

3503 & 3511 Holiday Lane

Blacksburg, Virginia 24060

LAND DEVELOPMENT OPPORTUNITY | 5.96 ACRES



For more information, contact:

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**CUSHMAN &
WAKEFIELD**

THALHIMER

OVERVIEW

LewisGale
Medical Center

S. Main Street
BUSINESS
460

On behalf of Cushman & Wakefield | Thalhimer we are pleased to present for sale 3503 & 3511 Holiday Lane—A 5.96 acre site comprised of two parcels. The property is located along heavily traveled South Main Street (US Route 460B) near LewisGale Hospital, Virginia Tech Campus, and within a mile form VT Corporate Research Center.

The municipality is the Town of Blacksburg, which offers a population of over 44,949 full-time residents. The parcel is currently zoned General Commercial (GC) which will allow for a wide range of potential uses and is located in an Opportunity Zone.

This is an ideal location for medical or general offices, many traditional commercial uses and life care facilities. All necessary utilities are in place.


SITE & BUILDING SPECS

F O R

S A

L E

3503 HOLIDAY LN
BLACKSBURG, VA 24060

ADDRESS	3503 & 3511 Holiday Lane Blacksburg, Virginia 24060
SITE SIZE	5.96 Acres (259,618 SF)
CURRENT ZONING	GC, General Commercial
VISIBILITY	Highly Visible along US Rt. 460 Business
UTILITIES	All available on-site
TAX ID NUMBERS	347-A-18 & 377-A-2
ENTERPRISE ZONE	Blacksburg Opportunity Zone
TRAFFIC VOLUME	23,000
MUNICIPALITY	Town of Blacksburg, Montgomery County
SALES PRICE	\$4,750,000
NEARBY	  

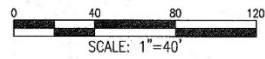
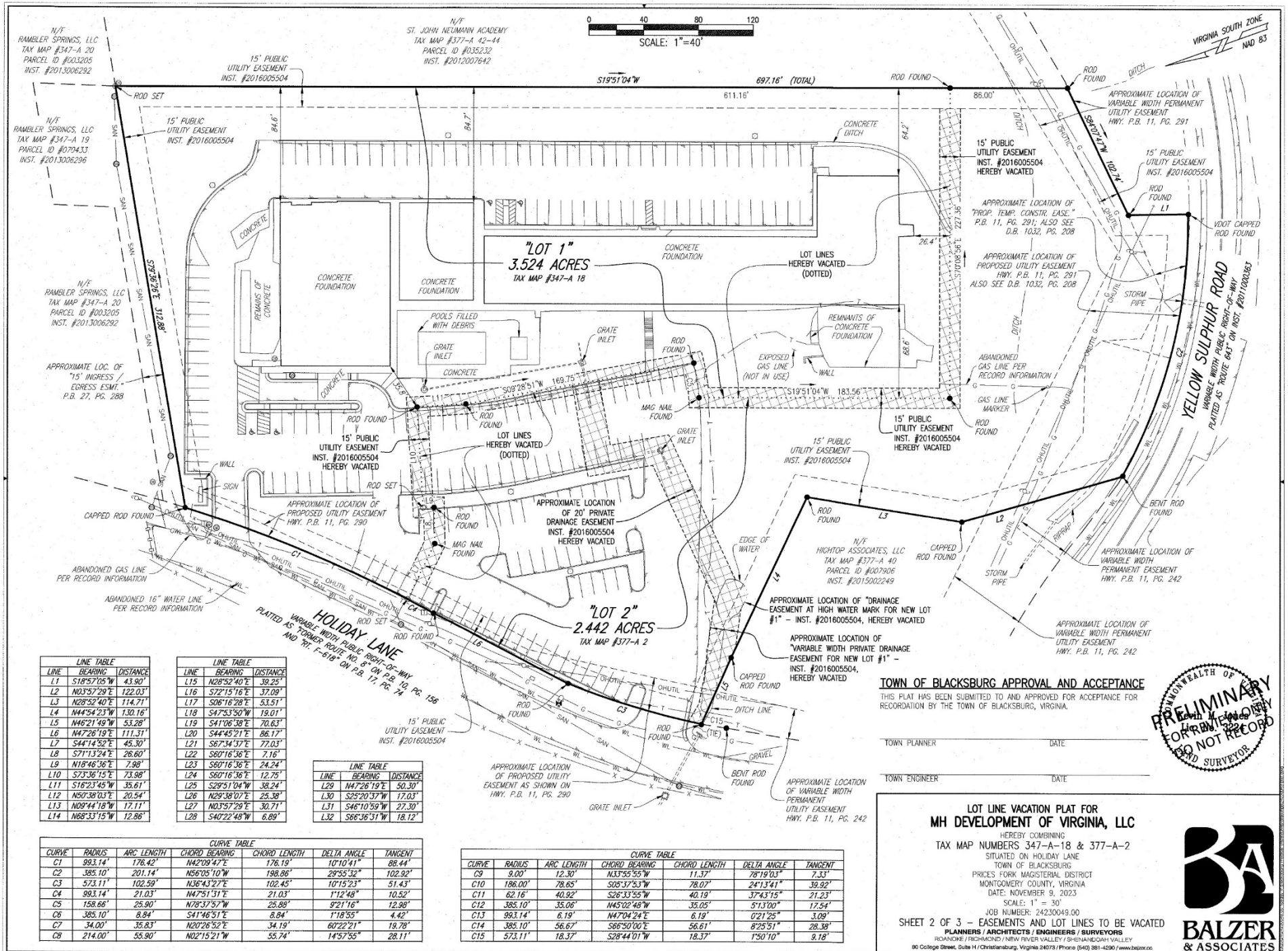


WATCH OUR VIDEO

SITE AERIAL



SITE PLAN



LINE	BEARING	DISTANCE
L1	S18°57'05"W	43.90'
L2	N03°57'29"E	122.03'
L3	N28°52'40"E	114.71'
L4	N44°54'23"W	130.16'
L5	N46°21'49"W	53.28'
L6	N47°26'19"E	111.31'
L7	S44°14'52"E	45.30'
L8	S71°13'24"E	26.60'
L9	N18°46'36"E	7.98'
L10	S73°36'15"E	73.98'
L11	S16°23'45"W	35.61'
L12	N50°38'03"E	20.54'
L13	N09°44'18"W	17.11'
L14	N68°33'15"W	12.86'

LINE	BEARING	DISTANCE
L15	N28°52'40"E	39.25'
L16	S72°15'16"E	37.08'
L17	S06°16'28"E	53.51'
L18	S47°53'50"W	19.01'
L19	S41°06'38"E	70.63'
L20	S44°45'21"E	86.17'
L21	S67°34'37"E	77.03'
L22	S80°16'36"E	7.16'
L23	S80°16'36"E	24.24'
L24	S80°16'36"E	12.75'
L25	S29°51'04"W	38.20'
L26	N29°38'07"E	25.38'
L27	N03°57'29"E	30.71'
L28	S40°22'48"W	6.89'

LINE	BEARING	DISTANCE
L29	N47°26'19"E	50.30'
L30	S25°20'57"W	17.03'
L31	S46°10'59"W	27.30'
L32	S66°36'51"W	18.72'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	993.14'	176.42'	N42°09'47"E	176.19'	10°10'41"	86.44'
C2	385.10'	201.14'	N56°05'10"W	198.86'	29°55'32"	102.92'
C3	573.11'	102.59'	N36°43'27"E	102.45'	10°15'23"	51.43'
C4	993.14'	21.03'	N47°51'31"E	21.03'	7°12'48"	10.52'
C5	158.66'	25.90'	N78°37'57"W	25.89'	9°21'16"	12.98'
C6	385.10'	8.84'	S41°46'51"E	8.84'	7°18'55"	4.42'
C7	34.00'	35.83'	N20°26'52"E	34.19'	60°22'21"	19.78'
C8	214.00'	55.90'	N02°15'21"W	55.74'	145°7'55"	28.11'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C9	9.00'	12.30'	N33°55'55"W	11.37'	78°19'03"	7.33'
C10	186.00'	78.65'	S08°33'53"W	78.07'	24°13'41"	39.92'
C11	62.16'	40.92'	S26°33'55"W	40.19'	37°43'15"	21.23'
C12	385.10'	35.06'	N45°02'48"W	35.05'	5°13'00"	17.54'
C13	993.14'	6.19'	N47°04'24"E	6.19'	0°21'25"	3.09'
C14	385.10'	56.67'	S66°50'00"E	56.61'	8°25'51"	28.38'
C15	573.11'	18.37'	S28°44'01"W	18.37'	1°50'10"	9.18'

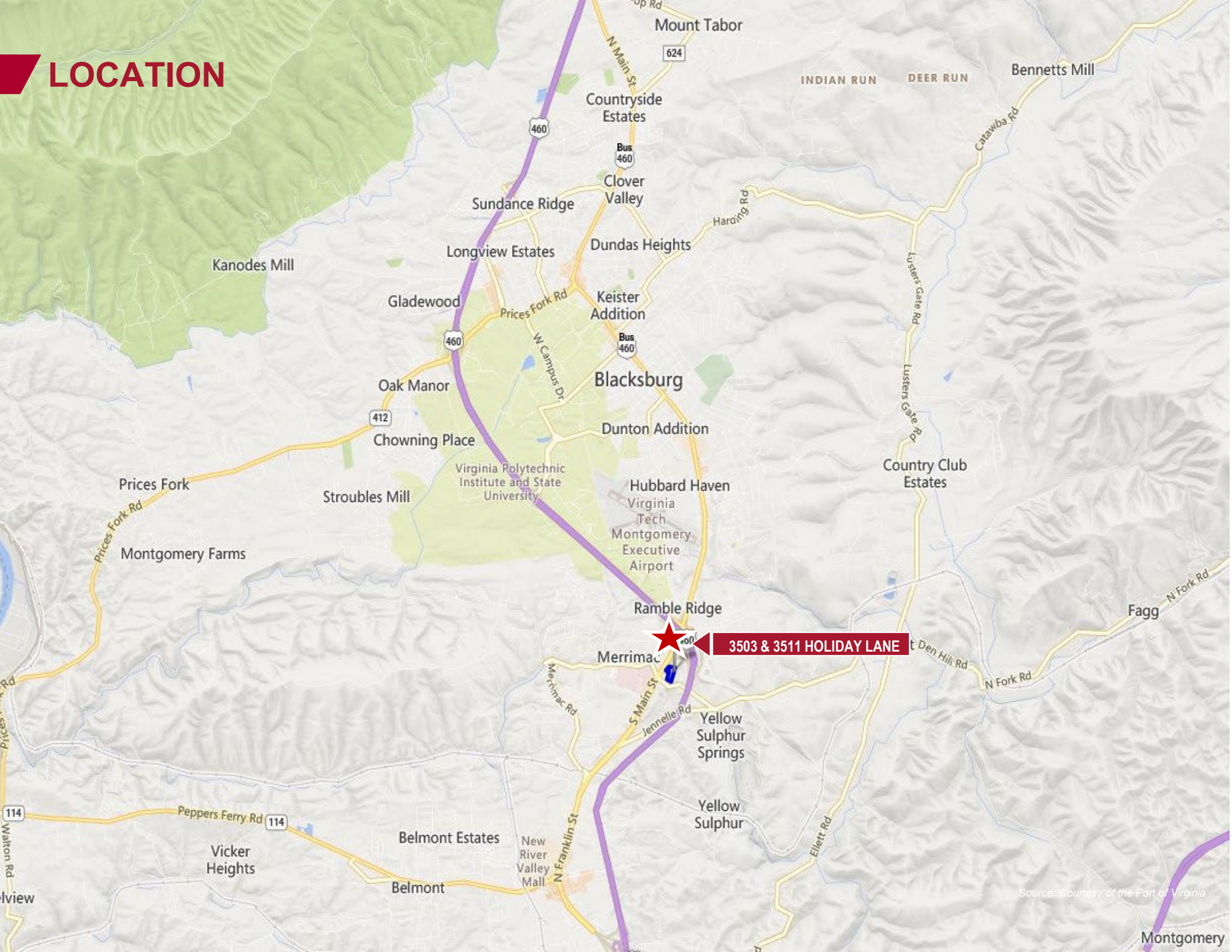
TOWN OF BLACKSBURG APPROVAL AND ACCEPTANCE
 THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF BLACKSBURG, VIRGINIA.

TOWN PLANNER _____ DATE _____
 TOWN ENGINEER _____ DATE _____

LOT LINE VACATION PLAT FOR MH DEVELOPMENT OF VIRGINIA, LLC
 HEREBY COMBINING
 TAX MAP NUMBERS 347-A-18 & 377-A-2
 SITUATED ON HOLIDAY LANE
 TOWN OF BLACKSBURG
 PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA
 DATE: NOVEMBER 9, 2023
 SCALE: 1" = 30'
 JOB NUMBER: 24230049.00
SHEET 2 OF 3 - EASEMENTS AND LOT LINES TO BE VACATED
 PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
 80 College Street, Suite H | Christiansburg, Virginia 24073 | Phone (540) 861-4200 | www.balzer.com



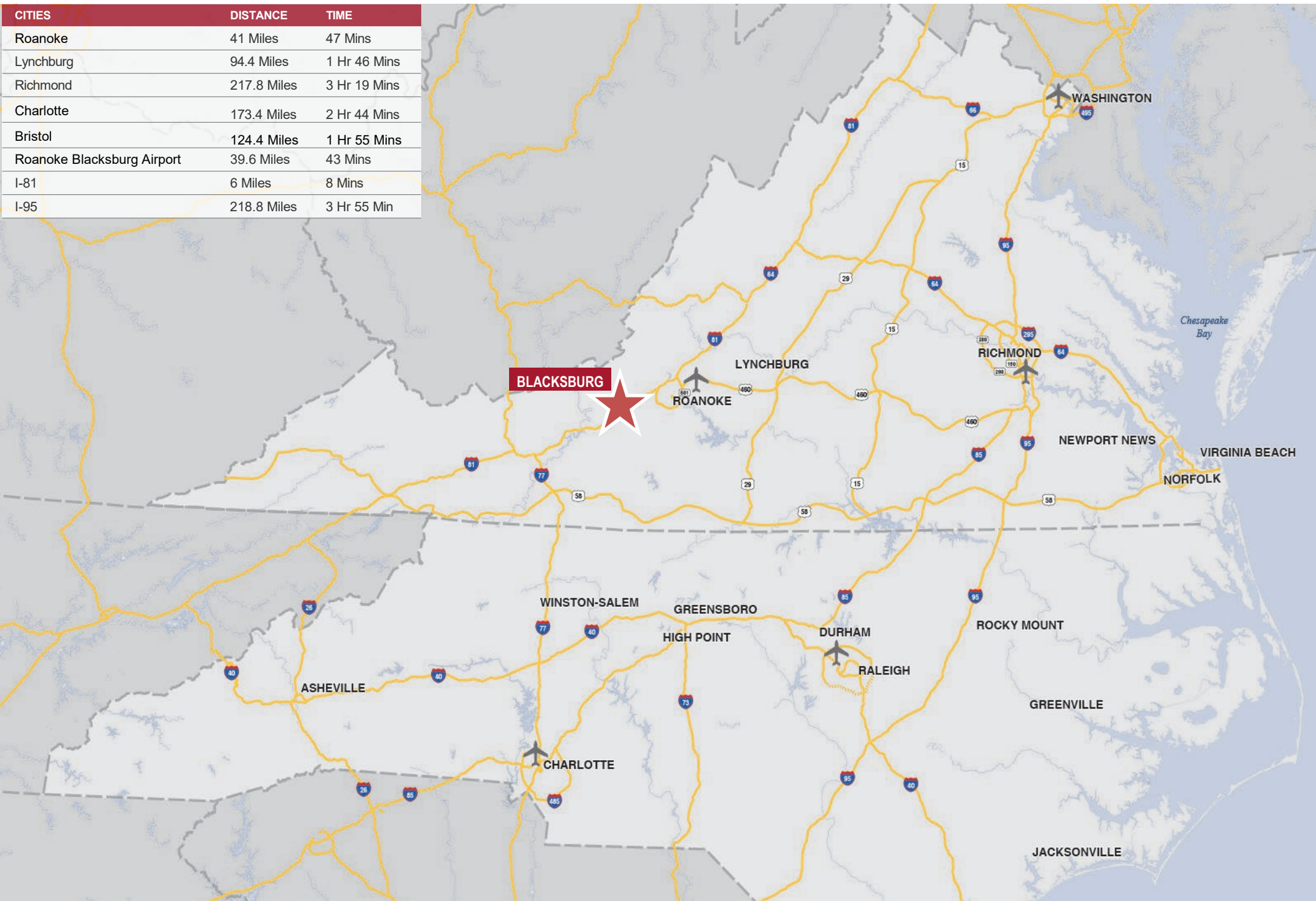
LOCATION



Source: Courtesy of the Port of Virginia

NEARBY CITIES

CITIES	DISTANCE	TIME
Roanoke	41 Miles	47 Mins
Lynchburg	94.4 Miles	1 Hr 46 Mins
Richmond	217.8 Miles	3 Hr 19 Mins
Charlotte	173.4 Miles	2 Hr 44 Mins
Bristol	124.4 Miles	1 Hr 55 Mins
Roanoke Blacksburg Airport	39.6 Miles	43 Mins
I-81	6 Miles	8 Mins
I-95	218.8 Miles	3 Hr 55 Min



DEMOGRAPHICS



74,299
5 MILE POPULATION



30.6%
3 MILE EDUCATION BACHELOR & ABOVE



85,001
5 MILE DAYTIME POPULATION



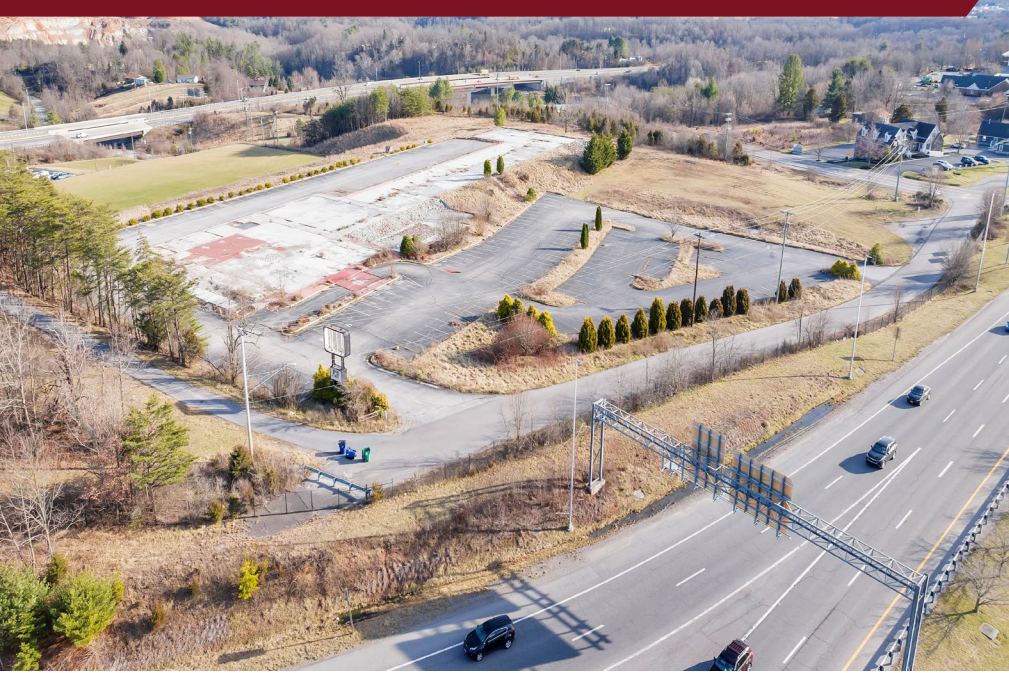
\$101,599
1 MILE AVERAGE HOUSEHOLD INCOME

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,241	30,360	74,299
Higher Education	0.27%	0.30%	0.30%
Labor Force	5,862	38,966	85,001
Median Age	45.8	24.5	25.1
# of Households	1,055	9,849	27,859
Average Household Income	\$101,599	\$95,598	\$89,155

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