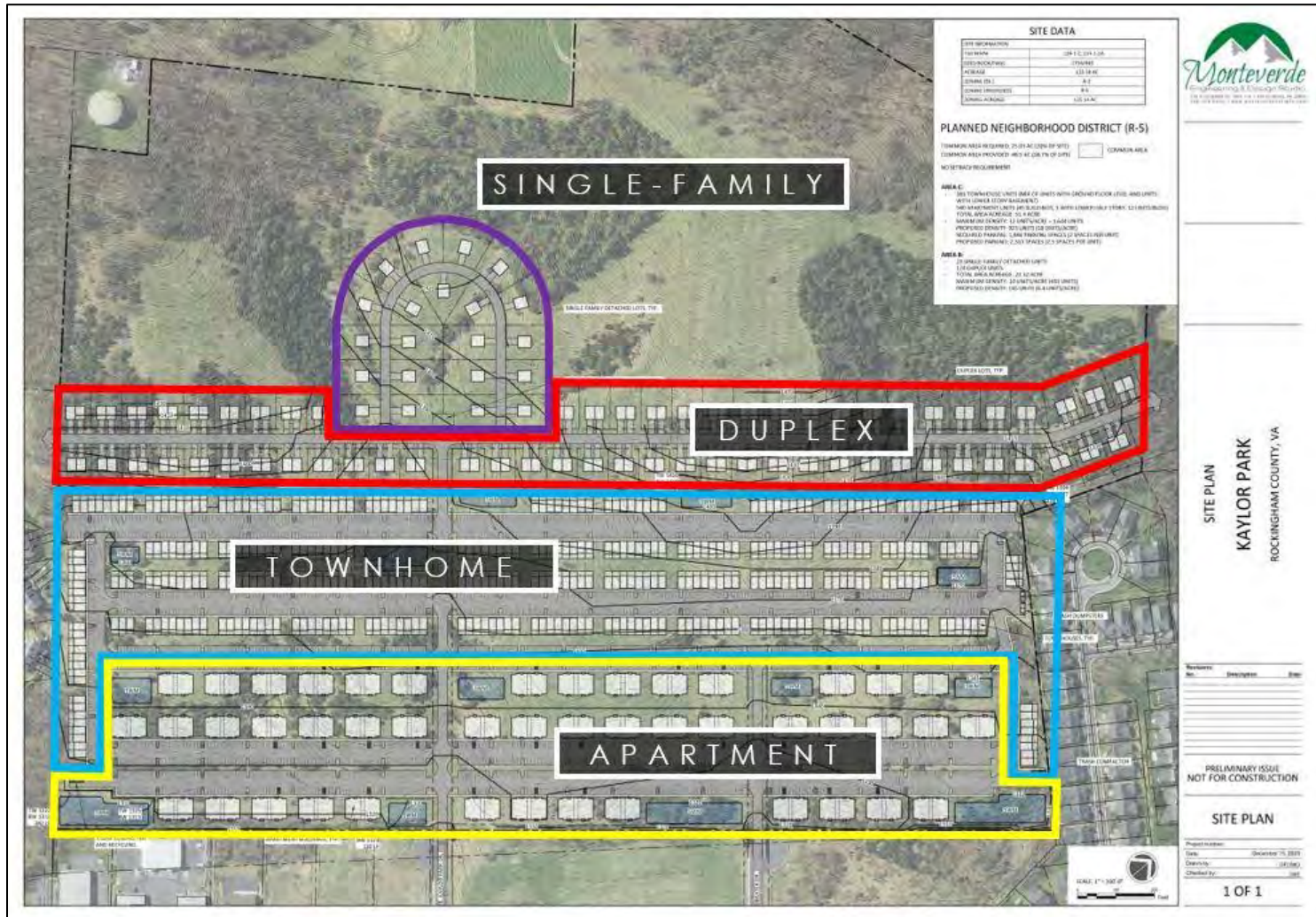
PROPERTY DESCRIPTION

This large undeveloped rural pasture property presents a rare opportunity for Harrisonburg-area expansion and growth. It stands between several thriving residential developments, commercial enterprises and is near the new Rocktown City High School. This property offers a wide range of residential development possibilities.



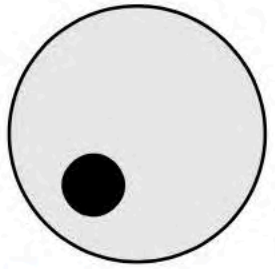
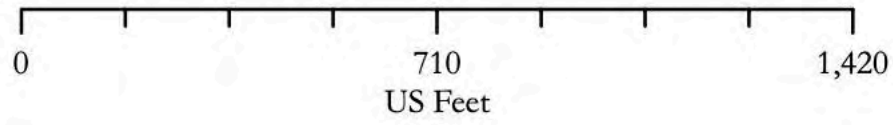
SITE PLAN

SITE PLAN



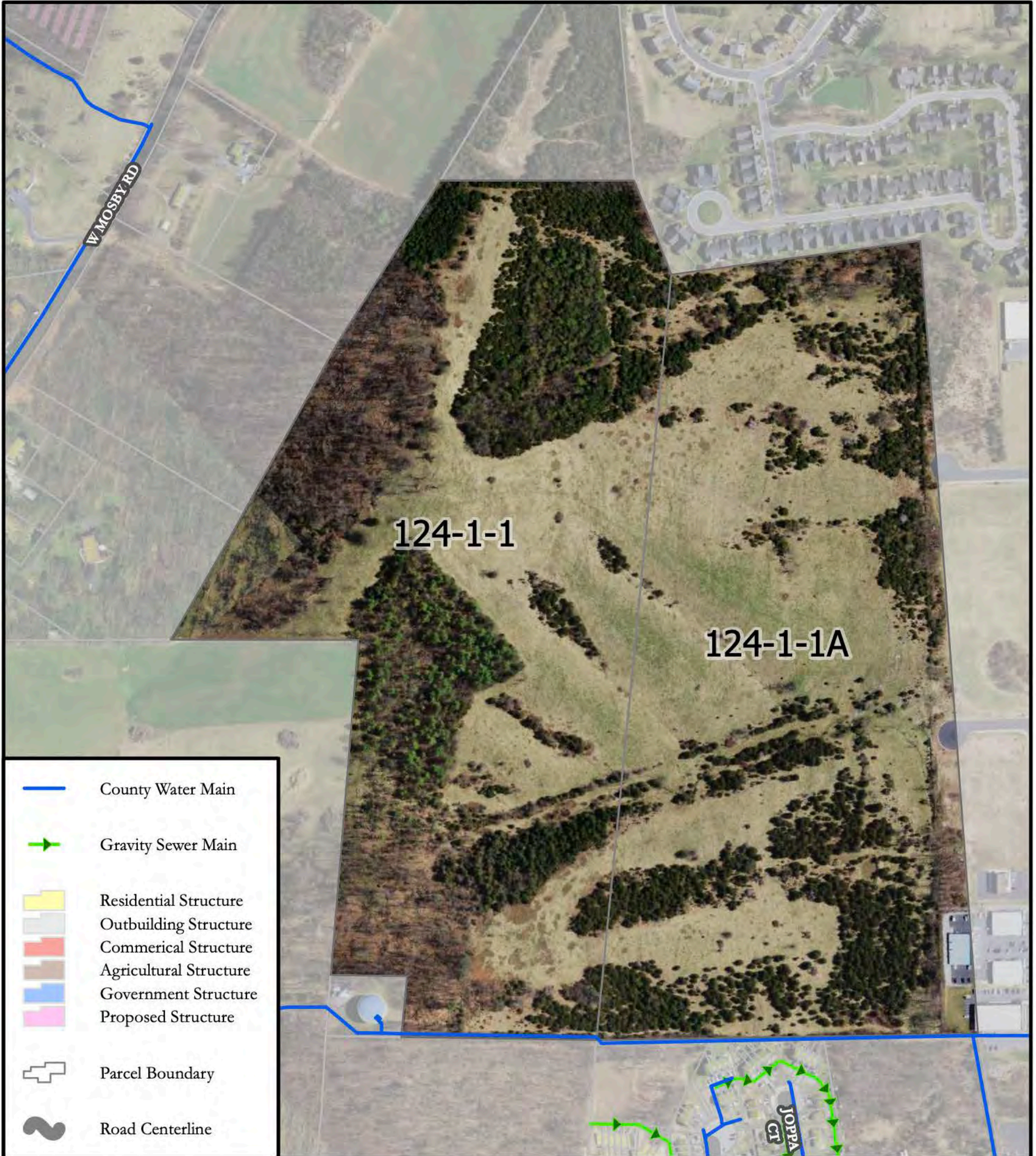
Public Works Utility Map

Kaylor Land Development



Rockingham County Public Works GIS | Date: 9/27/2023

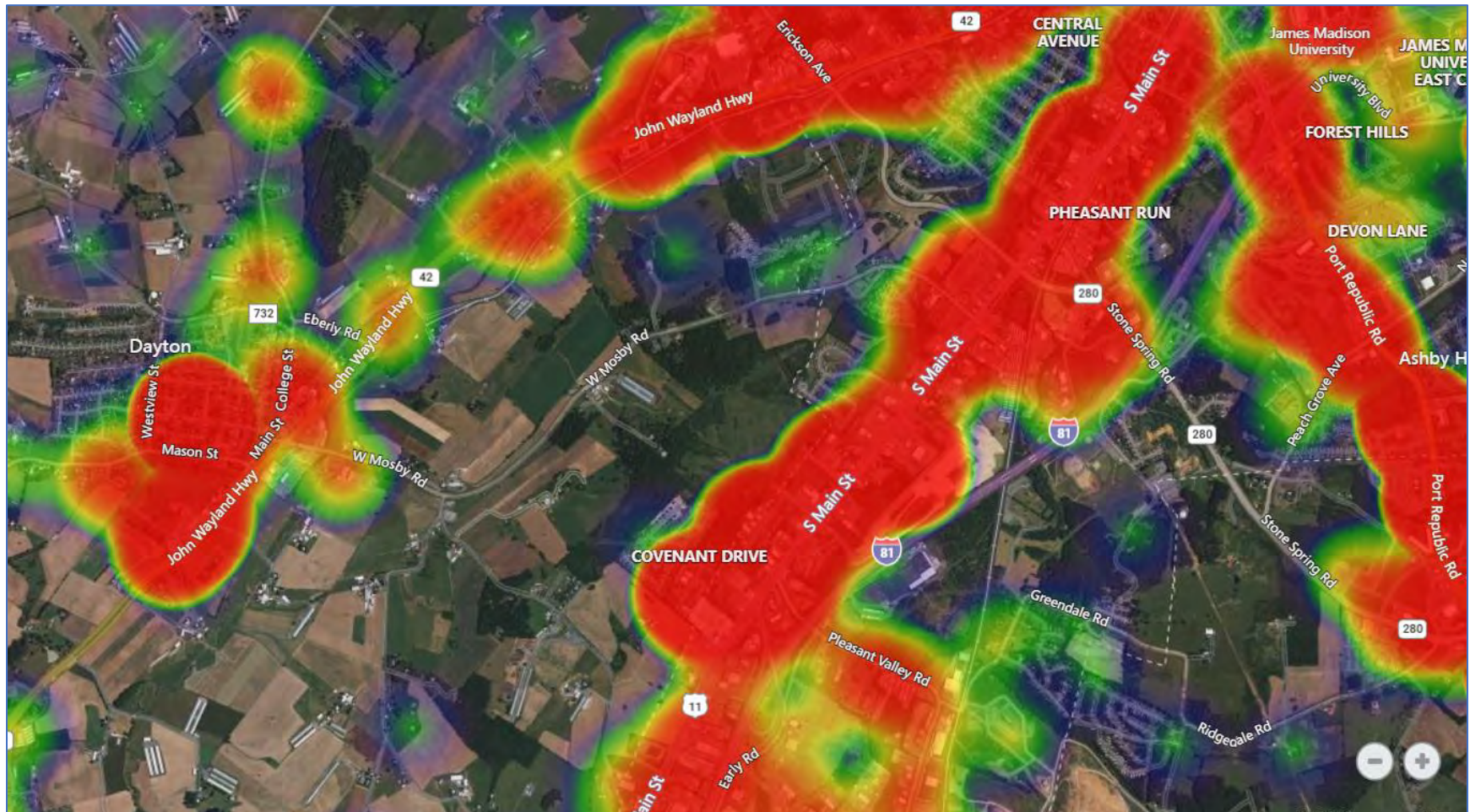
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- County Water Main
- Gravity Sewer Main
- Residential Structure
- Outbuilding Structure
- Commercial Structure
- Agricultural Structure
- Government Structure
- Proposed Structure
- Parcel Boundary
- Road Centerline

PROPERTY OVERVIEW

HEAT MAP: POINTS OF INTEREST



PROPERTY OVERVIEW

TOPOGRAPHY

