



Zoning:	Industrial
Topography:	Level
Setting:	Single Site
Within City Limits:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	Dec 27, 2023

Economic Development Contact

Whitney B. Czelusniak
AEP - Appalachian Power Company
40 Franklin Road SW
Roanoke, VA 24011
(540) 985-2605 | wbczelusniak@aep.com

Property and Area Description

This 69.56-acre park is located in Chilhowie, Smyth County, VA. All 69.56 acres are suitable for construction. The topography of the site is level, and it is cleared. The site is not sub-dividable. Zoned as Industrial. There are 2,000' of visible frontage on I-81 and 2,574' of rail spur with dual-sided offloading capacity. There is a 300,000-gallon fire protection storage tank on site. This property is located in an Enterprise Zone (expires on 12/31/2019).

Population

	77,771 20 Mile Radius	367,884 40 Mile Radius	1,067,221 60 Mile Radius
--	---------------------------------	----------------------------------	------------------------------------

Source: ESRI®, 2024

Households

	33,386 20 Mile Radius	157,424 40 Mile Radius	456,757 60 Mile Radius
--	---------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: I-81 (1.00 mi.)
Nearest Interstate: I-81 (1.00 mi.)
Nearest Airport: Mountain Empire Airport (20.00 mi.)
Nearest Commercial Airport: Tri-Cities Regional Airport (50.00 mi.)
Rail Served: Yes
Rail Served By: Norfolk Southern Railway
Rail Infrastructure in Place: Yes

Utilities

Electric: AEP - Appalachian Power Company
Natural Gas: Atmos Energy
Water: Town of Chilhowie
Sewer: Town of Chilhowie
Telecommunications: CenturyLink

Property Images



