

FOR SALE

TBD Peppers Ferry Road, Christiansburg VA

Property Summary:

APPROX. ACREAGE: 9.14

MLS # 404253

PRICE: \$600,000

ZONING: Agricultural

TOPOGRAPHY: Cleared, Level

This 9.141 parcel of prime development land is just minutes from the New River Valley Mall as well as other amenities. With more than 475' of road frontage on Peppers Ferry Road and more than 560' on New Village Drive, the possibilities are endless. Agricultural Zoning offers an abundance of options. Surrounded by residential properties and commercial just a short distance makes this site a rare find. With an average traffic count of 19,000 per day, this site gives excellent visibility.



Listed by:
Nancy Page
REALTOR®

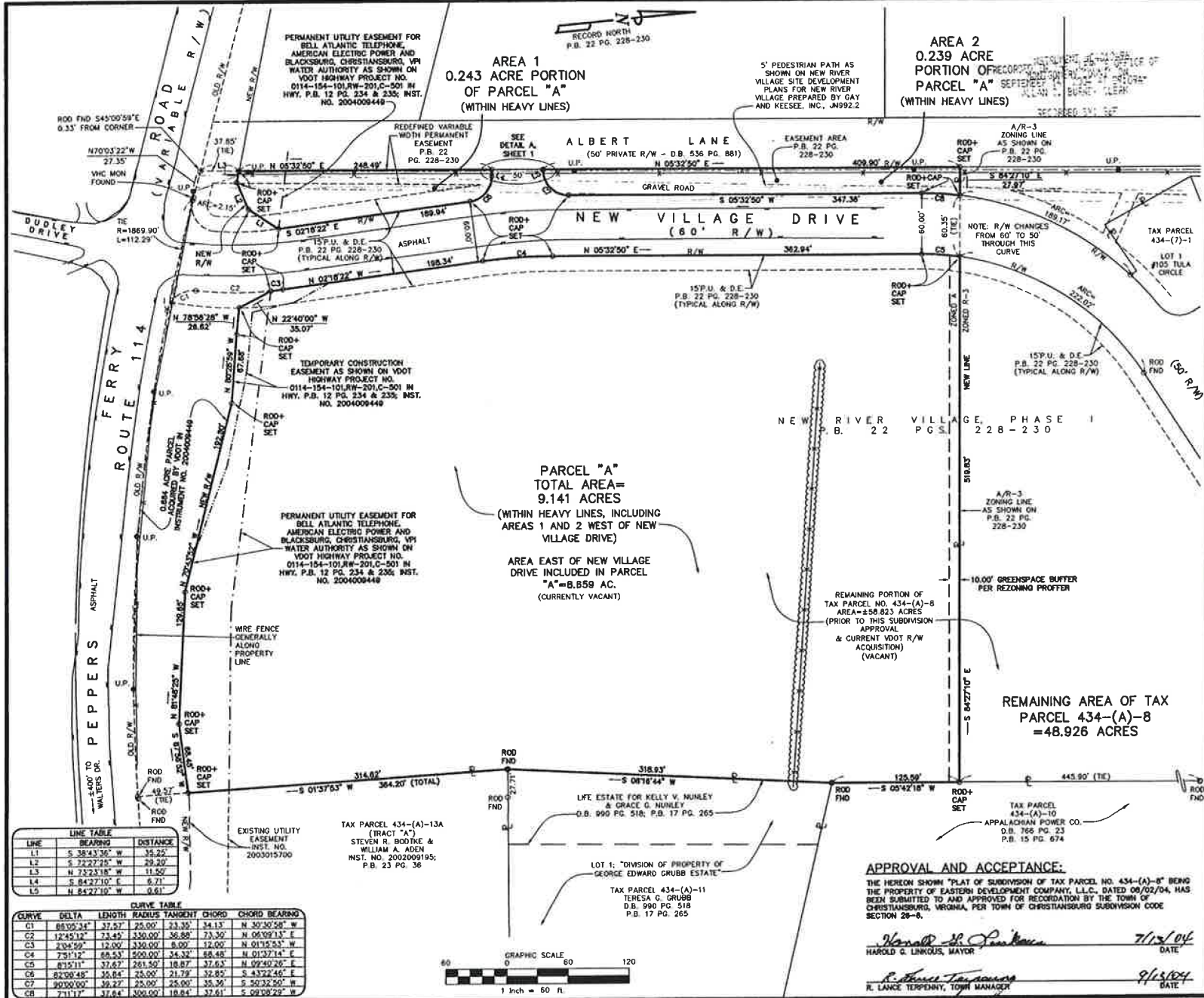
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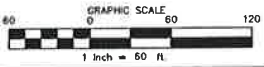


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°43'30" W	35.22
L2	S 32°22'25" W	29.20
L3	N 73°23'18" W	11.50
L4	S 84°27'10" E	6.71
L5	N 84°27'10" W	0.61

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	88°05'14"	37.67	25.00'	23.30'	34.15'	N 30°40'58" W
C2	12°45'12"	23.49	330.00'	36.89'	73.39'	N 06°09'11" E
C3	2°04'52"	12.00'	330.00'	8.90'	12.00'	N 01°19'53" W
C4	7°51'12"	66.53	500.00'	34.32'	68.48'	N 01°37'14" E
C5	8°15'11"	37.67	261.50'	18.87'	37.65'	N 09°40'26" E
C6	82°00'48"	35.84	25.00'	21.79'	32.85'	S 43°22'46" E
C7	90°00'00"	39.27	25.00'	25.00'	35.26'	S 50°32'30" W
C8	7°11'17"	37.64	300.00'	18.84'	37.61'	S 08°18'23" E



APPROVAL AND ACCEPTANCE:
 THE HEREON SHOWN "PLAT OF SUBDIVISION OF TAX PARCEL NO. 434-(A)-8" BEING THE PROPERTY OF EASTERN DEVELOPMENT COMPANY, L.L.C., DATED 08/02/04, HAS BEEN SUBMITTED TO AND APPROVED FOR RECORDATION BY THE TOWN OF CHRISTIANBURG, VIRGINIA, PER TOWN OF CHRISTIANBURG SUBDIVISION CODE SECTION 28-8.

Harold G. Linkous 7/13/04
 HAROLD G. LINKOUS, MAYOR DATE

R. Lance Terpenhy 8/13/04
 R. LANCE TERPENHY, TOWN MANAGER DATE

GAY AND KESSEE, INCORPORATED
 ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
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Plat of Subdivision of Tax Parcel No. 434-(A)-8
 Town of Christiansburg
 Riner Magisterial District
 Montgomery County, Virginia

COMMONWEALTH OF VIRGINIA
 RALPH O. CLEMENTS
 No. 1884
R. O. Clements
 08/04/04
 LAND SURVEYOR

REVISED:

DESIGNED/CALC.: KJD
 CHECKED: KJD
 DRAWN: KJD
 DATE: 08/02/04
 SCALE: 1"=60'

JOB NO. 1387.1
 SHEET 2 OF 2

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