

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

\$443,000
44.380± Acres
Henry County



44.38 acres of Commercial 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

Business Opportunity, Undeveloped Land, Commercial

Latitude / Longitude

36.67882 / -79.77688

Acreage

44.380

Price

\$443,000

Property Website

<https://www.mossyoakproperties.com/property/44-38-acres-of-commercial-land-for-sale-in-henry-county-va-henry-virginia/52037/>



MORE INFO ONLINE:

www.landandfarmsrealty.com

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Martinsville, VA / Henry County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Matt Muehleck at [276-340-8538](tel:276-340-8538).

44.38 acres of undeveloped commercial land in a perfectly positioned, desirable, and growing location. Call Matt Muehleck at [276-340-8538](tel:276-340-8538) to schedule a showing today!

Here is your opportunity to have an undeveloped commercial property on HWY 58 ideally located between Martinsville VA and Danville VA! This 44.38 acre parcel sits directly on HWY 58 and on the exit ramp for HWY 220.

This location ensures premium exposure for any business seeking maximum visibility. Traffic patterns in this specific location would be from East and West bound traffic on HWY 58 and North and South bound traffic on HWY 220. The property has approximately 2,300 feet of road frontage on HWY 58. A secondary entrance or exit is off of Honeycutt Drive, which returns back to HWY 58. This property's younger tree growth and smaller vegetation creates easier clearing for the commercial business's desired footprint.

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.

Do not miss your chance on this perfectly positioned undeveloped commercial property!!

Links of Interest: <https://www.caesars.com/caesars-virginia>

For more information on this and other land for sale in Henry County, contact Matt Muehleck at [276-340-8538](tel:276-340-8538) or by email at mmuehleck@mossyoakproperties.com, or visit landandfarmsrealty.com.

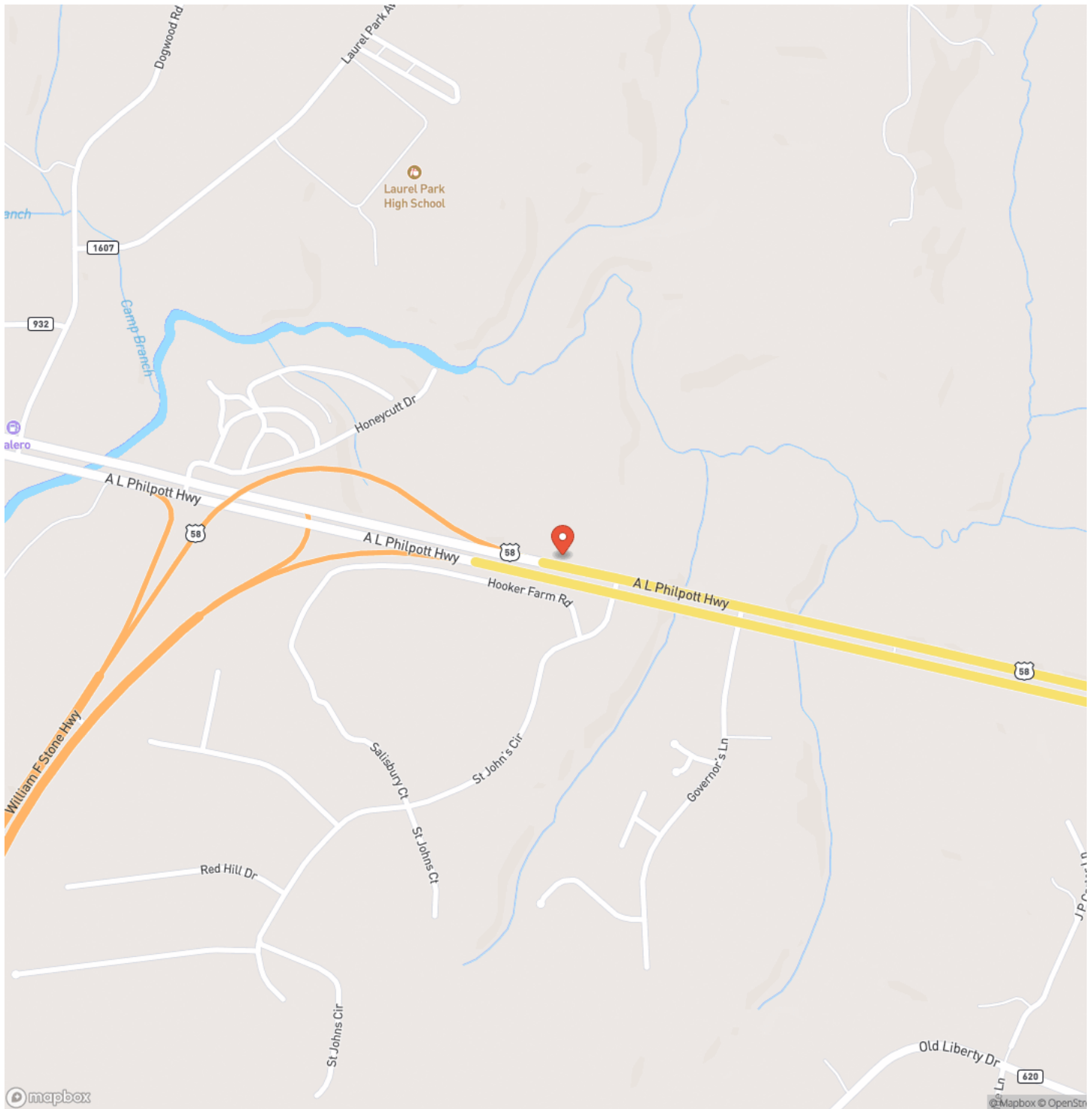


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Locator Map



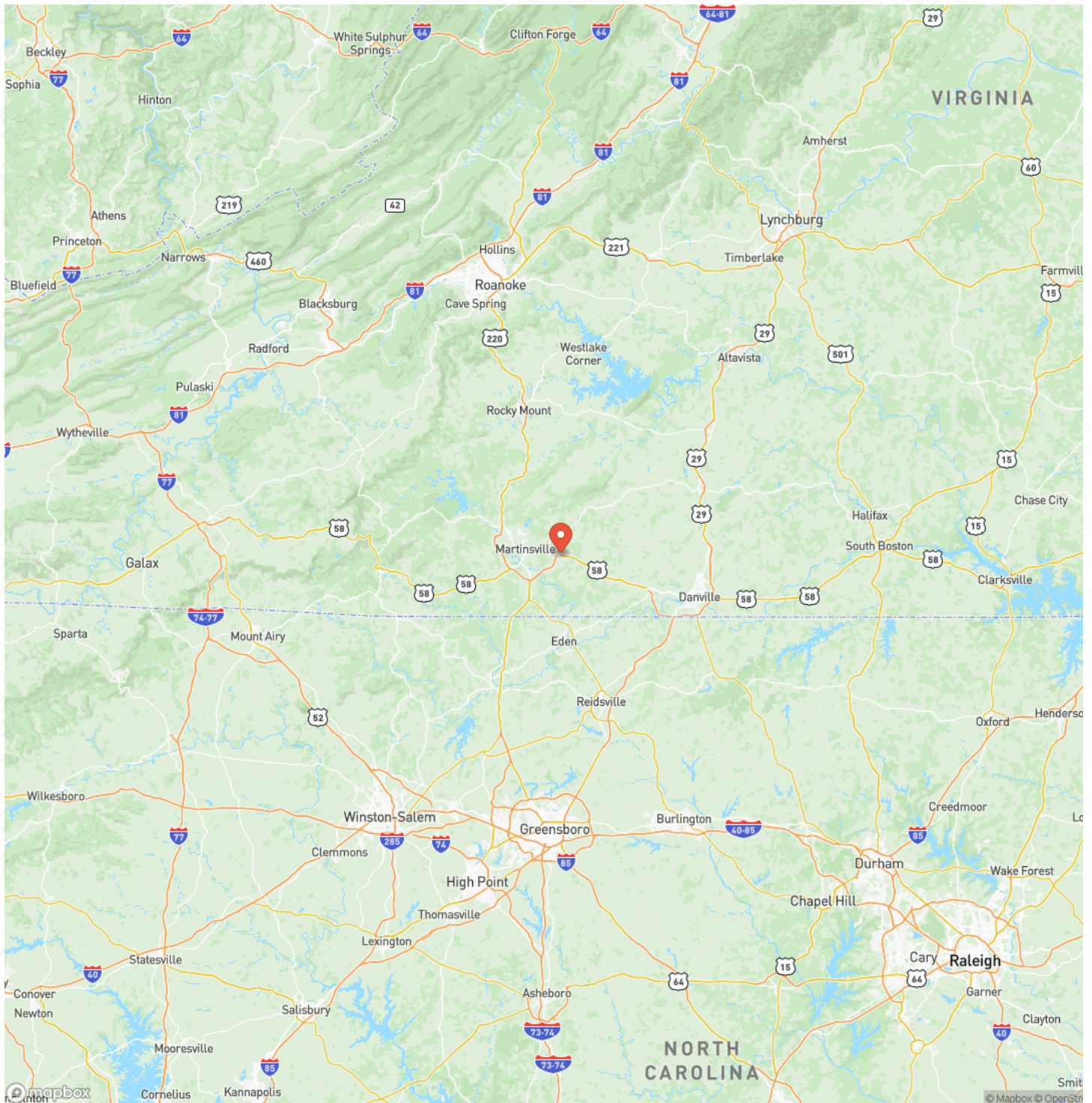
MOSSY OAK
PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

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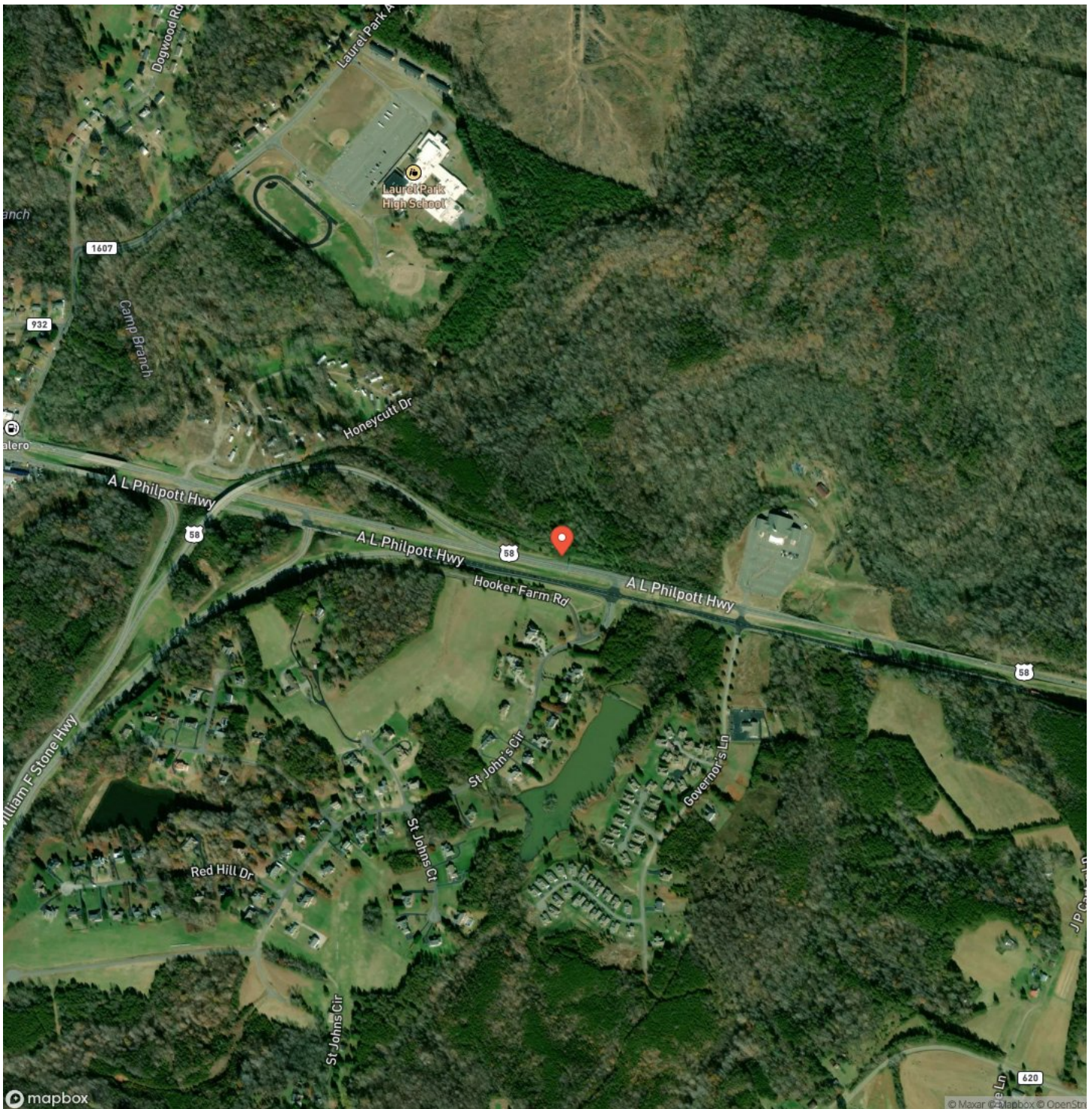
Locator Map



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44.38 acres of Commercial Land For Sale in Henry County VA!
Martinsville, VA / Henry County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Franklin, VA 23851

NOTES



MORE INFO ONLINE:

www.landandfarmsrealty.com

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



DISCLAIMERS

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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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