

VIRGINIA
BUSINESS READY
SITES PROGRAM

TIER 4



Blue Mountain Site

496 ACRES

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

Located just a short drive from I-81 and beside the region's commercial airport, the site is ideal for a large project seeking expansive, contiguous acreage. The greenfield site is zoned General Industrial and features gently rolling topography and convenient access. A public water extension to the site is coming soon.

TIER 4 RANKING (DUE DILIGENCE COMPLETED)

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



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Subdividable: Yes

Purchase price: \$55,000 per acre

Zoning: General Industrial

DISTANCE TO

Interstate: 2.8 miles to I-81

2-lane highway: 0.3 miles to VA Rt. 256

Shenandoah Valley Airport: 0.1 miles, 1 minute

Ports: Inland Port of Virginia: 77.8 miles, < 1.25 hours;
Port of Virginia: 210.2 miles, 3 hours

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