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BUSINESS POSSIBILITIES

ZONED COMMERCIAL

VET CLINIC

OFFICE SPACE

ASSISTED LIVING FACILITY

SPECIALTY BUILDING

OUT-PATIENT FACILITY

OFF-CAMPUS LEARNING FACILITY

CHURCH & YOUTH CENTER

6.5 ACRES

OFFICE: (540) 943-9700

WESTHILLSHOMES.COM

WESTHILLS LTD. REALTORS

ADJACENT TO THE FORMER SITE OF THE
D. BECKLEY MOSS MUSEUM

Less than a mile away from
The Waynesboro Town Center
which includes:

TARGET

CHICK-FIL-A

BOOKS-A-MILLION

MICHAEL'S

BED, BATH & BEYOND

MCDONALDS

KOHL'S

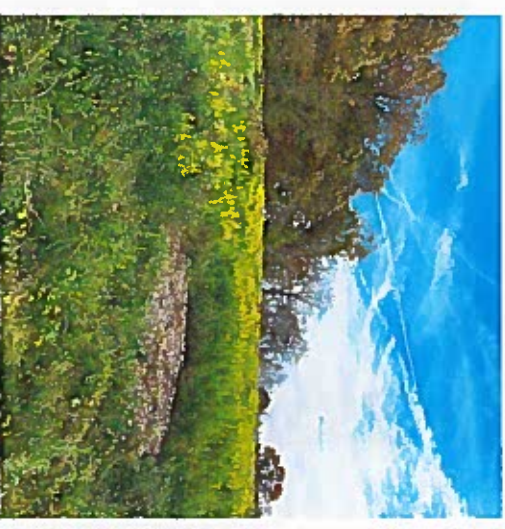
WESTHILLS LTD. REALTORS

**4645 Stuarts Draft Hwy,
Waynesboro, VA**

22980

LOCATED IN BEAUTIFUL AUGUSTA COUNTY VIRGINIA

\$465,000



FOR SALE

6.5 ACRES

ZONED COMMERCIAL

WESTHILLS LTD.

REALTORS

1738 JEFFERSON HWY, FISHERSVILLE, VA
22939

RICK KANE
(540) 649-4521



6.5 ACRES

4645 STUARTS DRAFT HWY



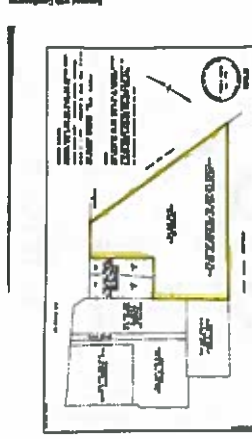
WAYNESBORO, VIRGINIA

FOUNDED IN 1794

Waynesboro is strategically located in the I81 corridor in the Shenandoah valley of Virginia. The city has a growing population of 21,000 amidst a labor pool of over 250,000 and is adjacent to 2 interstate highways, 3 railroads, 4 by-ways, and 5 airports allowing for easy and efficient connection to the world.

The city is surrounded by 13 colleges and universities, has a strong heritage of manufacturing excellence, and is quickly becoming a regional retail center and tourism hub.

Join in as the Waynesboro, Virginia area is discovered.



CO-LISTED WITH
AMANDA FREED
(540) 649-4521



ZONING: B-2

DEVELOPMENT OPPORTUNITY

Looking to create a business or expand your existing business? Located off of the well-traveled Stuarts Draft Hwy in Waynesboro VA is an 6.5 acre parcel of land with amazing investment potential.

Available just outside the city line but within the lower tax rate of Augusta County, this property has the convenience of being less than a mile away from access to I64 with an annual average daily traffic count of 15,000.

Combine the former site of the P. Buckley Moss Museum (currently on the market) to create extraordinary investment opportunities!





MLS # 583928
Class LAND
Property Type Commercial
County/Incorporated City Augusta
List Price \$465,000
Address 4645 STUARTS DRAFT HWY
Lot # 4645
City WAYNESBORO
State VA
Zip 22980
Status Active



GENERAL

Subdivision	NONE	HOA	No
Over 55 Community	No	Historic District	No
Green Features	No	Water	Public Water Available
Sewer/Septic	Public Sewer Available	# of Acres	6.50
In Land Use	No	Fenced	No
Driveway	Yes	Elem School	Guy K. Stump
Middle School	Stuarts Draft	High School	Stuarts Draft
Zoning	GB General Business	Include on Internet	Yes
Display Address	Yes	AVM	Yes
Comments	Yes	Associated Document Count	1
Original Price	\$465,000	SIGN	Yes
Originating Board	GAAR	Agent Hit Count	62
Client Hit Count	5	Geocode Quality	Manually Placed Pin
Price Per Acre	\$71,538.46	Input Date	12/3/2018 11:55 AM
Update Date	1/21/2019 12:39 PM		

FEATURES

Best Use	Land Description	Water Property	Listing Services
Commercial Development	Open	Stream-Creek	Exclusive Right to Sell
Farming	Road/Street	Showing Instructions	Cable/Internet Available
Multi-Family	On Bus Route	Call Agent	None
Current Use		Drive Out	
Vacant			

AGENT AND SHOWING

List Agent	RICHARD KANE - 540-241-2579	List Office	WESTHILLS LTD. REALTORS - 540-943-9700
Co-Agent	AMANDA FREED	Co-Office	WESTHILLS LTD. REALTORS - 540-943-9700
Owner Name	Hodges Group	Lockbox	No
Lockbox Date	11/2/2018		

FINANCIAL AND LEGAL

Parcel Number	71	Tax Year	2018
Taxes	\$4,098.78	Legal Description	TM 76-71 on Rt 340 south of I-64 containing 6.506 acres.
Auction	No	Lender-Owned	No
Short Sale	No	BA offer direct to Seller	No
Co-op Broker Compensation	5.00	Compensation Type	%
Variable Rate Commission	No		

DATES

List Date	12/3/2018	Validation List Date	12/3/2018
Input Date	12/3/2018 11:55 AM	Update Date	1/21/2019
Status Date	12/3/2018	HotSheet Date	12/3/2018
Price Date	12/3/2018	Expire Date	12/4/2019
Days On Market	56	Cumulative DOM	56
Days On MLS	56		

DIRECTIONS

Directions W. Broad St. to Rosser Ave / Rte. 340 South, cross over I-64, property is on the left between former Moss Museum and Ladd Service Center.

PUBLIC REMARKS

6.506 Acres of land available for commercial development just inside the Augusta County line. Only 1/2 mile from Interstate 64 and less than 1000 feet from the entrance to the Waynesboro Town Center, this site offers many development opportunities including multi-family, retail and office.

VIRTUAL TOURS AND MEDIA

Picture Count 24

ADDITIONAL PICTURES



Augusta County Tax Map



Panoramic view from the center of the property



Looking from across the street



Looking up Stuart Draft Hwy.



Look down Stuart Draft Hwy



Room to develop a commercial lot



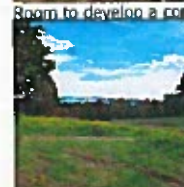
Has a tree line to the back of the left side.



Old P. Buckley Moss Museum property.



Ladd Service Center to the left



Has mountain views



DISCLAIMER

Information provided is deemed reliable but not guaranteed. Not intended to solicit properties already listed for sale. CAAR, GAAR, HRAR Copyright 2019

Development Opportunities

Looking to create a business or expand your existing business? 4645 Stuarts Draft Hwy, a fantastic location in Waynesboro VA has just become available and has amazing investment potential. It is a 6.5-acre parcel of land located just outside of the city line but will enjoy the lower tax rates of Augusta County.

Waynesboro is strategically located in the I81 corridor in the Shenandoah Valley of Virginia. The city has a growing population of 21,000 amidst a labor pool of over 250,000 and is adjacent to 2 interstate highways, 3 railroads, 4 by-ways, and 5 airports allowing for easy and efficient connection to the world. The City is surrounded by 13 colleges and universities, has a strong heritage of manufacturing excellence, and is quickly becoming a regional retail center and tourism hub. Just a short 30-minute drive east is Charlottesville and University of Virginia and 45 minutes north is Harrisonburg and James Madison University.

This property has the accessibility of being less than a mile away from access to Interstate 64 and a well visited town center which includes Target, Chick-fil-a, Kohl's, Books-A-Million, Michael's, Bed Bath & Beyond, McDonald's, Pet's Mart, Taco Bell, Starbucks, and ROSS just to name a few. It is zoned as general business and a traffic count of 17,000+ cars a day. It is adjacent to the former site of the P. Buckley Moss museum (currently on the market). The zoning of the 6+ acres is B-2 which allows for opportunities such as apartment complex, townhomes, animal care facilities and vet clinics. Office spaces and an assisted living centers are also B-2 zoning permitted. Out-patient facility or an off-campus building for a university, agricultural related business such as nurseries, greenhouses, and farm supply centers, construction support business, contractor offices, eating and drinking establishments, indoor entertainment such as firing ranges, membership clubs, gyms and health clubs, banks and financial institutions, are all allowed by B-2 zoning. Combine 4645 Stuarts Draft Hwy with the available adjacent for extraordinary opportunities. We have attached a packet with permitted B-2 zoning uses for more business possibilities.

Join in as the Waynesboro Virginia area is discovered. This is your chance to get into the Waynesboro market before the university of philosophy and Science opens in the spring of 2019 and the Virginia Museum of Natural History Solidifies its place in Waynesboro.

