

AVAILABLE VACANT LAND SITE

MARTIN SITE
229 PATTON FARM RD
STUARTS DRAFT, 24477



Why Shenandoah Valley?

VA Ranks 1st For Top Business Climate 2022
(Site Selection Magazine)

22 International Companies Operate Facilities in the Shenandoah Valley

1 in the U.S. for Customized Workforce Training 2023
(Business Facilities Magazine)

For business & industry data, please contact:

Shenandoah Valley Partnership
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Site Details

Available Acres:	271
Total Acres:	271
For Sale:	Yes
Zoning:	GA
Topography:	Gently rolling; cleared
Soil Boring Report Available:	Yes
Phase 1 Environmental Audit Done:	Yes
Subdividable:	Yes
Largest Contiguous Acreage:	112
Acreage Suitable For Construction:	271
Property Detail Link	[PropertyDetailLink]

Utilities

Electricity:	Shenandoah Valley Electric Cooperative
Phase:	3
Natural Gas:	Columbia Gas of Virginia
Distance:	3,000
Line Size (inches):	6
Water:	Augusta Water
Distance:	3,000
Line Size (inches):	12
Sewer:	Augusta Water
Distance:	2,800
Line Size (inches):	21
Fiber:	Segra

Transportation

International Airport:	Washington Dulles International Airport
To International Airport:	154.5 Miles
Nearest Commercial Airport:	Shenandoah Valley Regional Airport
To Nearest Commercial Airport:	29.4
Nearest Regional Airport:	Shenandoah Valley Regional Airport
To Nearest Regional:	29.4
Interstate:	Interstate 64
To Interstate:	5.2 Miles
Rail:	Norfolk Southern Railway Company
Port:	Port of Virginia (Inland Port Front Royal)
To Port:	99.8 Miles



ABOUT SVP

The Shenandoah Valley Partnership (SVP) works with public and private partners at the local, regional, and state level to develop an economic climate for business success throughout the Shenandoah Valley. Through regional cooperation, the SVP brings together business, government, and education leaders to attract new business to the area, help existing businesses expand, and guide strategic workforce development to grow and sustain a healthy economic future for our region.

For business & industry data, please contact:

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Why the Shenandoah Valley?

The Shenandoah Valley offers a readily trainable workforce and a powerful cluster of employers rooted in manufacturing, agriculture, and logistics. Home to successful long-standing companies, contagious entrepreneurial spirit, and complete workforce solutions, the Shenandoah Valley was rated by Colliers International as one of the "10 Emerging U.S. Industrial Markets to Watch in 2021."

Regional Population
376,632

190,309
Labor Force

\$58,100 Average Earnings

137 MILES
of Interstate



1 Day
Truck

Chicago 700
Detroit 500
Boston 500
Atlanta 500
Nashville 600
Indianapolis 500

Strategic location with
key access to air,
rail & interstate travel

3.1%
Estimated Population
Growth Rate by 2026

+/- 120
Available Sites/Buildings

10 Colleges & Universities
9,500 Annual Graduates