



Zoning:	Other
Topography:	Gently Rolling
Setting:	Single Site
Within City Limits:	Yes
Lease Rate Note:	Negotiable
Last Updated:	Dec 27, 2023

Site Certification Information

Certified Site Status: Yes
Certified Site: Virginia Business Ready Site

Economic Development Contact

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Property and Area Description

This 440-acre site is located in Roanoke, Virginia, and is a Virginia Business Ready certified site. 120 acres are suitable for construction. Largest contiguous area is 54 acres; sub-dividable. Gently rolling topography; cleared. Zoned as Light Manufacturing. Four graded sites are available: Tract A is 12 acres (312,000 SF buildable area), Tract B is 8 acres (115,000 SF), Tract D is 31 acres (810,000 SF), Tract E is 19 acres. A portion of this site is located in a Virginia Enterprise Zone.

Population

	308,052 20 Mile Radius	671,909 40 Mile Radius	1,111,228 60 Mile Radius
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Source: ESRI®, 2024

Households

	130,782 20 Mile Radius	278,859 40 Mile Radius	463,969 60 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US 460 (0.50 mi.)
Nearest Interstate: I-581 (3.00 mi.)
Nearest Airport: Roanoke-Blacksburg Regional Airport (6.00 mi.)
Nearest Commercial Airport: Roanoke-Blacksburg Regional Airport (6.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: AEP - Appalachian Power Company
Natural Gas: Roanoke Gas Company
Water: West Virginia-American Water Company
Sewer: Western Virginia Water Authority
Telecommunications: Available

Property Images

