



Exceptionally well located land parcels with public utilities available. A development plan has all the approvals for a business park with future uses including restaurants, professional offices, retail and service businesses. The property is located at a traffic light across US 29 from Madison County High School and at the southern crossover. Phase I is four (4) subdivided parcels.

PLEASE VISIT VIDEO AT: https://youtu.be/Y_drjQ6ZNVA



**Call Exclusive Marketing Agent
Bill Gentry, Broker**

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INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

DIRECTIONS: From the Town of Madison, take US 29S to right at traffic light into Madison Plaza. Property on left. Sign is up.



PHASE I—FOUR PARCELS

Lot A—2.24 acres U\C

Lot B—2.95 acres \$324,500

Lot C—3.74 acres \$411,500

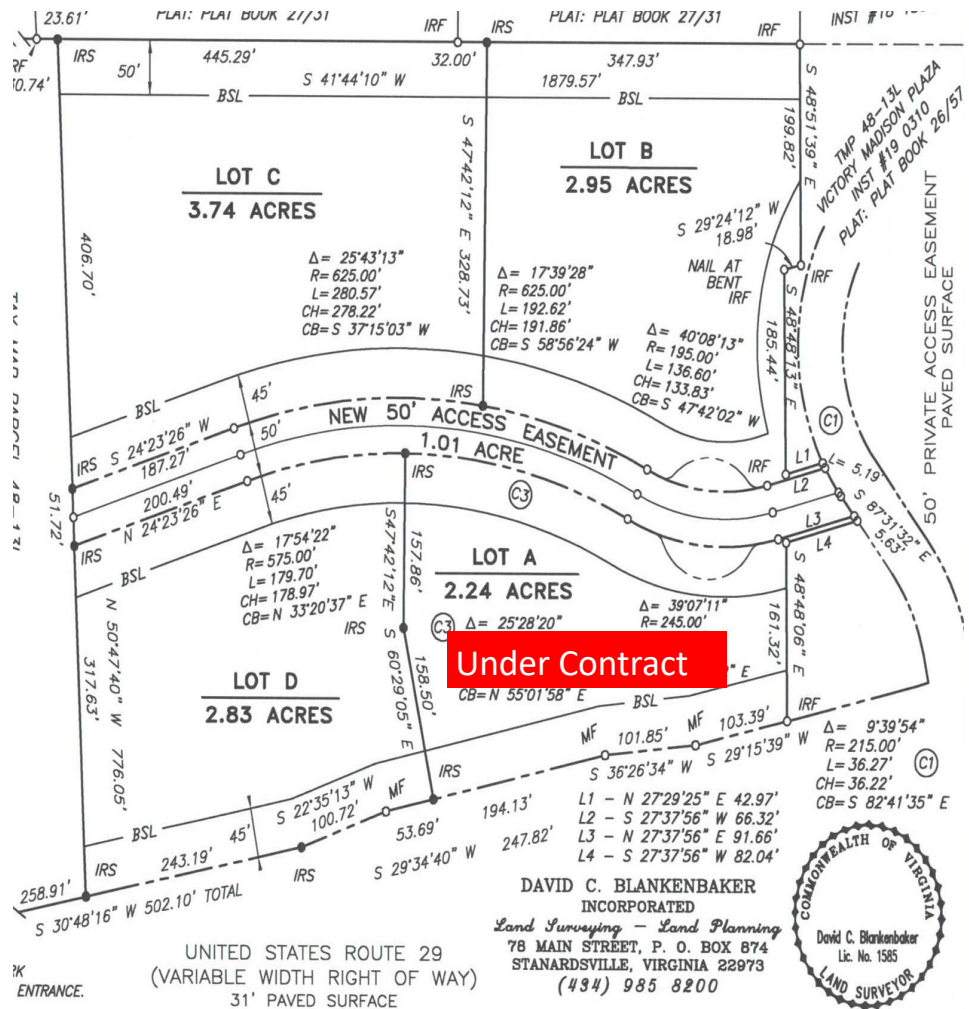
Lot D—2.83 acres \$312,000

Phase I of the development is four parcels. The entire project will have a total of eight + parcels.

US 29 VDOT TRAFFIC
COUNT 27,000 VEHICLE
TRIPS PER DAY

PHASE 1 DEVELOPMENT PLAN

MADISON COUNTY HAS PROVIDED ALL APPROVALS FOR DEVELOPMENT AND SALE. EACH PARCEL WILL BE SERVED BY A ROAD DEVELOPED TO VDOT SPECIFICATION, SEPTIC, PUBLIC WATER AND UNDERGROUND ELECTRIC. ROAD AND UTILITY WORK-PHASE I ROAD INSTALLED SPRING 2021.



ALL PARCELS WILL BE
ACCESSED BY A VDOT
STANDARDS ROAD
TAX MAP: 48-131, PORTION OF
ZONING: B-1, CONDITIONAL
REAL ESTATE TAXES: TBD



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