

FAIRPLAIN DEVELOPMENT SITE 400 ACRES

400 Acres of prime ground perfect for commercial development. Located right on the I-77 Fairplain Southbound Exit 132 and runs west along the interstate for 1.6 miles. It is becoming increasingly harder to find property of this size that border an interstate that still has adequate access. From the end of the south bond ramp there are approximately 350 feet of road frontage and 3+- acres of flat ground that is ready to build on. Directly across the road is a Love's Truck Stop and McDonald's that has a very high traffic count. Land can be subdivided; pricing will depend on the location and size, otherwise buyer takes all for \$7,000,000. An additional 200+ acres that attaches directly to the 393 ½ acres can be purchased separately. See pictures

Utilities available include: City water with 2 inch water tap, City Sewer, 3 Phase electric, broadband high speed internet, Telephone and Natural Gas. At this time there are no restrictions or zoning.

For more information call 304-532-4568

<https://www.youtube.com/watch?v=QPyoEMXAgpw&list=UUqxgNpGEWg3GYbfQXtL25Gg>

This map is for general location purposes only. Prospective buyers should consult a licensed survey for exact location.

Red line show approximate boundary lines of 393.5 acres.

The **Blue** lines show approximate boundaries of an additional 200 + acres that can be purchased separately
Over a mile and a half of interstate frontage also bordering the Fairplain Exit # 132 & US route 21



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