



Martin Site

271 ACRES

229 Patton Farm Rd, Stuarts Draft, VA 24477
38.0242396, -78.9923122

Consisting of flat farmland planned for industrial use, the site is in close proximity to both I-81 and I-64, with rail access along approximately 84.5 acres of the site. Large utility capacities are available, including natural gas. Neighbors include McKee Foods and Target Distribution, with Hershey Chocolate of Virginia nearby.

TIER 2 RANKING – DUE DILIGENCE COMPLETED

Master Plan
Phase 1 Environmental Site Assessment
Wetland Delineation
Threatened & Endangered Species Review
Historic Resources Review
Geotechnical Engineering Report

Subdividable: Yes

Purchase price: \$40,000-\$60,000 per acre depending on placement and overall lot size

Current zoning: General Agriculture

Comprehensive Plan Zoning: Proposed to be General Industrial

Rail: Norfolk Southern Class I line adjacent to site

DISTANCE TO

Interstate: 5.2 miles to I-64

4-lane highway: 1.6 miles to U.S. Highway 340

Shenandoah Valley Airport: 29.2 miles, 30 minutes

Ports: Inland Port of Virginia: 99.9 miles, < 1.5 hours;

Port of Virginia: 190.9 miles, 2.75 hours



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UTILITIES

Electric: Dominion Energy; 12.5 kV; adjacent to site

Shenandoah Valley Electric Coop; 25 kV, 3 phase; adjacent to site

Natural Gas: Columbia Gas of Virginia; 6"; near the site

Water: Augusta Water; 12"; adjacent to site

Sewer: Augusta Water; 21"; adjacent to site

Fiber/Broadband: SEGRA; adjacent to site