

SITE FOR SALE

9.77 ACRES

COMMERCIAL

HARRISONBURG, VIRGINIA

Great Business and Retail Location
Growing City and College Town

\$7,500,000

ZONED
B2

Multi Family with special use permit

540-432-9477

www.forbesdevelopmentllc.com



EXIT
247A



James Madison
University

Bridgewater
College

Eastern
Mennonite
University

Blue Ridge
Community
College

This 9.77-acre property in Harrisonburg, VA, presents a prime commercial development opportunity as one of the last large tracts available in the city. Strategically located across from Lowe's near the newly expanded I-81 Exit 247 interchange, the site benefits from high visibility, exceptional accessibility, and proximity to major retailers, dining, and services. Zoned B2 (General Business District), the property allows for a variety of uses, including retail, office, restaurants, and entertainment venues. A Special Use Permit further expands its potential, supporting multi-family residential development of up to 38 units per acre, mixed-use projects, and flexible parking requirements. Harrisonburg's thriving economy and growing population make this property ideal for developers looking to capitalize on the city's robust growth. With a price of \$7,500,000 and a 2% commission, this site offers unparalleled location advantages and zoning flexibility for transformative projects, whether multi-family housing, mixed-use spaces, or a high-traffic retail complex.



HOBBY LOBBY

PET SMART

THE HOME DEPOT

Chick-fil-A

Krispy Kreme
DOUGHNUTS

Olive Garden
ITALIAN RESTAURANT

Shell

Wendy's
OLD FASHIONED HAMBURGERS

COOK-OUT

TACO BELL

tropical
SMOOTHIE
CAFE
eat better. feel better.

Comfort INN

DOUBLE TREE
BY HILTON

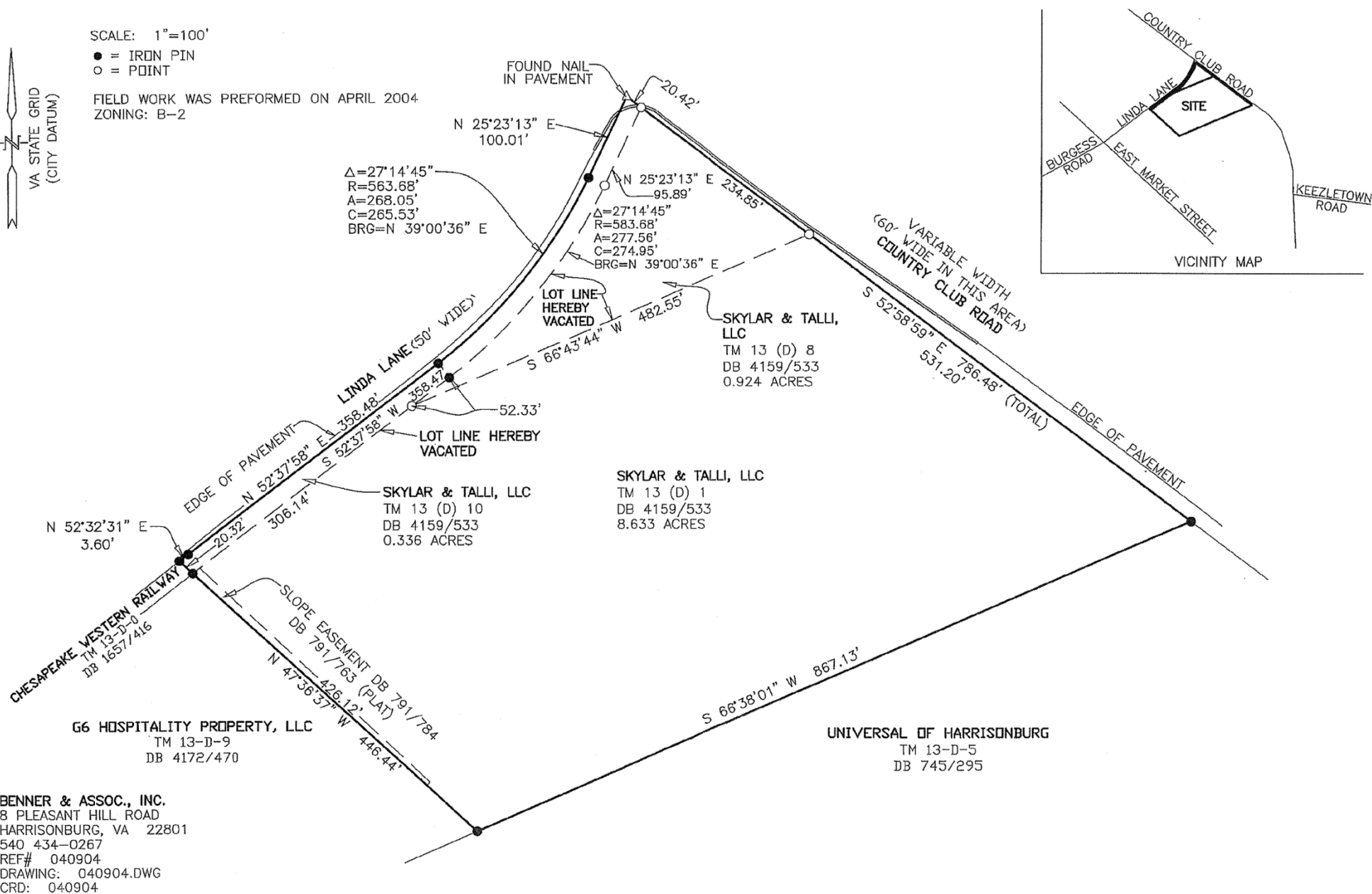
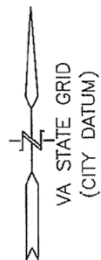
**9.77 Acres
Zoned B2**

LOWE'S

**CANDLEWOOD
SUITES**

● = IRON PIN
○ = POINT

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



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

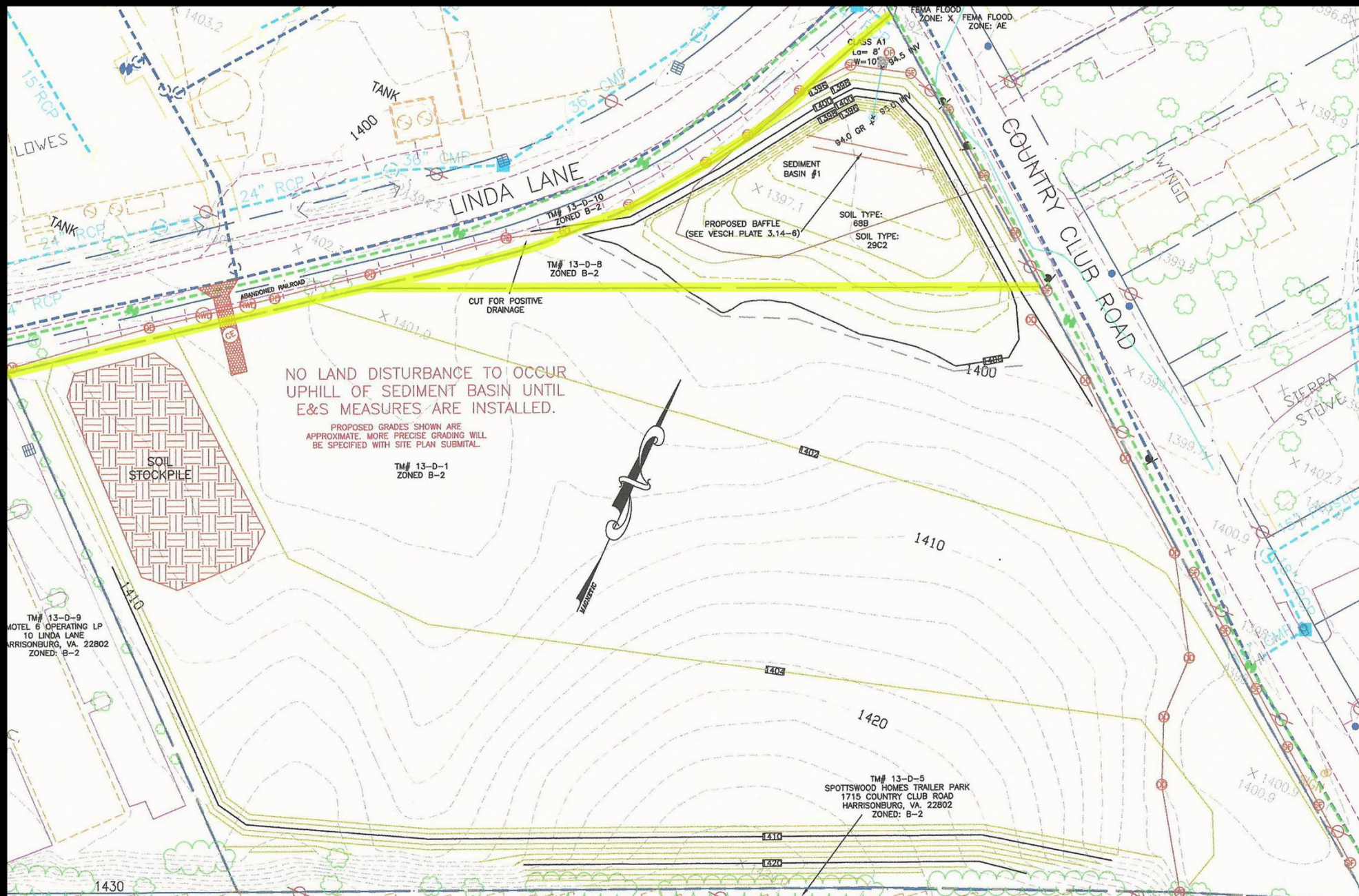
E ELECTRIC
 W WATER LINES
 S SANITARY LINES
 ST STORM SYSTEM
 ELP EXISTING PROPERTY LINE

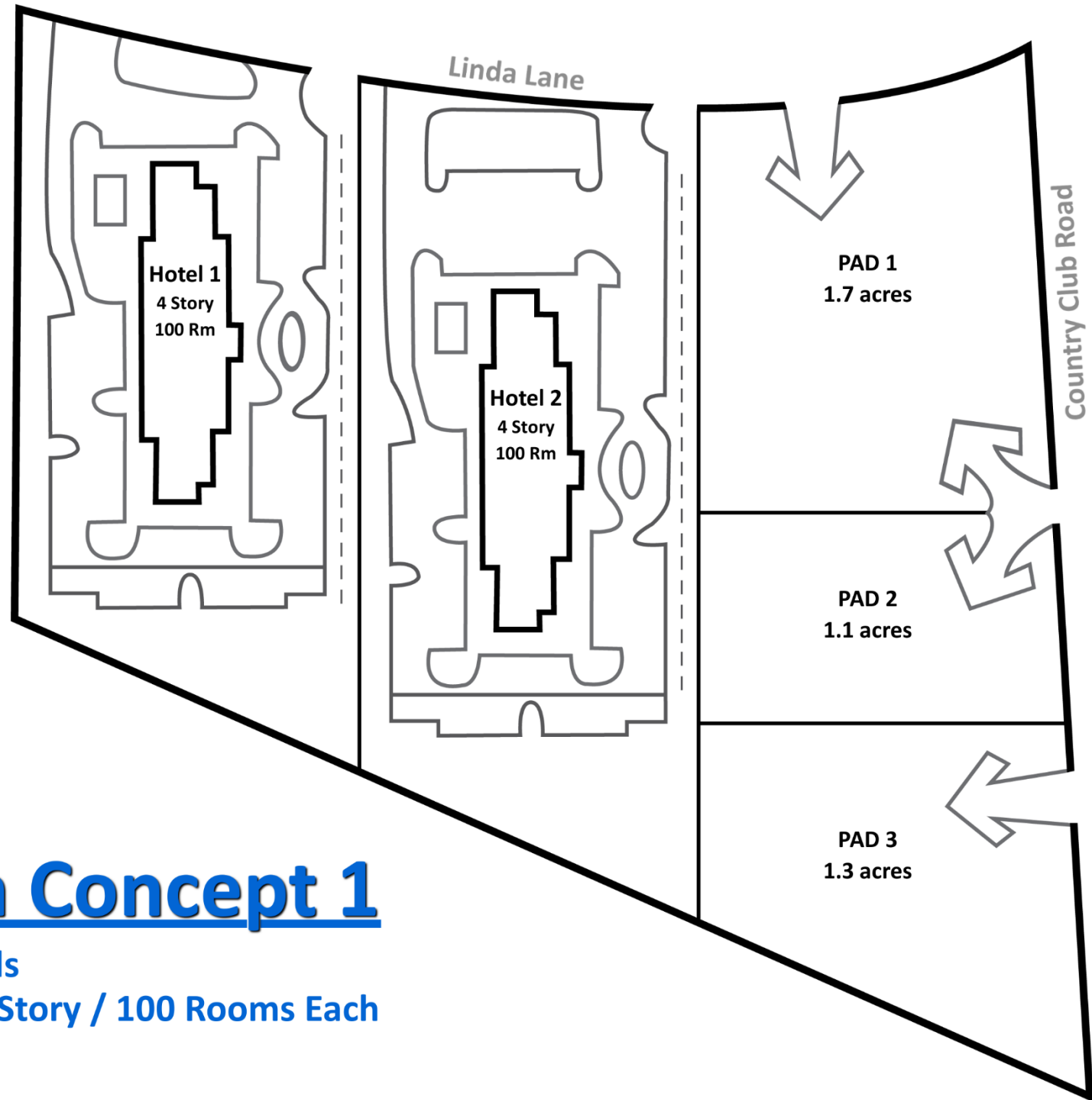
EXISTING BUILDING
 EXISTING ROAD/PARKING
 42 EXISTING CONTOURS
 1284 PROPOSED CONTOURS
 + 28.5 PV PROPOSED SPOT ELEVATION

LEGEND

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

DISTURBED AREA
 SOIL TYPE SEPARATION
 DRAINAGE FLOW

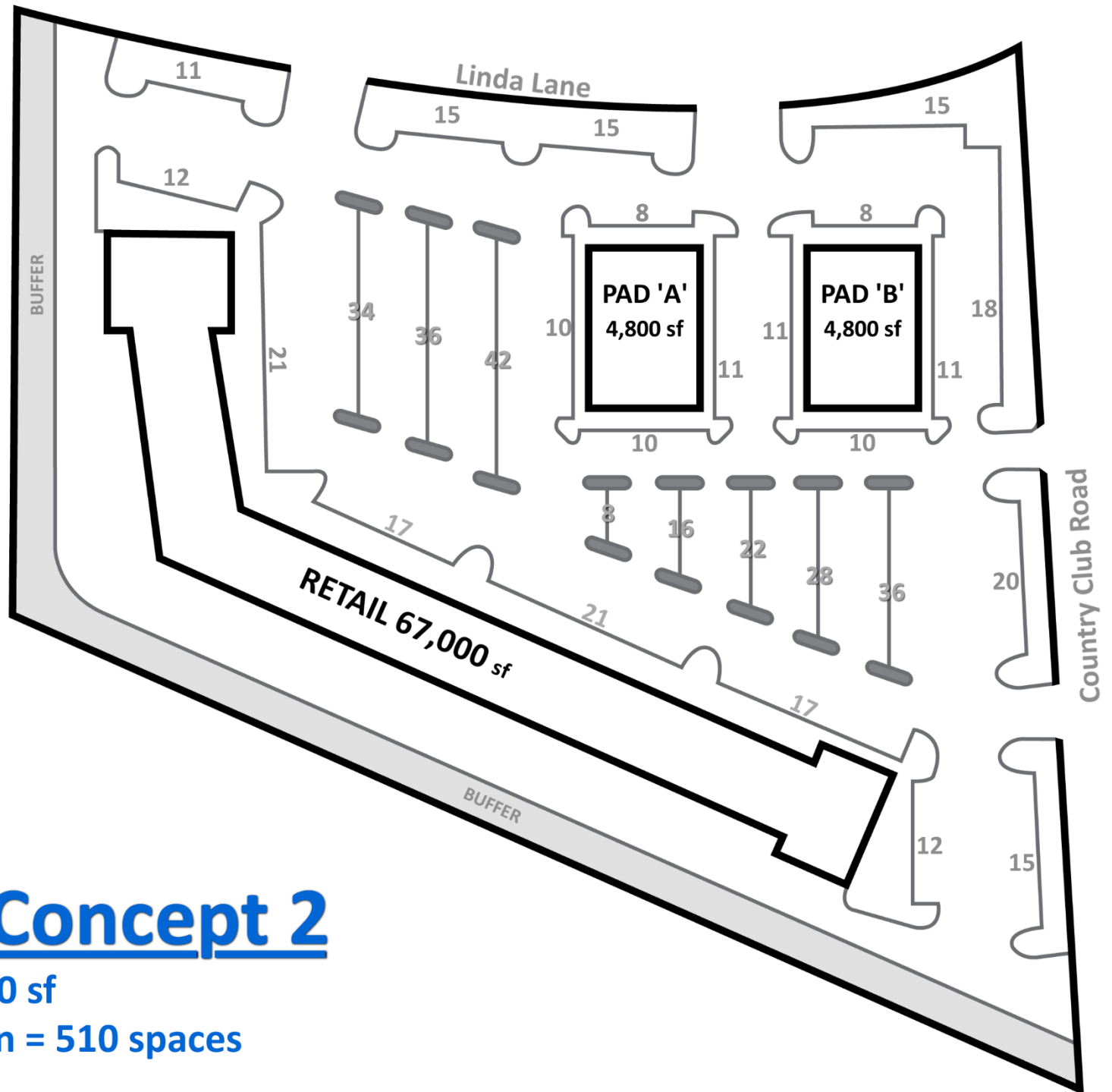




Site Plan Concept 1

Total Retail - 3 Pads

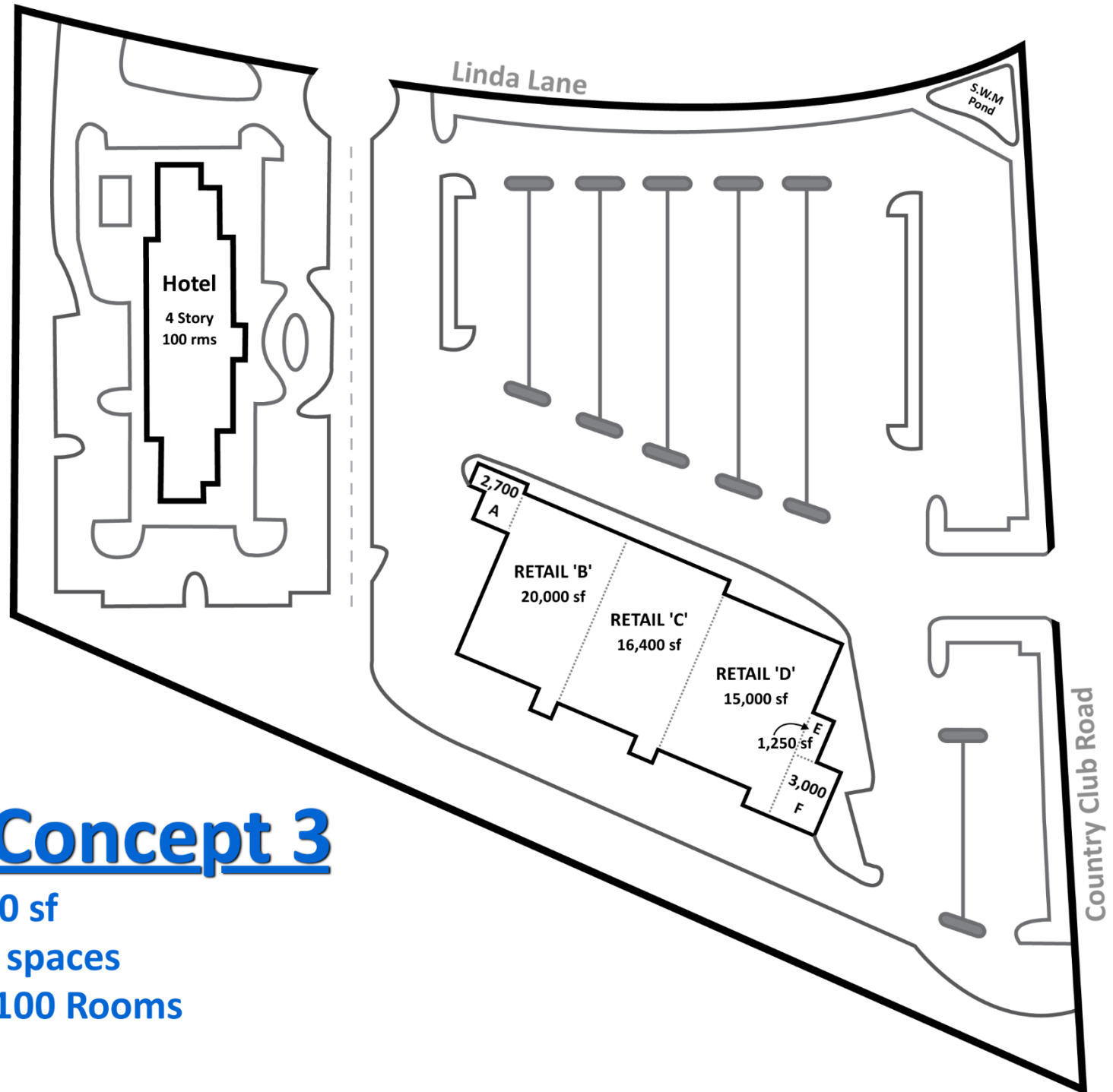
Two Hotels - Four Story / 100 Rooms Each



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