



Zoning:	Industrial
Topography:	Gentle Slope
Setting:	Single Site
Within City Limits:	Unknown
Last Updated:	Dec 27, 2023

### Economic Development Contact

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### Property and Area Description

123.57 acres located on Amelon Road at US 29 Bypass Connector in Madison Heights, Amherst County, Virginia. The property is strategically located in Central Virginia on a four-lane connector road two miles from the SR 29 Bypass. Zoned as M1 Industrial. Gentle slope. 70 acres suitable for construction. Subdividable. Four universities and six colleges with 60,000 students are within one-hour drive. Publicly owned. Sites available include a 14-acre graded, pad-ready site (Lot 6) that can accommodate a 109,000 SF building. Sites range in size from 2 acres to 26 acres. Regional stormwater pond serves all sites. Lots can be combined for larger sites. The Amelon Commerce Center is served by the Monel/Woodland 12kV circuit. The 138kV Reusens-Joshua Falls line that runs just a mile south of the Amelon Commerce Park has adequate capacity to serve a 20 MVA data center. Geo Tech, environmental studies, and endangered species studies were completed in 2016. This property is located in a Technology Zone.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

- Nearest Highway: US 460 (5 mi.)
- Nearest Interstate: I-81 (34.8 mi.)
- Nearest Airport: Lynchburg Regional Airport (15.2 mi.)
- Nearest Commercial Airport: Lynchburg Regional Airport (15.2 mi.)
- Rail Served: No
- Rail Served By: Other
- Rail Accessible: No
- Rail Infrastructure in Place: No

### Utilities

- Electric: AEP - Appalachian Power Company
- Natural Gas: Columbia Gas of Virginia
- Water: Amherst County Public Service Authority
- Sewer: Amherst County Public Service Authority
- Telecommunications: Comcast Business Communications

# Property Images

