



Blue Mountain Site

TIER 3 RANKING TBD (DUE DILIGENCE IN PROGRESS)

Master Plan
Phase 1 Environmental Site Assessment
Wetland Delineation
Threatened & Endangered Species Review
Historic Resources Review
Geotechnical Engineering Report

194 ACRES

Valley Church Rd and Airport Rd, Weyers Cave, VA 24486
38.2707720, -78.9048983

Located just a short drive to I-81 and right by the region's commercial airport, the site is ideal for a large project seeking expansive, contiguous acreage. The entire site is zoned General Industrial while in agricultural use and features gently rolling topography and convenient access.

Subdividable: Yes

Purchase price: \$44,000 per acre

Current zoning: General Industrial

DISTANCE TO

Interstate: 3.8 miles to I-81

4-lane highway: 8.4 miles to VA Highway 257

Shenandoah Valley Airport: 0.6 miles, 1 minute

Ports: Inland Port of Virginia: 77.8 miles, 1 hour 9 minutes;
Port of Virginia: 210.2 miles, 3 hours



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UTILITIES

Electric: Dominion Energy; 3 phase; adjacent to site

Water: Augusta Water; 8"; 500 ft. from site

Sewer: Augusta Water; 8"; adjacent to site

Fiber/Broadband: Verizon; adjacent to site