5.62 Acres of Commercial/Industrial and Investment Land For Sale in Sussex County, VA!
Off of Blue Star Hwy
Jarratt, VA 23867

5.62± Acres
Sussex County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Blue Star Hwy

City, State Zip
Jarratt, VA 23867

County
Sussex County

Type
Business Opportunity, Commercial, Lot

Latitude / Longitude
36.821159 / -77.457071

Acreage
5.62

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Commercial/Industrial Opportunity on Blue Star Hwy (US 301) Near I-95 in Jarratt, Virginia with a total of 5.62 Acres!

Commercial / Industrial Opportunity - Former Colonial Motel Site

Blue Star Hwy, Jarratt, VA 23867

Approximately 5.62 acres offered as a commercial/industrial development site on the historic Blue Star Highway (US 301). The property consists of one 5.62-acre parcel zoned Commercial/Industrial This is the former location of the well-known Colonial Motel that served travelers along US 301 through the 1960s and beyond-now ready for a new chapter.

Location Advantages

- Direct frontage (960+ft) on Blue Star Hwy (US 301), a four-lane highway with crossover access

- Approximately 1 mile from Interstate 95 (easy on/off for north-south travelers)

- Strong visibility and daily traffic counts in a proven travel corridor between Petersburg and Emporia

- Convenient to existing travel services, truck stops, and local businesses while still offering room to grow

Zoning & Potential Uses

The 5.62-acre tract carries Commercial/Industrial zoning, giving flexibility for a wide range of business applications (buyer to verify specific permitted uses with the local jurisdiction).

Possible uses include (subject to zoning confirmation and approvals):

- Retail, restaurant, or service business

- Office or professional space

- Warehouse / flex / light industrial

- Contractor yard or equipment storage

- Mixed commercial with residential component

- New business start-up or expansion

Ideal for business owners, developers, or investors seeking high-visibility highway frontage with flexible zoning and a fresh start on a historically commercial site. It offers a clean canvas for new construction once cleared. Highway frontage established commercial character of the corridor, and proximity to I-95 make this an attractive entry point for an owner-user or investor.

Sussex County School District

- Elementary - K-5 - Sussex Central Elementary School

- Middle School - 6-8 - Sussex Central Middle School

- High School - 9-12 - Sussex Central High School

Links of Interest:

- Sussex County: https://sussexcountyva.gov/

I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area:

https://id.land/maps/96f8b77f6906c16a12e3d22f3ad2cde1/share/unbranded

Please contact me to schedule your showing today!

Call Caleb Hooker at 757-810-5303 or John Perez 252-325-4766 to book a showing today!

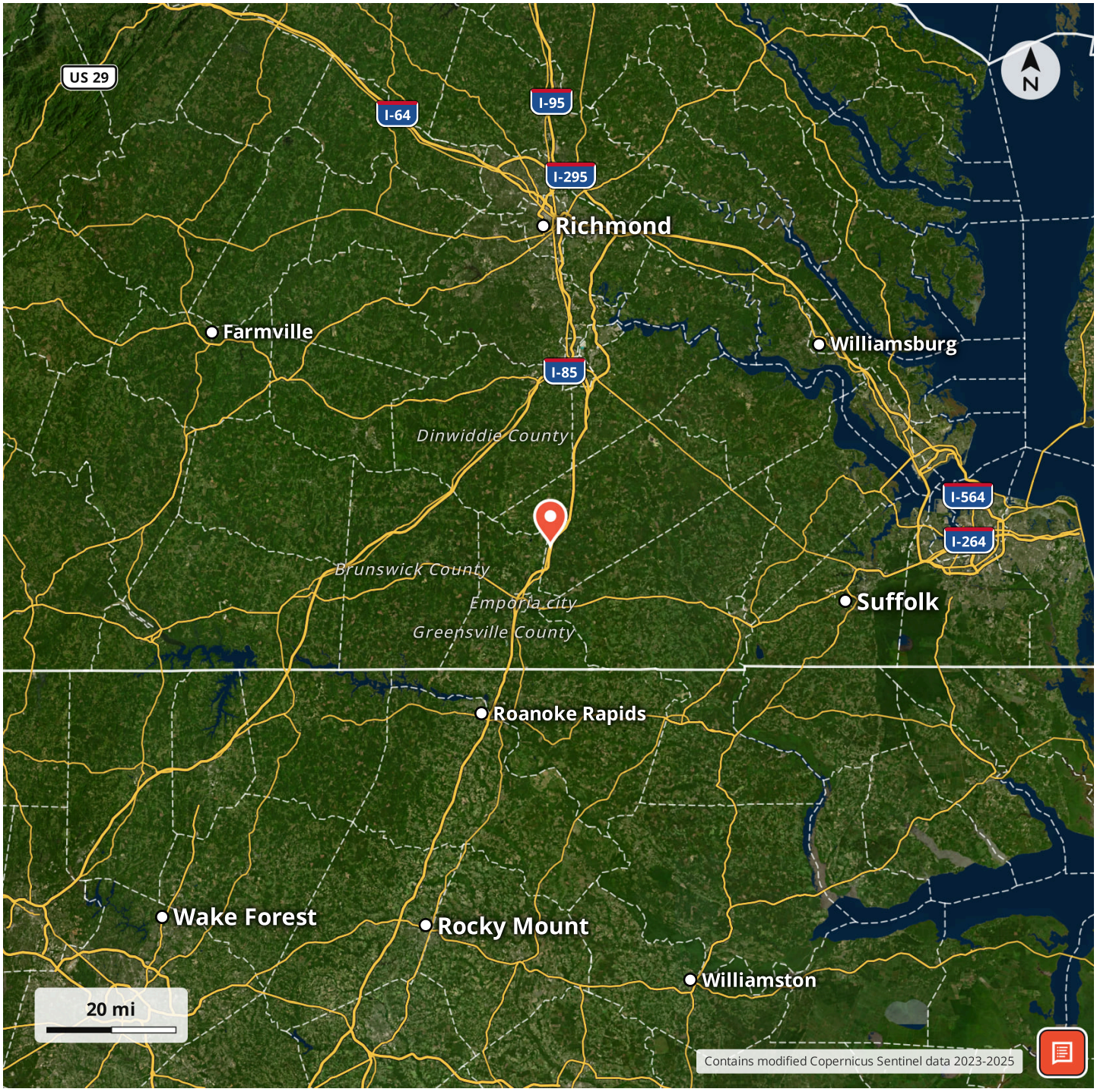
For more information on this and other land for sale in Sussex County, contact Caleb Hooker at 757-810-5303 or by email at chooker@mossyoakproperties.com, or visit www.landandfarmsrealty.com.







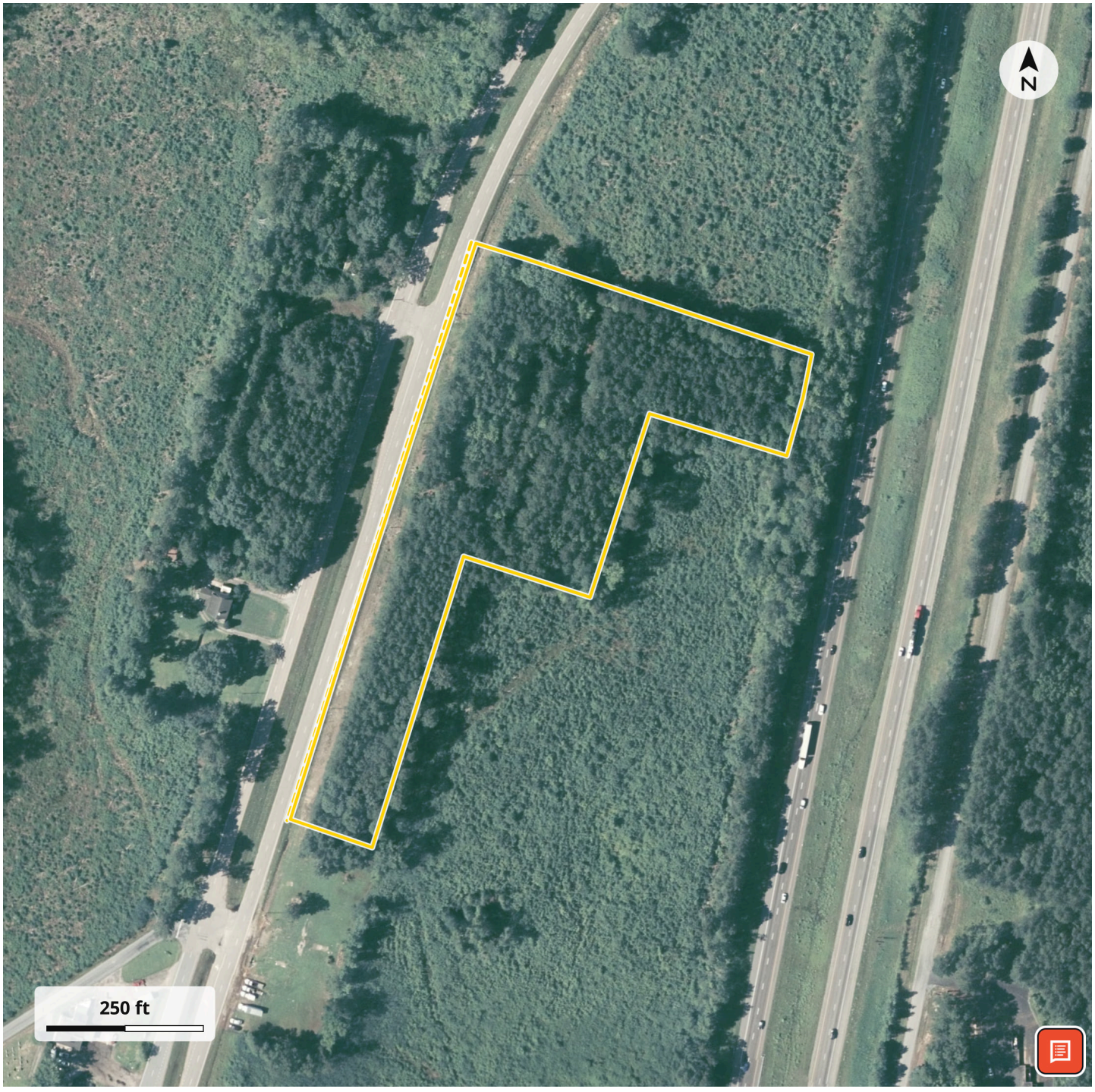

Regional Map



Locator Map


N
Andrews Rd
State Rte F315
Blue Star Hwy
I-95
Kientz Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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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