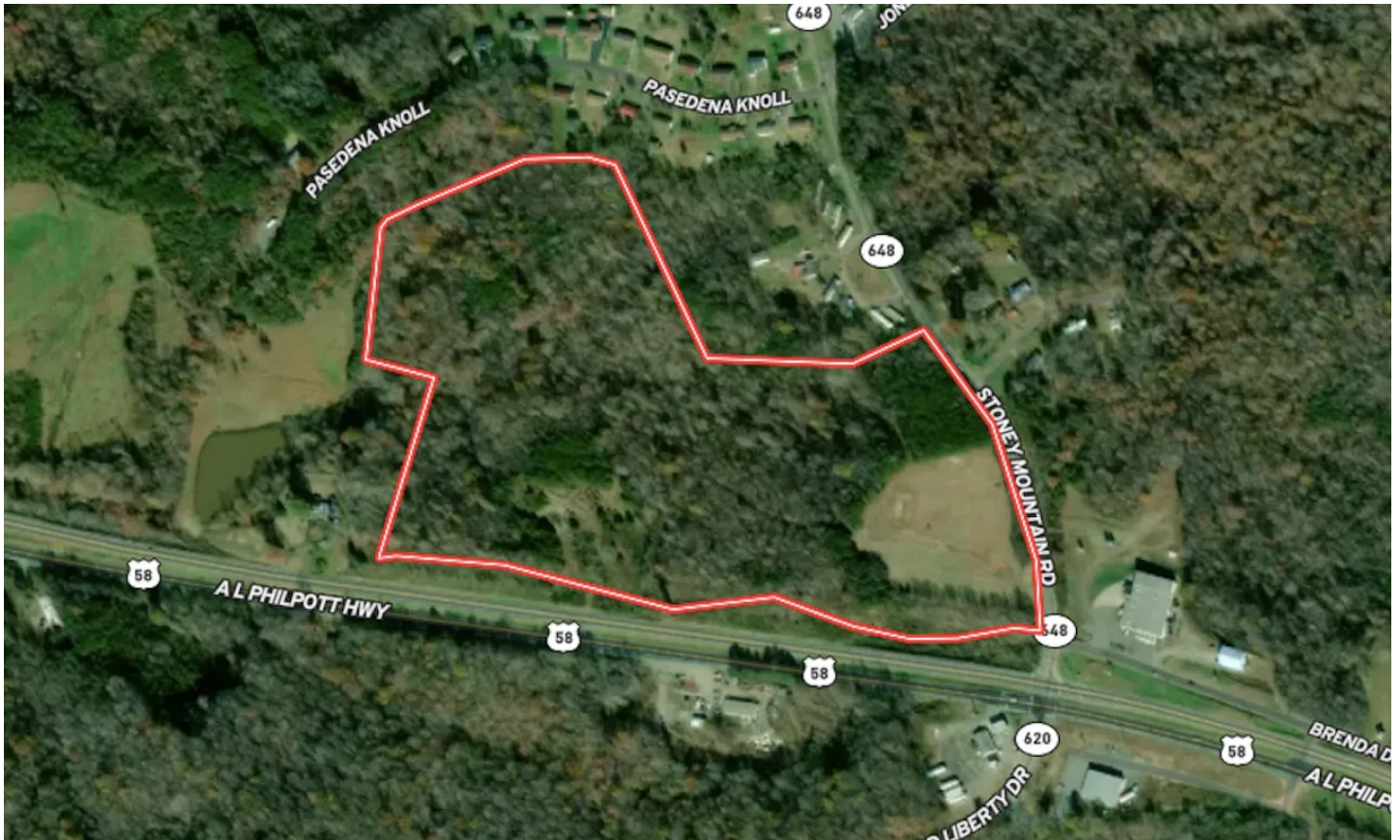


40.593 acres of Investment Land For Sale in Henry
County VA!
Off A.L. Philpott Hwy
Martinsville, VA 24112

\$300,000
40.590± Acres
Henry County



40.593 acres of Investment Land For Sale in Henry County VA!
Martinsville, VA / Henry County

SUMMARY

Address

Off A.L. Philpott Hwy

City, State Zip

Martinsville, VA 24112

County

Henry County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

36.67429 / -79.74554

Acreage

40.590

Price

\$300,000

Property Website

<https://www.mossyoakproperties.com/property/40-593-acres-of-investment-land-for-sale-in-henry-county-va-henry-virginia/57497/>



40.593 acres of Investment Land For Sale in Henry County VA! Martinsville, VA / Henry County

PROPERTY DESCRIPTION

For immediate assistance with this listing call John Perez at [252-325-4766](tel:252-325-4766)

40.593 acres - Investment Property - Potential Commercial Property. Call John Perez at [252-325-4766](tel:252-325-4766) to schedule a showing today!

Unlock the potential of 40.593 acres of prime investment land strategically located in Martinsville, Virginia. This expansive property offers a unique opportunity for visionary developers and investors seeking to capitalize on commercial opportunities and growth in a thriving region.

This 40.593 acre of versatile land is located conveniently between Martinsville and Danville, VA, with excellent road frontage on Highway 58. There are two predominantly flat terrain locations on the property, ideal for development and construction. The larger area is located at a four-way intersection with easy access off of Stoney Mountain Road. The smaller area is located perfectly across from a crossover on HWY 58. With approximately 2000 feet of road frontage on U.S. Route 58 ensures very high visibility and traffic flow.

Martinsville is a growing economic center with a diverse mix of retail, industrial, and service-based businesses. The area is experiencing steady economic development, making it a promising location for long-term investment. The sky is the limit for this area on HWY 58 because of the growing attraction of Caesars Virginia expected to be finished in Danville in 2024. "Property plans include a 500-room hotel and a world-class casino gaming floor with over 1,300 slots, 85 live table games, 24 electronic table games, a WSOP poker room and a Caesars Sportsbook. In addition, the resort will feature a full-service spa, pool, high-quality bars and restaurants, a 2,500-seat state-of-the-art live entertainment theater and 40,000 square feet of meeting and convention space." Martinsville is well-known for the Martinsville Speedway and NASCAR racing. Crowds rush to this area from all over the country to enjoy the sport of racing and all that comes with it. Sports in entirety is an attraction for the city of Martinsville. The Smith River Sports Complex, which is just minutes down the road from this property, has the attraction of hundreds of families, friends, and sports teams all year long.

Why invest? Martinsville's strategic location, coupled with its economic momentum, presents an unparalleled opportunity for substantial returns on investment. Whether you're looking to develop a large-scale commercial project or hold the land for future appreciation, this property offers the perfect foundation for your investment goals.

Don't miss out on the exceptional investment opportunity! Invest in the future of Martinsville today and secure your stake in one of Virginia's most promising commercial corridors!

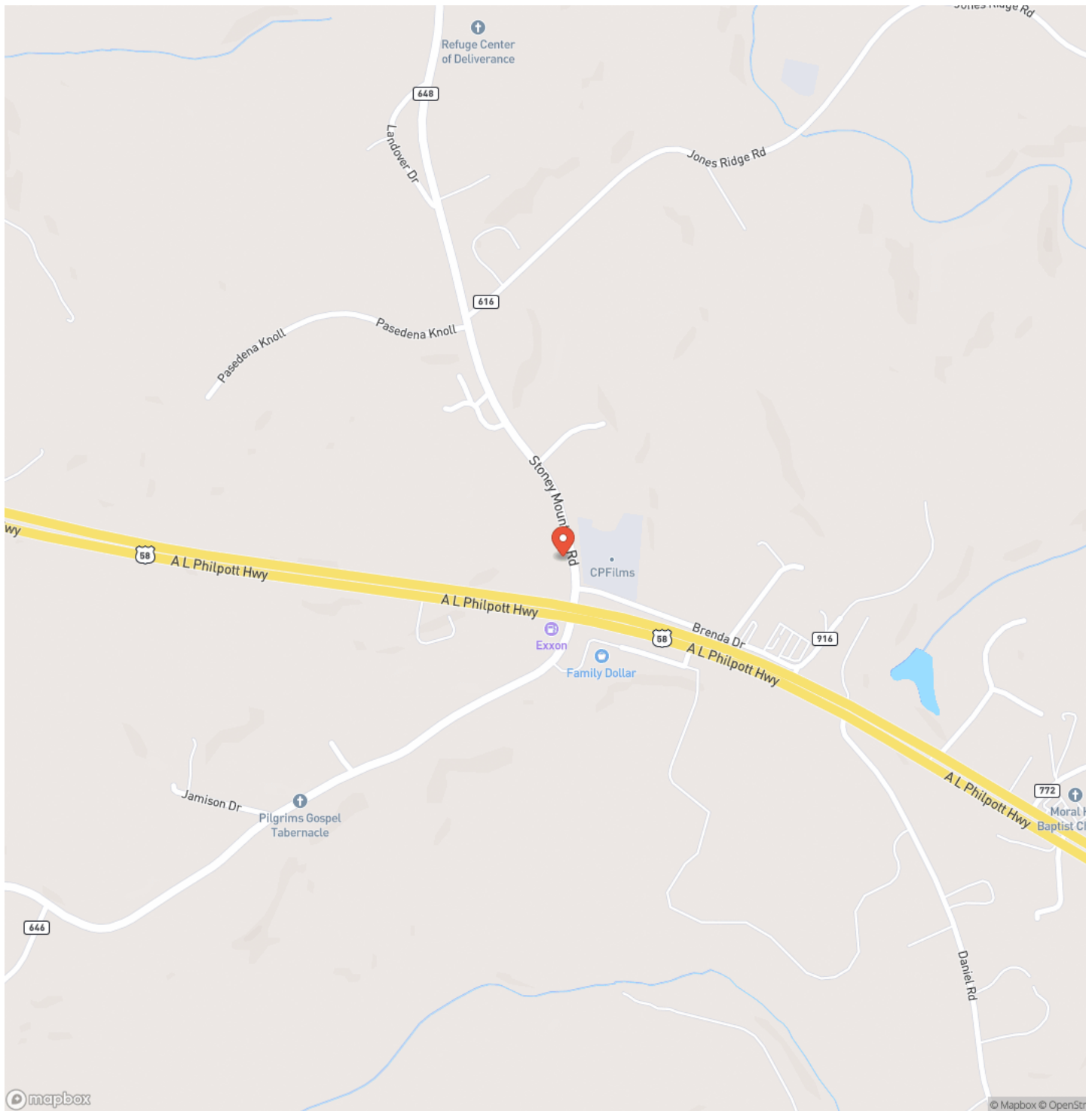
Links of Interest:

<https://www.caesars.com/caesars-virginia>

40.593 acres of Investment Land For Sale in Henry County VA!
Martinsville, VA / Henry County

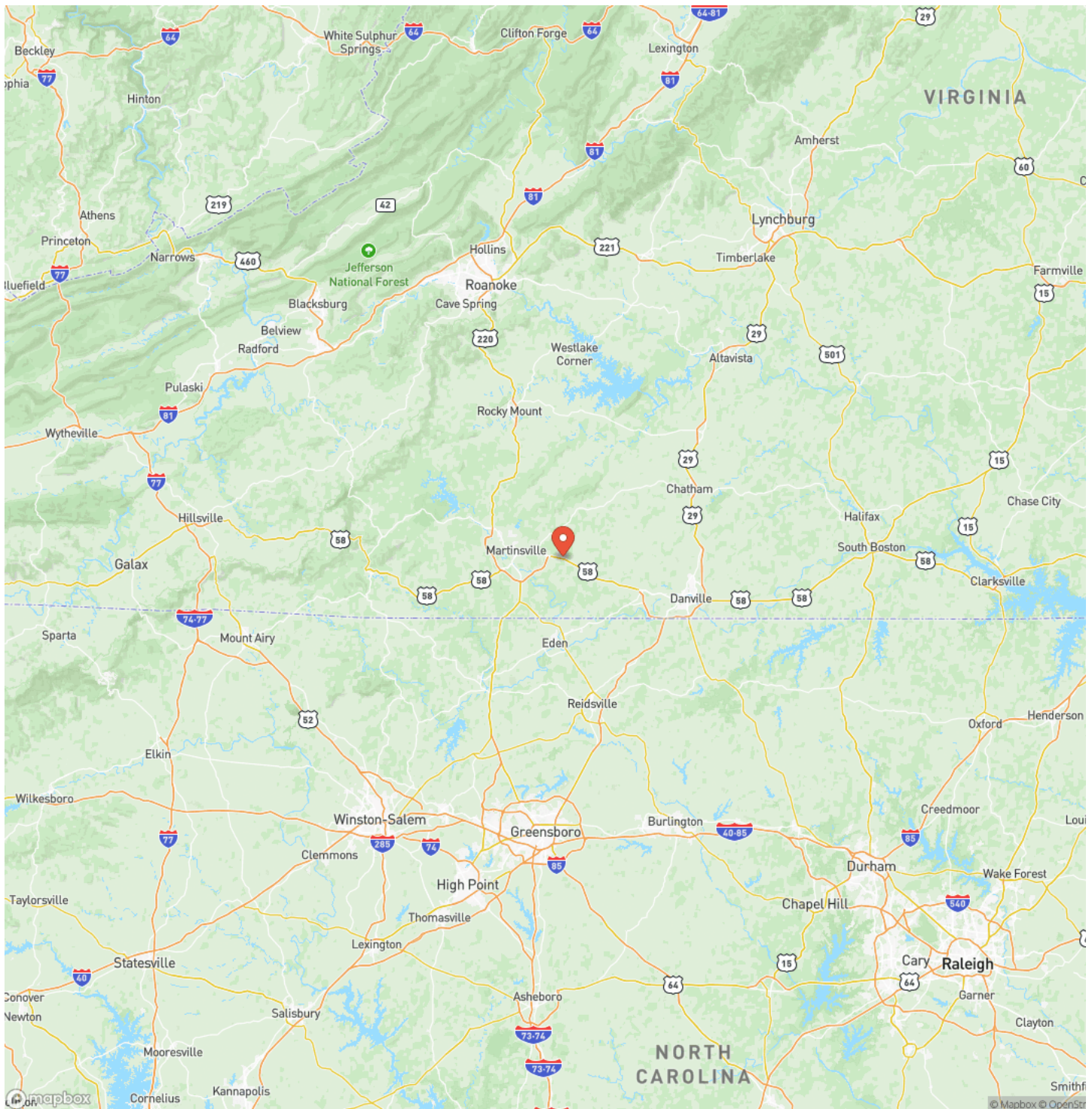


Locator Map



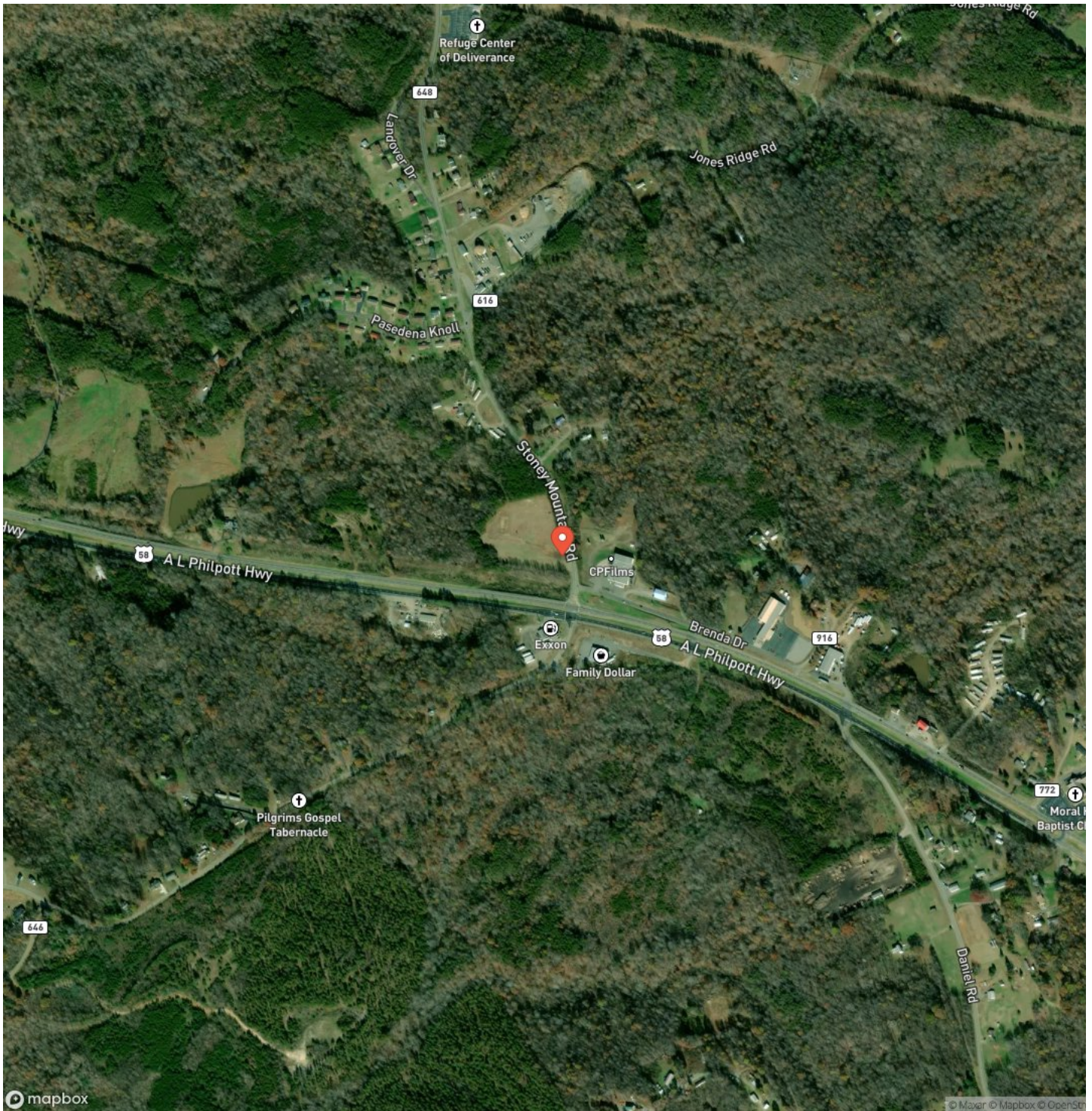
40.593 acres of Investment Land For Sale in Henry County VA!
Martinsville, VA / Henry County

Locator Map



40.593 acres of Investment Land For Sale in Henry County VA!
Martinsville, VA / Henry County

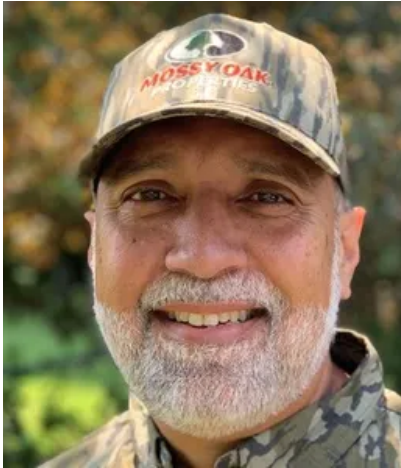
Satellite Map



40.593 acres of Investment Land For Sale in Henry County VA! Martinsville, VA / Henry County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Perez

Mobile

(252) 325-4766

Office

(844) 480-5263

Email

jperrez@mossyoakproperties.com

Address

101 Budleigh Street unit F

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.landandfarmsrealty.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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