



# Martin Site

**347 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 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

**Subdividable:** Yes

**Purchase price:** \$40,000-\$60,000 per acre depending on placement and overall lot size

**Current zoning:** General Agriculture

**Comprehensive Plan zoning:** 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 hour 28 minutes;  
Port of Virginia: 190.9 miles, 2 hours 45 minutes



**Rebekah Castle**

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## UTILITIES

**Electric:** Dominion Energy; 12.5 kV; adjacent to site  
Shenandoah Valley Electric Cooperative; 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