

SITE FOR SALE

9.89 ACRES COMMERCIAL HARRISONBURG, VIRGINIA

Great Business and Retail Location
Growing City and College Town

ZONED
B2

540-432-9477

www.forbesdevelopmentllc.com



EXIT
247A

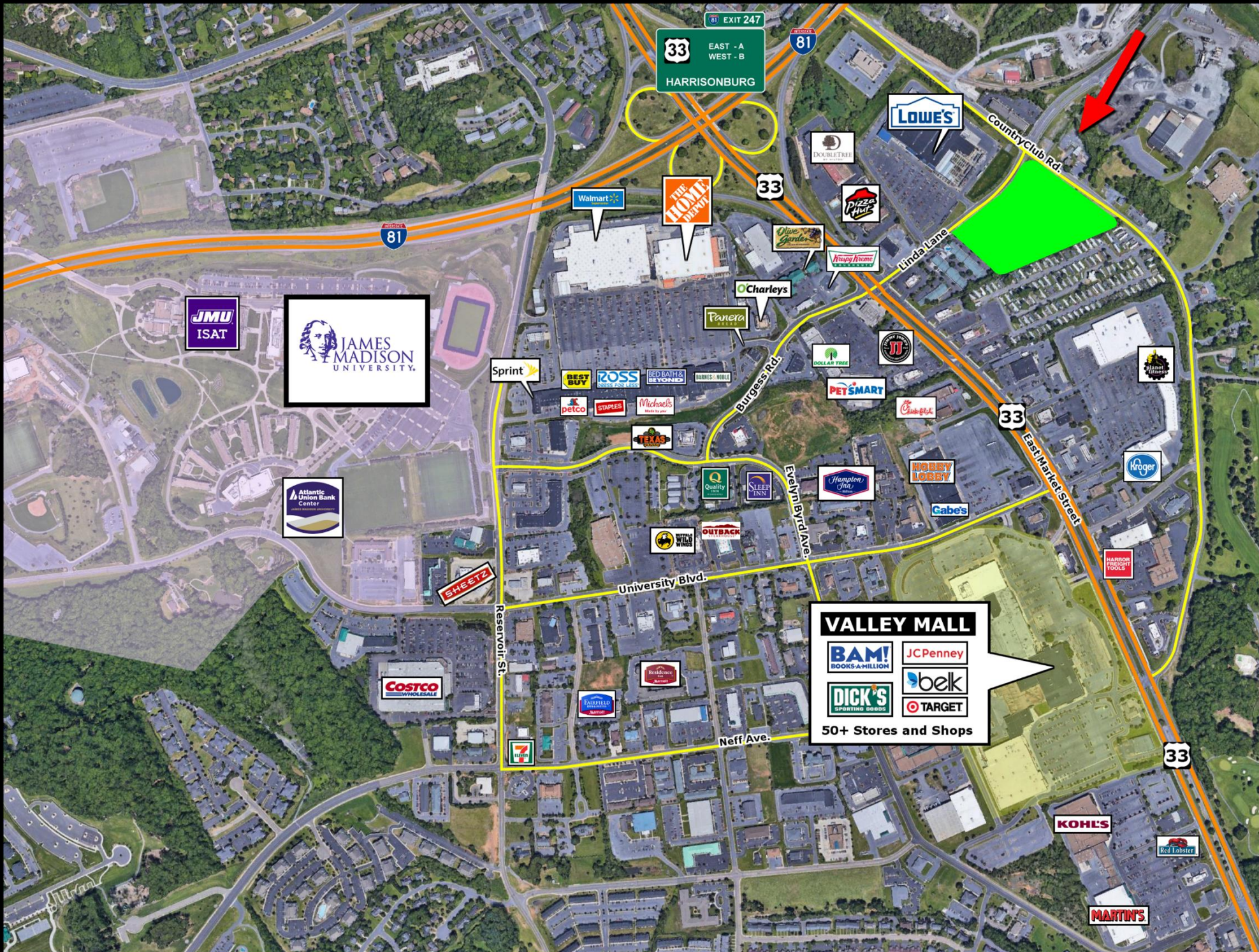


James Madison
University

Bridgewater
College

Eastern
Mennonite
University

Blue Ridge
Community
College



EXIT 247
33 EAST - A
WEST - B
HARRISONBURG

LOWE'S

THE HOME DEPOT

JMU
ISAT

JAMES MADISON UNIVERSITY

Atlantic Union Bank Center

SHEETZ

COSTCO WHOLESALE

VALLEY MALL
50+ Stores and Shops
B&M BOOKS-A-MILLION
JCPenney
belk
DICK'S SPORTING GOODS
TARGET

KOHL'S

MARTIN'S

HOBBY LOBBY

PETSMART

THE HOME DEPOT

Chick-fil-A

Krispy Kreme
DOUGHNUTS

Shell

Olive Garden
ITALIAN RESTAURANT

Wendy's
OLD FASHIONED HAMBURGERS

COOK OUT

TACO BELL

tropical
SMOOTHIE
CAFE
eat better. feel better.

Comfort INN

DOUBLE TREE
BY HILTON

Howard Johnson
HOTEL

9.89 Acres
B2

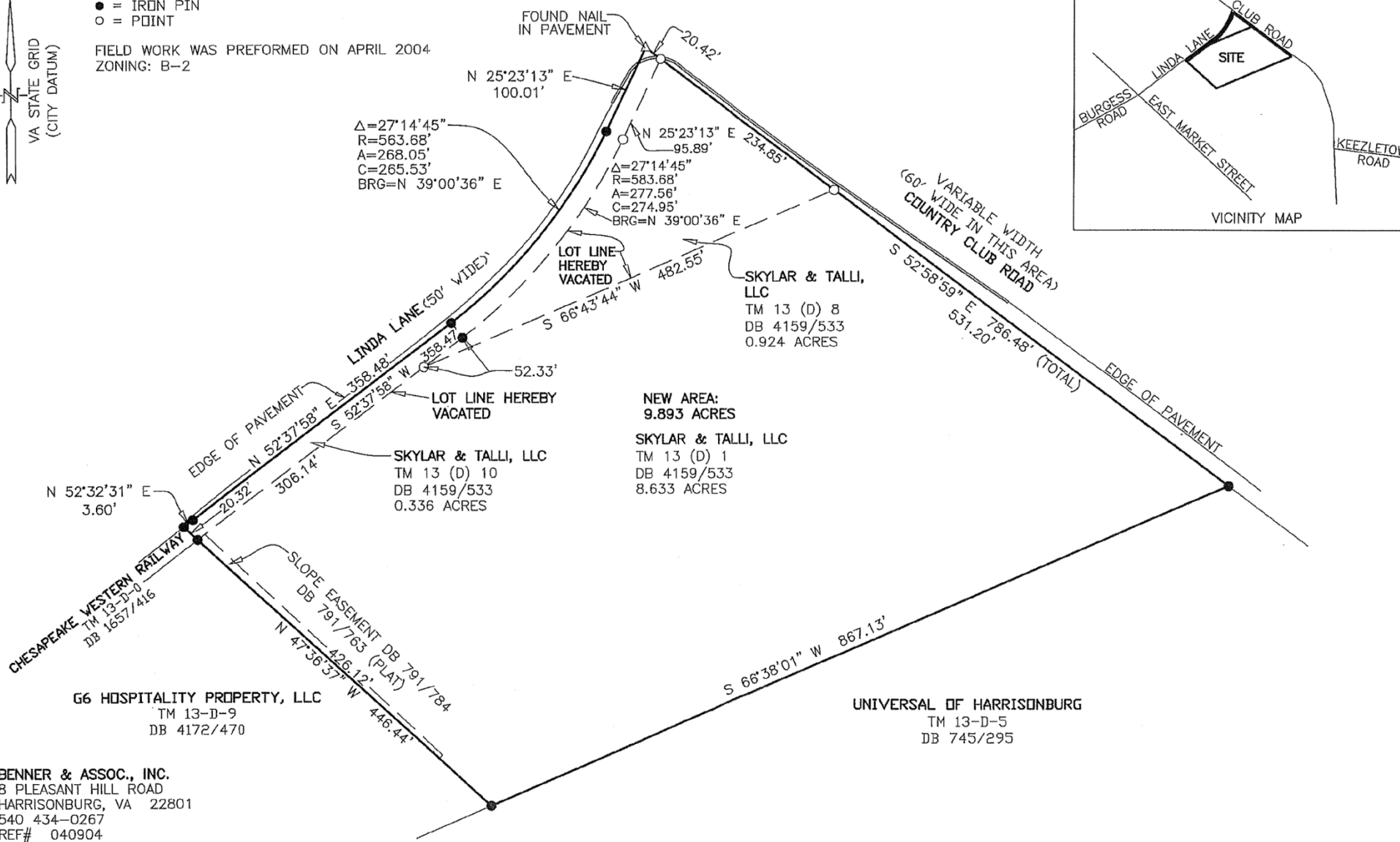
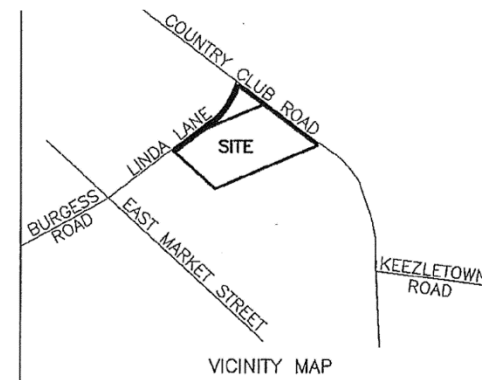
LOWE'S

CANDLEWOOD
SUITES

SCALE: 1"=100'

● = IRON PIN
○ = POINT

FIELD WORK WAS PERFORMED ON APRIL 2004
ZONING: B-2



$\Delta=27^{\circ}14'45''$
R=563.68'
A=268.05'
C=265.53'
BRG=N 39°00'36" E

$\Delta=27^{\circ}14'45''$
R=583.68'
A=277.56'
C=274.95'
BRG=N 39°00'36" E

NEW AREA:
9.893 ACRES

SKYLAR & TALLI, LLC
TM 13 (D) 1
DB 4159/533
8.633 ACRES

SKYLAR & TALLI, LLC
TM 13 (D) 10
DB 4159/533
0.336 ACRES

G6 HOSPITALITY PROPERTY, LLC
TM 13-D-9
DB 4172/470

UNIVERSAL OF HARRISONBURG
TM 13-D-5
DB 745/295

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 040904
DRAWING: 040904.DWG
CRD: 040904

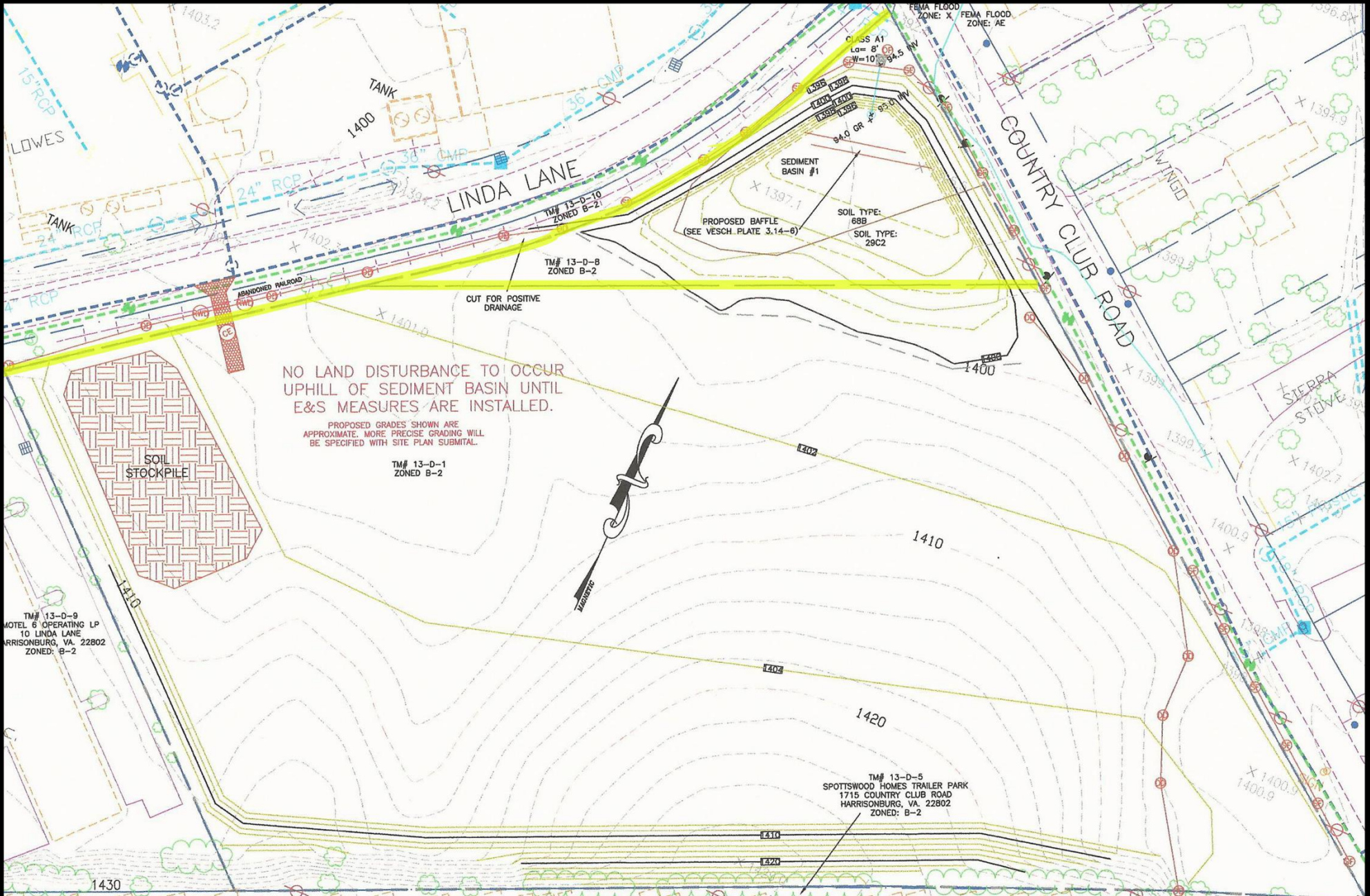
- E — ELECTRIC
- W — WATER LINES
- S — SANITARY LINES
- T — STORM SYSTEM
- P — EXISTING PROPERTY LINE

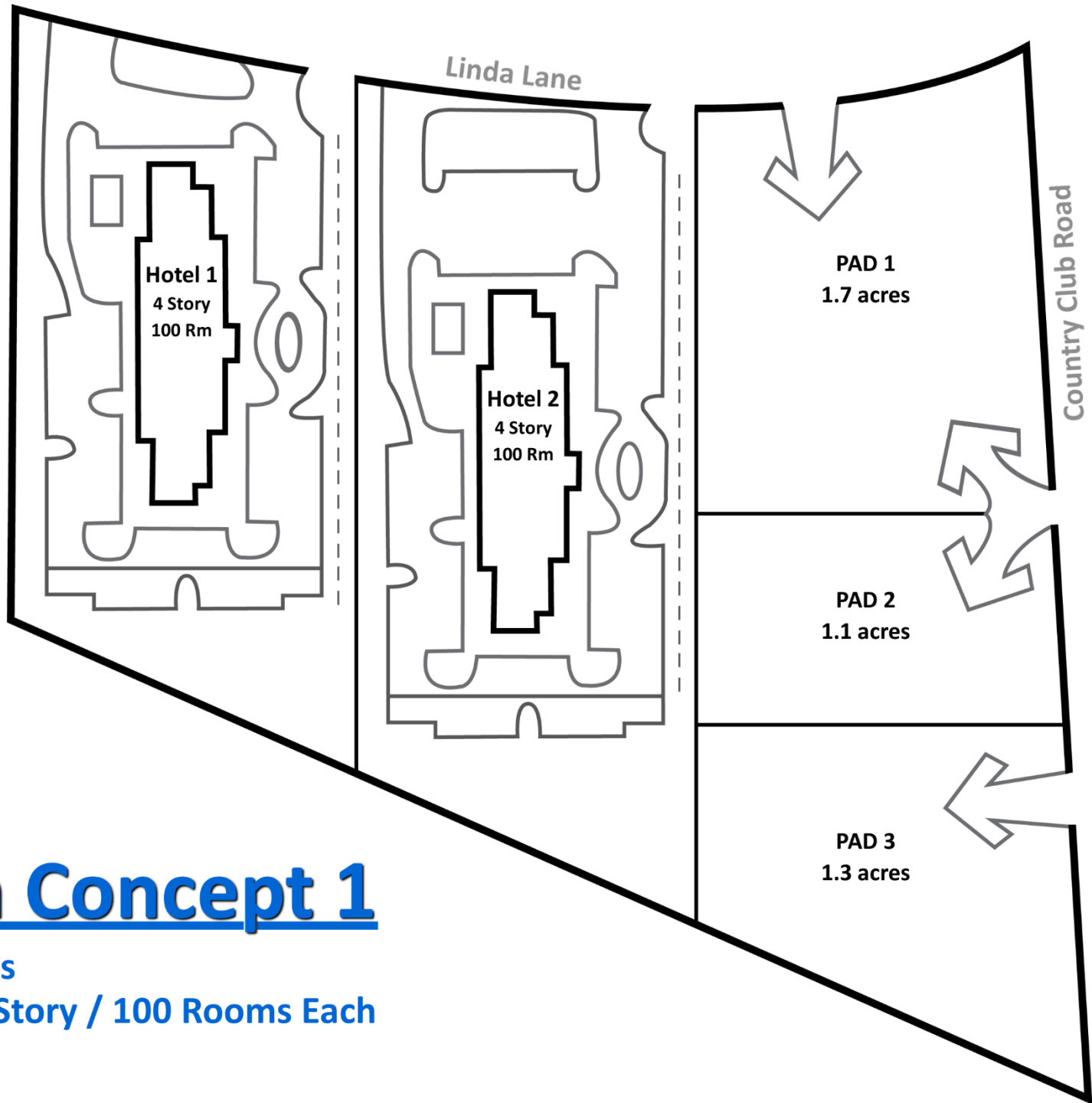
- EXISTING BUILDING
- EXISTING ROAD/PARKING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 28.5 PV PROPOSED SPOT ELEVATION

LEGEND

- CE CONSTRUCTION ENTRANCE
- OP OUTLET PROTECTION
- SF SILT FENCE
- DD DIVERSION DIKE
- FWC RIGHT OF WAY DIVERSION

- DISTURBED AREA
- SOIL TYPE SEPARATION
- ← DRAINAGE FLOW

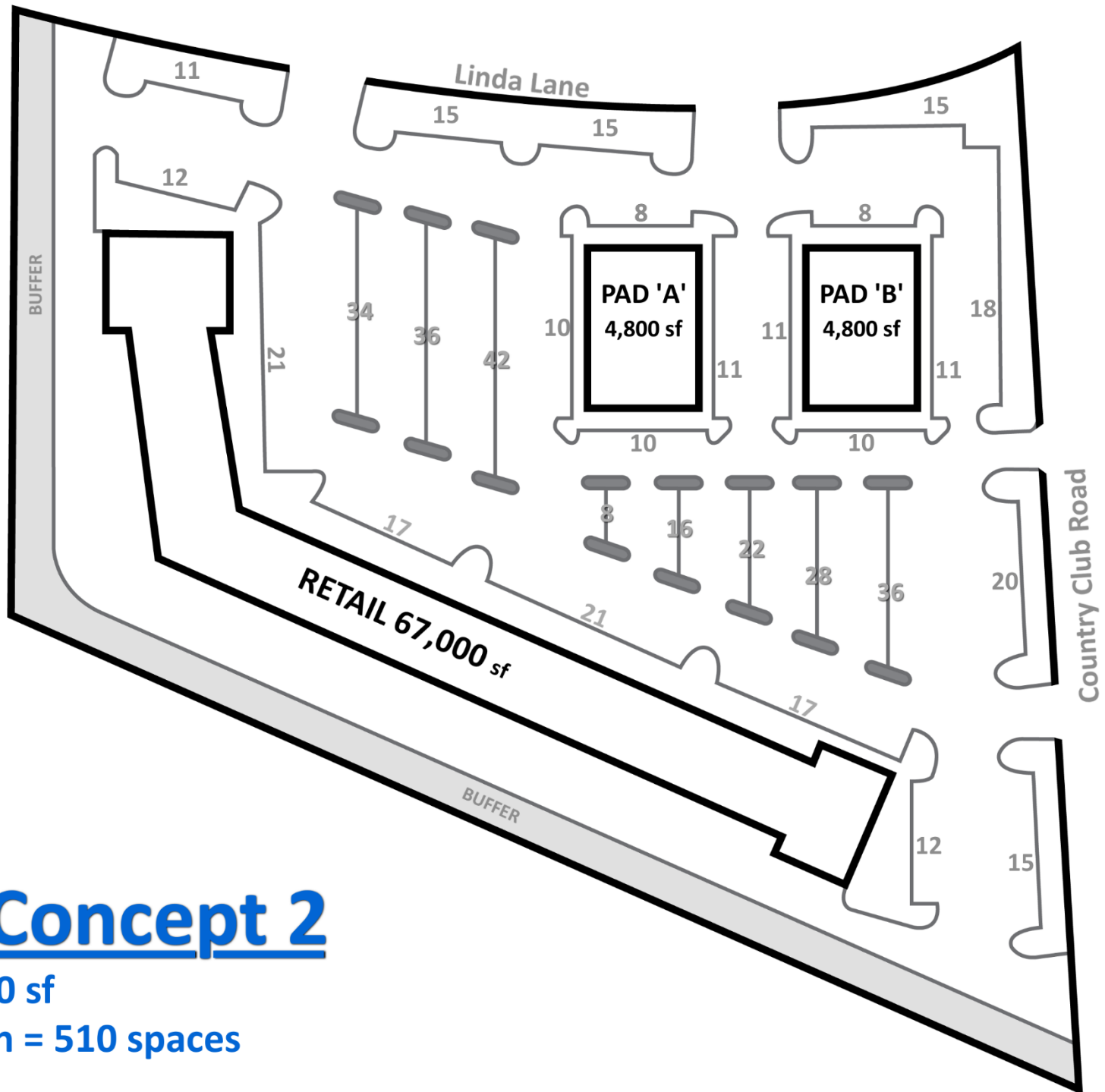




Site Plan Concept 1

Total Retail - 3 Pads

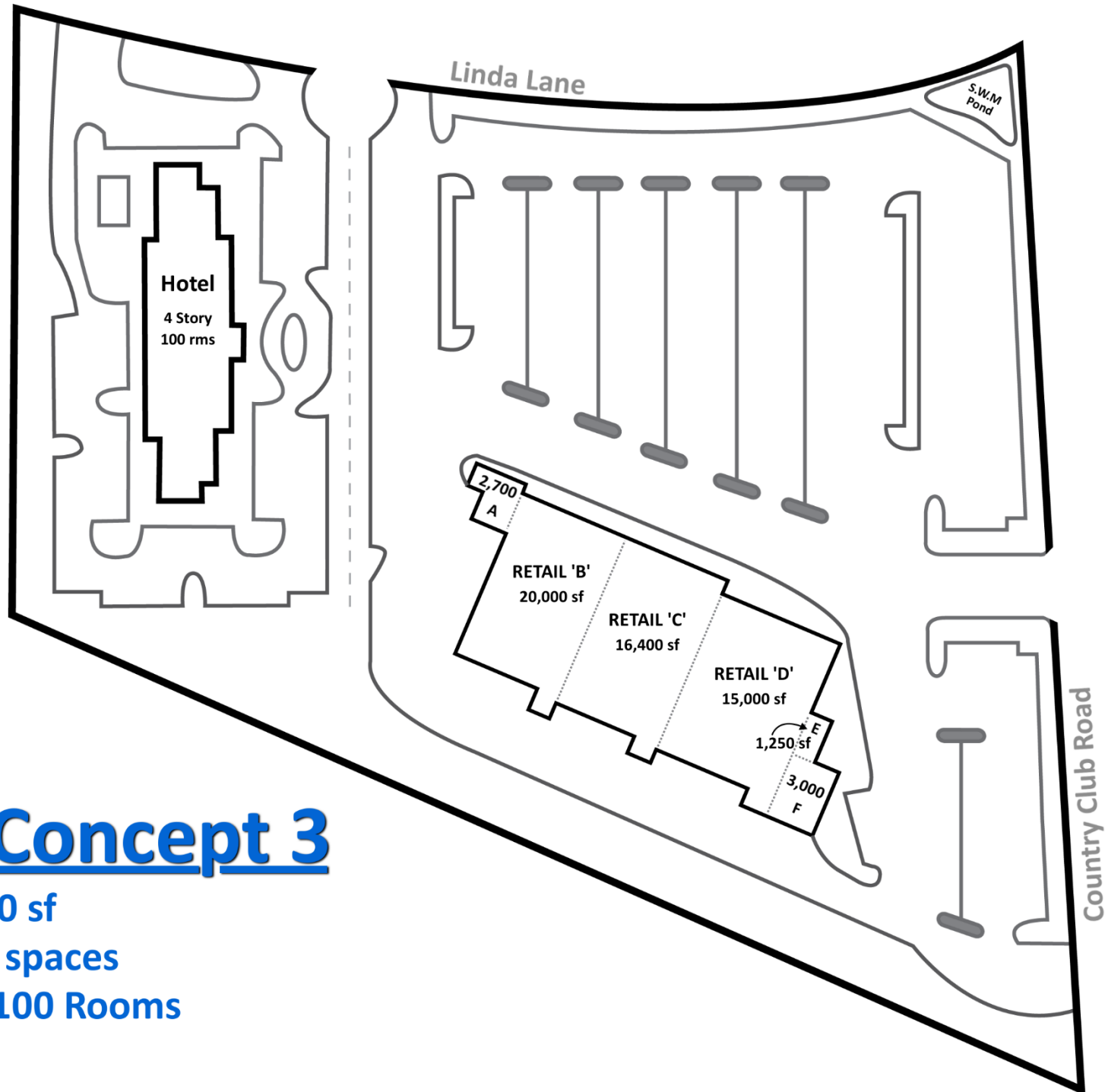
Two Hotels - Four Story / 100 Rooms Each



Site Plan Concept 2

Total Retail = 76,600 sf

Total Parking shown = 510 spaces



Site Plan Concept 3

Total Retail = 58,350 sf

Total Parking = 352 spaces

Four Story Hotel = 100 Rooms