

21983 JEB STUART HWY

STUART, VIRGINIA



JEB STUART JUNCTION

HIGH-VISIBILITY COMMERCIAL, RESIDENTIAL, & FARM LAND

Located along a stretch of Jeb Stuart Hwy in Patrick Springs, VA, this 14.5+/- acre tract offers more than 600' of 4-lane U.S. 58 frontage plus additional frontage along Mountain View Loop & Spring Rd, creating over 1/4-mile of combined road frontage & multiple potential access points. U.S. 58 connects I-77 with Patrick County, Stuart, Floyd, Hillsville, southern VA, & NC, carrying local traffic, commercial vehicles, tractor-trailers, tourists traveling through the Blue Ridge Mountains, & much more. Positioned at a controlled caution intersection, the property enjoys excellent visibility along this heavily traveled corridor. Across the street, you have a post office, a local restaurant, & other local businesses, while residents throughout the surrounding rural community routinely travel to Martinsville, Rocky Mount, Danville, & beyond for larger shopping, dining, & services.

- ✓ 4-LANE HWY FRONTAGE
- ✓ GREAT LOCATION
- ✓ DEVELOPMENT POTENTIAL
- ✓ FRONTAGE ON 3 ROADS
- ✓ BUILD-TO-SUIT



TBD JEB STUART HWY PATRICK SPRINGS, VIRGINIA



For a developer, that makes this an intriguing location for concepts such as a convenience store/fuel station or truck stop, fast-food or sit-down restaurant, retail center, or residential subdivision, subject to zoning, permitting, access, utilities, & other approvals. The tri-road frontage also provides flexibility for site layout, traffic flow, entrances, parking, & future expansion. Commercial potential isn't the only angle, though. The gently rolling, predominantly open acreage could serve as a rural homesite, farmette, or residential development. This is an established ag area, & the existing large metal building provides ready-made storage or workspace for equipment, vehicles, farm supplies, hobbies, or potentially selling produce & other farm products directly from the property. Views toward No Business Mountain add a Blue Ridge backdrop, while major retailers, like Tractor Supply & Wal-Mart, are approx 5 min away. Shown by appt only.

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