



# 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



### Rebekah Castle

Director of Economic Development & Marketing  
540-245-5619  
rebekah@augustavabusiness.com

## 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