

FOR SALE

15 ACRES ON I-81 EXIT 162

15057 LEE HWY BUCHANAN, VA 24066



For Sale

15057 Lee Hwy | Buchanan VA

• **15 ACRES**



BRYAN MUSSELWHITE, CCIM
Senior Vice President
540.855.3654
bmusselwhite@poecronk.com

STEPHEN PENDERGRASS
Vice President
540.855.3655
spendergrass@poecronk.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Poe & Cronk Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION 1

FOR SALE

15057 LEE HWY | BUCHANAN VA



POE & CRONK REAL ESTATE GROUP
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444



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OFFERING SUMMARY

Sale Price: \$1,500,000

Available SF:

Lot Size: 15.0 Acres

Price / SF: \$2.30

PROPERTY OVERVIEW

Bryan Musselwhite, CCIM, and Stephen Pendergrass are pleased to present this 15-acre parcel is located directly off exit 162 of I-81 in Botetourt County. The front of this parcel is flat and gently slopes in the rear, offering the perfect backdrop for your signage with visibility that can stretch for miles. The flat portion offers a vast footprint and could accommodate a large surface lot and ample room to develop a retail property.

The property can be subdivided to suit the buyer's needs.

Off Exit 162 on I-81 Botetourt County, VA.

PROPERTY HIGHLIGHTS

- Excellent Visibility from I-81
- Directly of the on/off ramp to I-81
- Ideal location for a travel center
- Extra acreage available

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LOCATION INFORMATION

SECTION 2



FOR SALE

15057 LEE HWY | BUCHANAN VA

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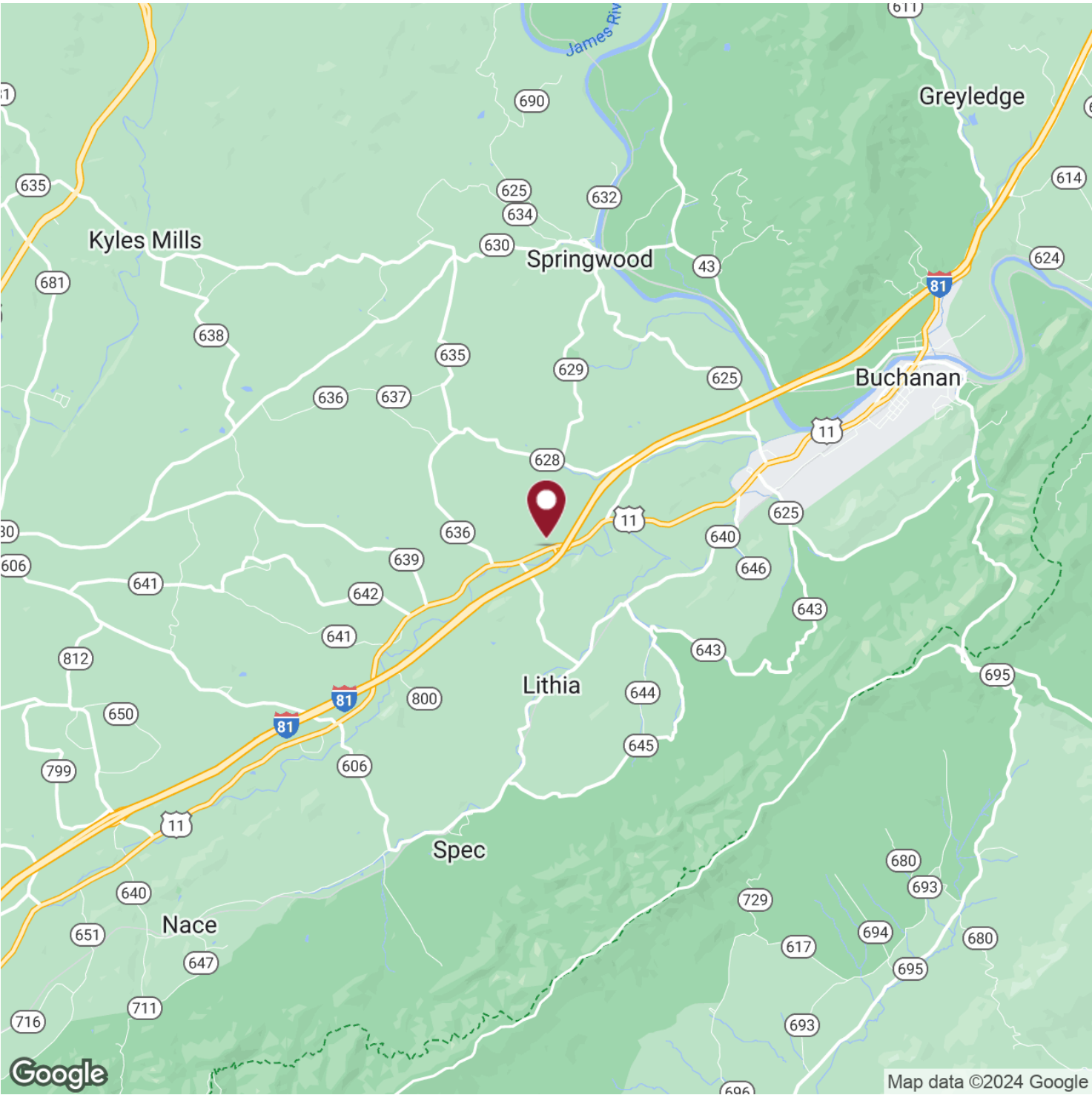
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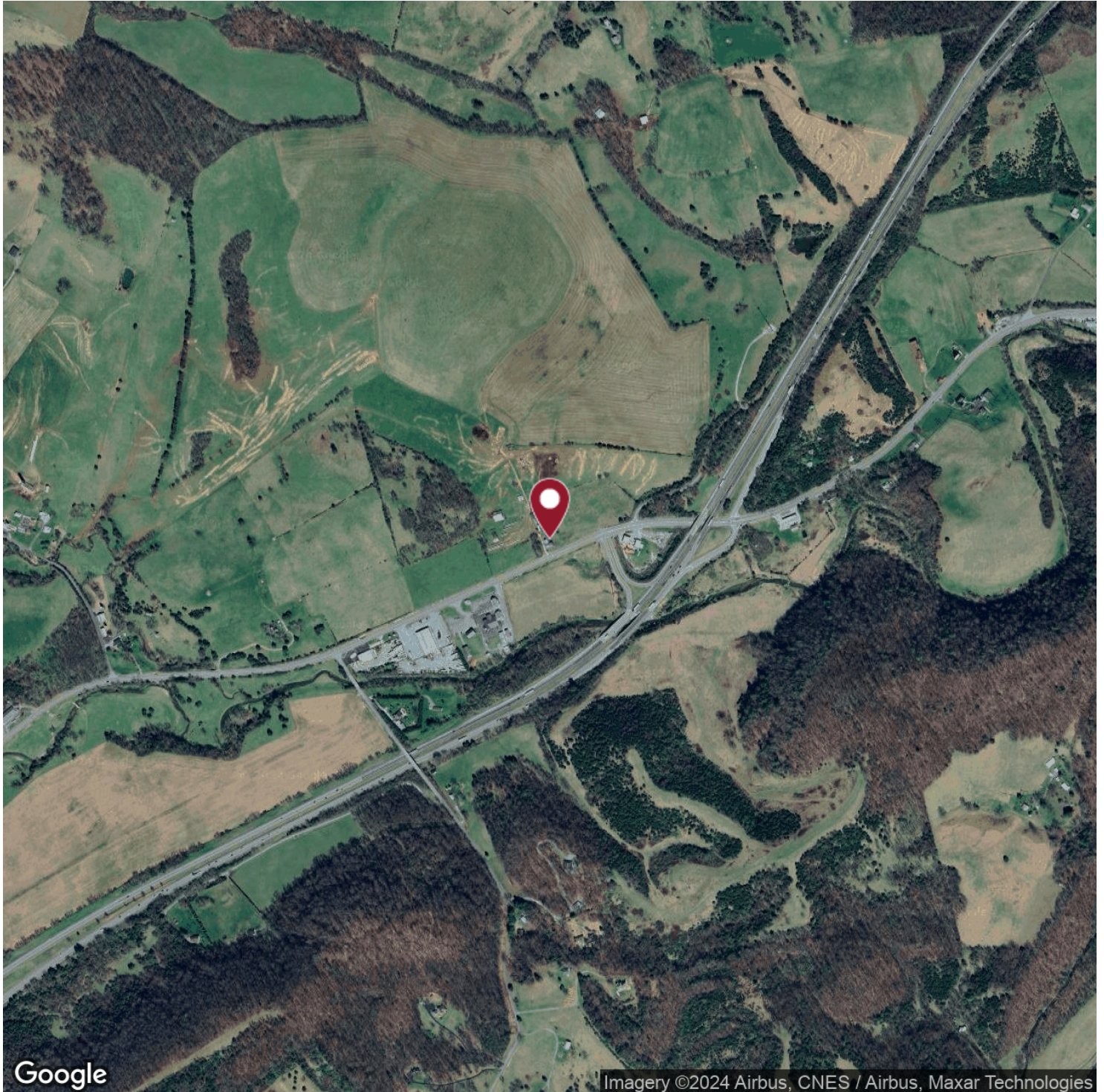
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DEMOGRAPHICS

SECTION 3

FOR SALE

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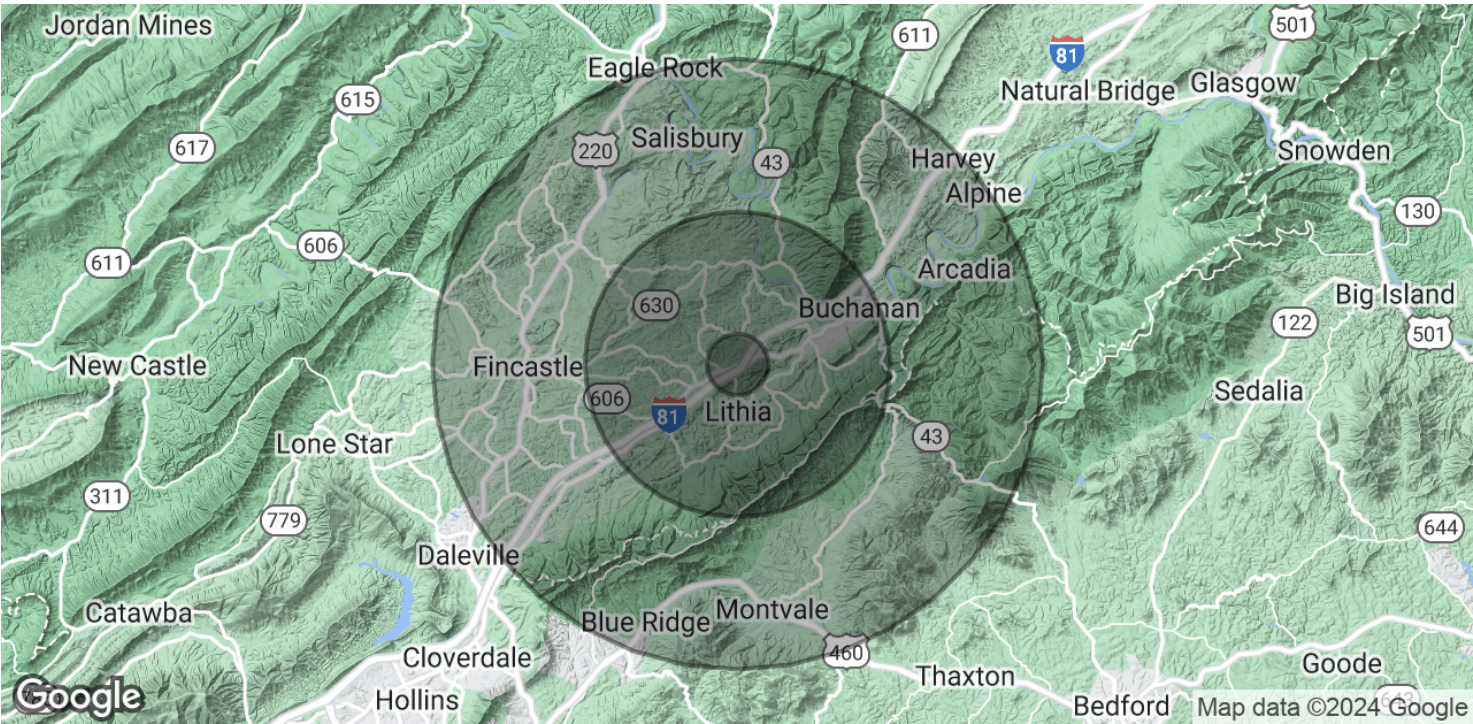
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	96	2,922	16,728
Average age	43.6	44.6	44.7
Average age (Male)	40.9	42.7	43.7
Average age (Female)	44.9	45.7	45.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	40	1,178	6,597
# of persons per HH	2.4	2.5	2.5
Average HH income	\$53,783	\$59,884	\$63,391
Average house value	\$171,666	\$186,994	\$203,198

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIOS

SECTION 4



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STEPHEN PENDERGRASS
Vice President
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spendergrass@poechronk.com



BRYAN MUSSELWHITE, CCIM

Senior Vice President

bmusselwhite@poecronk.com

Direct: 540.855.3654 | **Cell:** 540.314.7796

PROFESSIONAL BACKGROUND

Bryan A. Musselwhite, CCIM, is a Senior Vice President with Poe & Cronk Real Estate Group where he has proven to be an accomplished commercial real estate investment sales leader.

Bryan A. Musselwhite, CCIM, provides comprehensive, strategic real estate advisory services to help local individuals, firms, and multi-market account clients meet business objectives, operating requirements, and financial goals.

As a lifelong resident of the Roanoke region and a student of the commercial real estate industry, Bryan has gained extensive experience in a broad range of services, including lease negotiations, acquisitions, dispositions, relocations, and build-to-suit transactions valued at more than \$200 million. Since joining the firm in 2008, Bryan has developed as a natural leader, being named one of Blue Ridge Business Journal's Top 20 under 40, and consistently being named one of Poe & Cronk's Top Producers.

Bryan's professional affiliations include the National Association of Realtors, Virginia Realtors, and the Roanoke Valley Association of REALTORS®. Bryan is also a member of (ICSC) the International Council of Shopping Centers, Inc. In 2013, he was awarded the Certified Commercial Investment Member (CCIM) professional designation by the CCIM Institute and currently serves on their Governmental Affairs Committee.

Continuously active in his community, Bryan has served on numerous civic boards and steering committees, including the American Red Cross, Jefferson Center, Taubman Museum of Art, and the Roanoke Regional Chamber of Commerce. Presently he serves the City of Roanoke as a member of the Board of Zoning Appeals.

Faith, Persistence, Optimism, Accountability, Diligence, and Determination is the foundation of our success.

Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower
Roanoke, VA 24011
540.982.2444



STEPHEN PENDERGRASS

Vice President

spendergrass@poecronk.com

Direct: 540.855.3655 | **Cell:** 540.520.3085

PROFESSIONAL BACKGROUND

Stephen Pendergrass began his career in commercial real estate in 2014 when he joined Poe & Cronk as a Sales Associate. Stephen has established himself as an accomplished commercial real estate broker with a wealth of experience in landlord representation, site selection, and land development. He has built a reputation as one of the top producing brokers in the SWVA CRE industry, known for his ability to consistently close deals and secure favorable terms for his clients.

Throughout his career, Stephen has worked with a diverse range of clients, from small businesses to large corporations. He has a deep understanding of the commercial real estate market and is able to effectively navigate complex landscapes to find properties that meet his client's unique needs.

Stephen builds strong, long-lasting relationships with his clients. He understands the importance of hard work and has a proven track of helping his clients bring their projects to a successful conclusion. Stephen Pendergrass is a valuable asset to any organization looking to expand or invest in commercial property.

Stephen lives in Roanoke, VA with his wife and 3 daughters, dog, cat, and beta fish, Frannie.

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