



## Peppers Ferry Development Acreage

66 +/- Acres | Montgomery County, VA | \$7,000,000



### ADDRESS

2315 Yellow Sulfer Rd  
Christiansburg, VA 24073

### LOCATION

On the East side of the the 460 and Peppers ferry exit in Christiansburg. Property is on the opposite side of 460 from Lowes

### PROPERTY SUMMARY

66 acre strategic Commercial Development opportunity with potential for future expansion. Excellent road connectivity.

Located at interchange 4B of US Route 460, this 66-acre property is approximately 3 miles north of Christiansburg (and Interstate 81) and 6 miles South of Blacksburg. Situated opposite and with easy access to the vibrant hotel, retail, and restaurant amenities of Christiansburg Marketplace and the proposed new passenger Amtrak station, the site offers an unparalleled opportunity for development.

An additional benefit given the property's location on the relatively undeveloped eastern side of US Route 460, is that there is potential for future expansion. The property has multiple points of access/egress via Peppers Ferry Road, Cinnabar Road, and Yellow Sulfur Road.

[nationalland.com/listing/christiansburg-marketplace-development-66-acres](https://nationalland.com/listing/christiansburg-marketplace-development-66-acres)



**National Land Realty**  
2920 West Broad Street  
Richmond, VA 23230  
[NationalLand.com](https://NationalLand.com)

**Casey Reynolds**  
Office: 540-516-3173  
Cell: 540-577-4249  
Fax: 864-331-1610  
[CReynolds@nationalland.com](mailto:CReynolds@nationalland.com)

**Claire Dee**  
Office: 804-808-1447  
Cell: 804-999-6166  
Fax: 864-331-1610  
[CDee@NationalLand.com](mailto:CDee@NationalLand.com)

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