

# 3503 & 3511 Holiday Lane

Blacksburg, Virginia 24060

LAND DEVELOPMENT OPPORTUNITY | 5.96 ACRES



For more information, contact:

**BARRY WARD**  
First Vice President  
540 767 3015  
[barry.ward@thalhimer.com](mailto:barry.ward@thalhimer.com)

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
[www.thalhimer.com](http://www.thalhimer.com)



**THALHIMER**

# OVERVIEW

## LewisGale Medical Center

S. Main Street  
BUSINESS  
460

On behalf of Cushman & Wakefield | Thalhimer we are pleased to present for sale 3503 & 3511 Holiday Lane—A 5.96 acre site comprised of two parcels. The property is located along heavily traveled South Main Street ( US Route 460B) near LewisGale Hospital, Virginia Tech Campus, and within a mile form VT Corporate Research Center.

The municipality is the Town of Blacksburg, which offers a population of over 44,949 full-time residents. The parcel is currently zoned General Commercial (GC) which will allow for a wide range of potential uses.

This is an ideal location for medical or general offices, many traditional commercial uses and life care facilities. All necessary utilities are in place.

# SITE & BUILDING SPECS

F O R

S A

L E

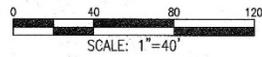
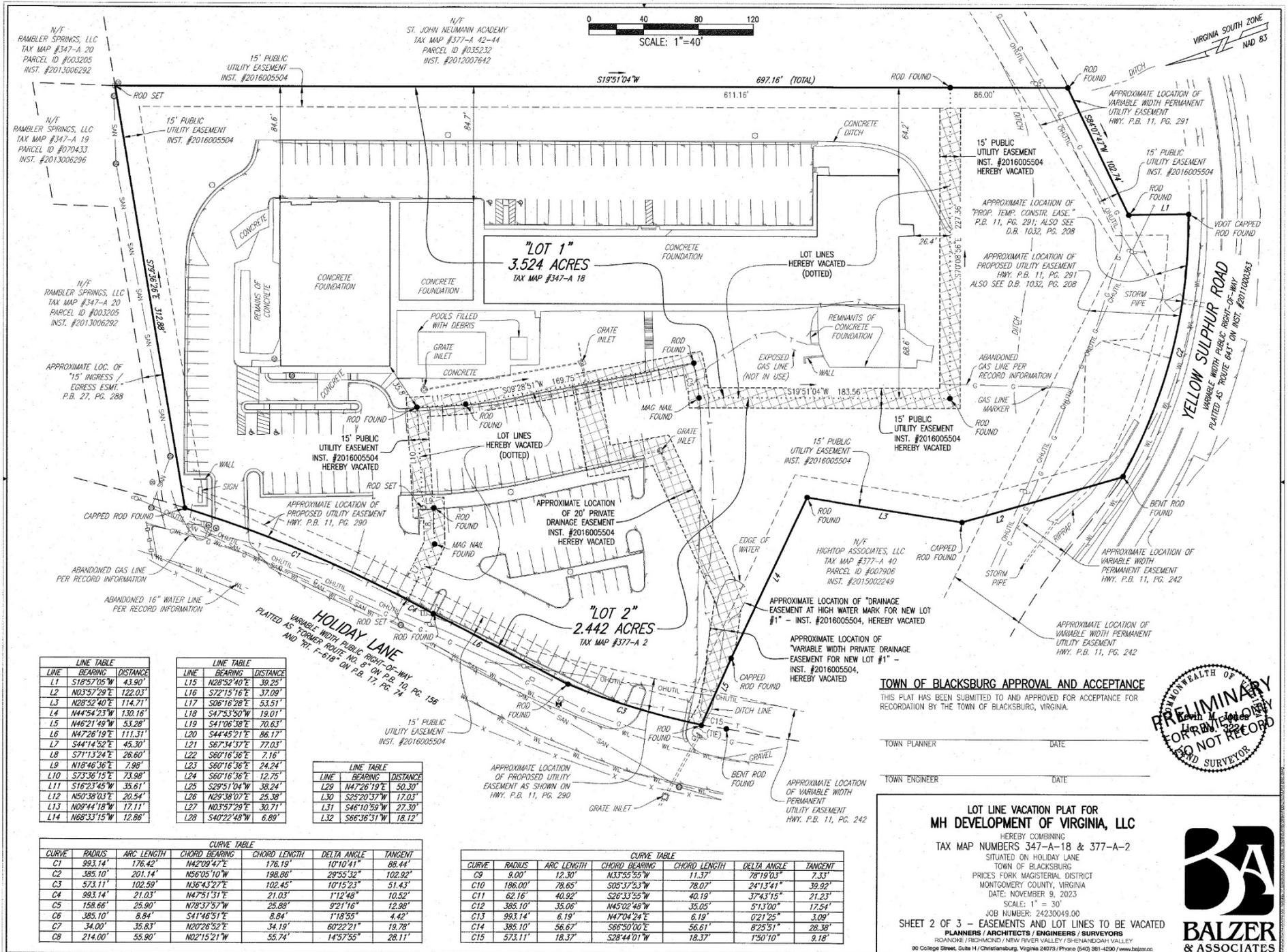
3503 HOLIDAY LN  
BLACKSBURG, VA 24060

ADDRESS	3503 & 3511 Holiday Lane Blacksburg, Virginia 24060
SITE SIZE	5.96 Acres (259,618 SF)
CURRENT ZONING	GC, General Commercial
VISIBILITY	Highly Visible along US Rt. 460 Business
UTILITIES	All available on-site
TAX ID NUMBERS	347-A-18 & 377-A-2
ENTERPRISE ZONE	Blacksburg Opportunity Zone
TRAFFIC VOLUME	23,000
MUNICIPALITY	Town of Blacksburg, Montgomery County
SALES PRICE	\$4,750,000
NEARBY	  



WATCH OUR VIDEO

# SITE PLAN



LINE	BEARING	DISTANCE
L1	S18°57'05"W	43.90'
L2	N03°57'29"E	122.03'
L3	N28°52'40"E	114.71'
L4	N44°54'23"W	130.16'
L5	N46°21'49"W	53.28'
L6	N47°26'19"E	111.31'
L7	S44°14'52"E	45.30'
L8	S71°13'24"E	26.60'
L9	N18°48'36"E	7.98'
L10	S73°36'15"E	73.98'
L11	S16°23'45"W	35.61'
L12	N50°38'03"E	20.54'
L13	N09°44'18"W	17.11'
L14	N68°33'15"W	12.86'

LINE	BEARING	DISTANCE
L15	N28°52'40"E	39.25'
L16	S72°15'16"E	37.08'
L17	S06°16'28"E	53.51'
L18	S47°53'50"W	19.01'
L19	S41°06'38"E	70.63'
L20	S44°45'21"E	86.17'
L21	S67°34'37"E	77.03'
L22	S80°16'36"E	7.16'
L23	S80°16'36"E	24.24'
L24	S80°16'36"E	12.75'
L25	S29°51'04"W	38.20'
L26	N29°38'07"E	25.38'
L27	N03°57'29"E	30.71'
L28	S40°22'48"W	6.89'

LINE	BEARING	DISTANCE
L29	N47°26'19"E	50.30'
L30	S25°20'57"W	17.03'
L31	S46°10'59"W	27.30'
L32	S66°36'51"W	18.72'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	993.14'	176.42'	N42°09'47"E	176.19'	10°10'41"	86.44'
C2	385.10'	201.14'	N56°05'10"W	198.86'	29°55'32"	102.92'
C3	573.11'	102.59'	N36°43'27"E	102.45'	10°15'23"	51.43'
C4	993.14'	21.03'	N47°51'31"E	21.03'	7°12'48"	10.52'
C5	158.66'	25.90'	N78°37'57"W	25.89'	9°21'16"	12.98'
C6	385.10'	8.84'	S41°46'51"E	8.84'	7°18'55"	4.42'
C7	34.00'	35.83'	N20°26'52"E	34.19'	60°22'21"	19.78'
C8	214.00'	55.90'	N02°15'21"W	55.74'	145°7'55"	28.11'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C9	9.00'	12.30'	N33°55'55"W	11.37'	78°19'03"	7.33'
C10	186.00'	78.65'	S08°33'53"W	78.07'	24°13'41"	39.92'
C11	62.16'	40.92'	S26°33'55"W	40.19'	37°43'15"	21.23'
C12	385.10'	35.06'	N45°02'48"W	35.05'	51°33'00"	17.54'
C13	993.14'	6.19'	N47°04'24"E	6.19'	0°21'25"	3.09'
C14	385.10'	56.67'	S66°50'00"E	56.61'	8°25'51"	28.38'
C15	573.11'	18.37'	S28°44'01"W	18.37'	1°50'10"	9.18'

**TOWN OF BLACKSBURG APPROVAL AND ACCEPTANCE**  
 THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF BLACKSBURG, VIRGINIA.

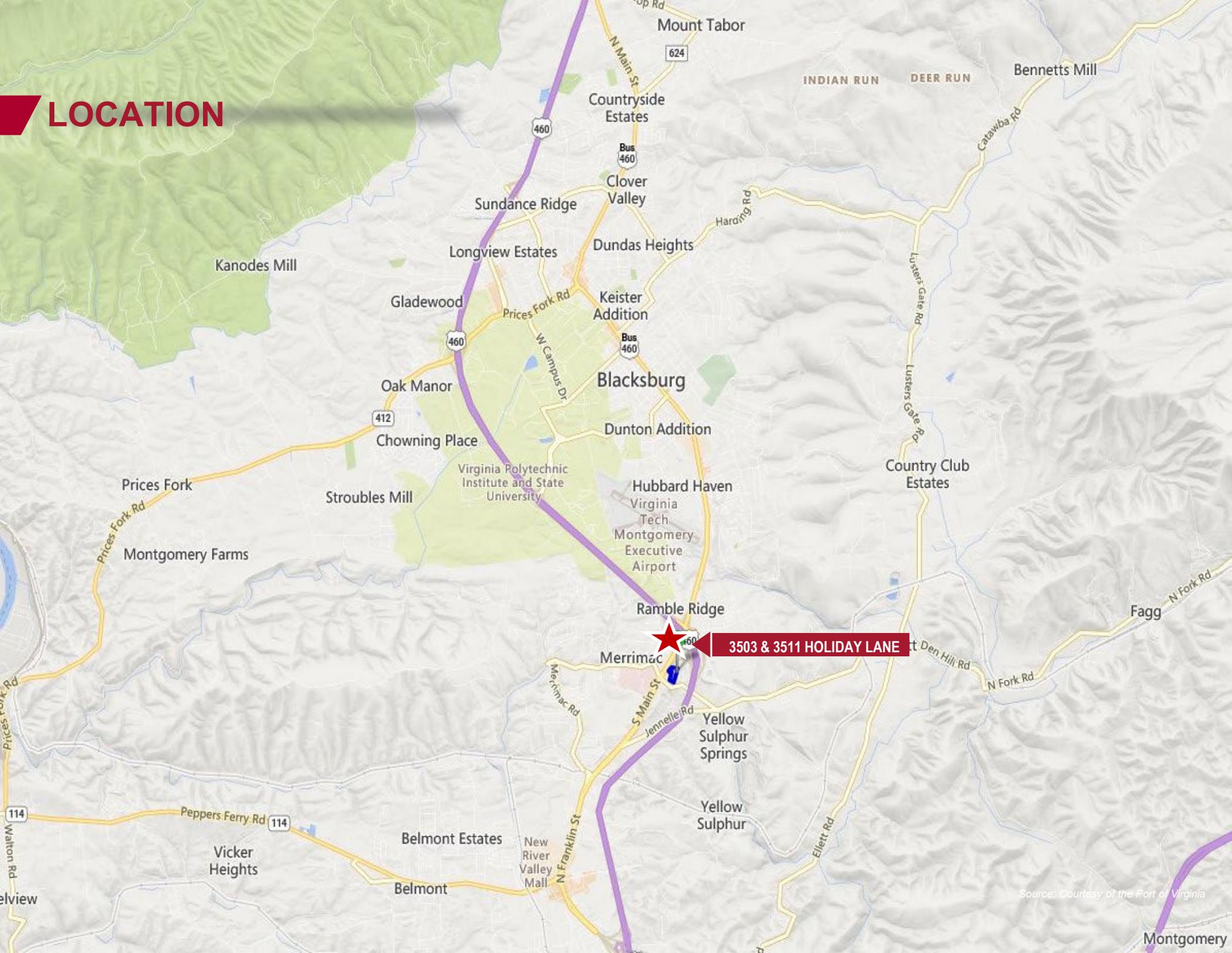
TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**LOT LINE VACATION PLAT FOR MH DEVELOPMENT OF VIRGINIA, LLC**  
 HEREBY COMBINING  
 TAX MAP NUMBERS 347-A-18 & 377-A-2  
 SITUATED ON HOLIDAY LANE  
 TOWN OF BLACKSBURG  
 PRICES FORK MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA  
 DATE: NOVEMBER 9, 2023  
 SCALE: 1" = 30'  
 JOB NUMBER: 24230049.00  
**SHEET 2 OF 3 - EASEMENTS AND LOT LINES TO BE VACATED**  
 PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
 80 College Street, Suite H | Christiansburg, Virginia 24073 | Phone (540) 861-4200 | www.balzer.com



# LOCATION



3503 & 3511 HOLIDAY LANE

Source: Courtesy of the Port of Virginia



# DEMOGRAPHICS



**74,299**  
5 MILE POPULATION



**30.6%**  
3 MILE EDUCATION BACHELOR & ABOVE



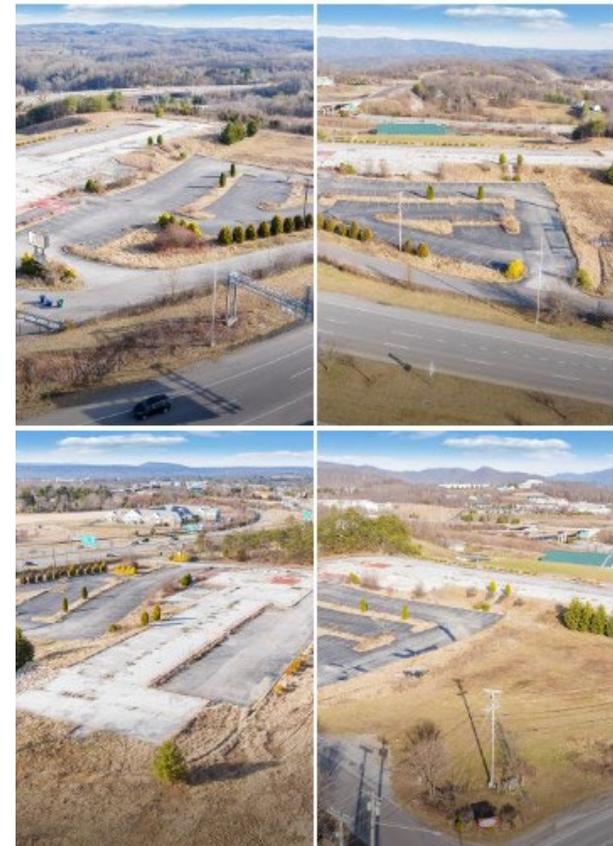
**85,001**  
5 MILE DAYTIME POPULATION



**\$101,599**  
1 MILE AVERAGE HOUSEHOLD INCOME

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,241	30,360	74,299
Higher Education	0.27%	0.30%	0.30%
Labor Force	5,862	38,966	85,001
Median Age	45.8	24.5	25.1
# of Households	1,055	9,849	27,859
Average Household Income	\$101,599	\$95,598	\$89,155

3503 & 3511 Holiday Lane



# LAND DEVELOPMENT OPPORTUNITY | 5.96 ACRES



## CONTACT INFORMATION

**BARRY WARD**  
First Vice President  
540 767 3015  
[barry.ward@thalhimer.com](mailto:barry.ward@thalhimer.com)

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
[www.thalhimer.com](http://www.thalhimer.com)

