



783

1707

1709

Enterprise Dr

Enterprise Dr

Enterprise Dr

Wyndhurst Dr

Wyndhurst

FOR SALE

1707 & 1709 ENTERPRISE DRIVE

LYNCHBURG, VA 24502



**CUSHMAN &
WAKEFIELD**

THALHIMER

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WYNDHURST DRIVE



ENTERPRISE DRIVE

PRIME DEVELOPMENT OPPORTUNITY

PAD READY OPPORTUNITY

Cushman & Wakefield | Thalhimer, as sole representative of the Owner, is pleased to present 1707 & 1709 Enterprise Drive in Lynchburg, Virginia (the "Property"), two contiguous pad-ready lots containing 0.278-acres of prime development land in Wyndhurst, Lynchburg's premier master-planned, mixed-use community.

LOCATED IN WYNDHURST

- As part of Wyndhurst, the Property is zoned by right for flexible, high-density development for both residential and commercial use and benefits from existing infrastructure such as parking and stormwater.
- Pad ready condition renders the Property ready for vertical construction with most entitlements already in place.
- At the corner of Enterprise Drive and Wyndhurst Drive, the Property offers prominent visibility and ease of access from a lighted intersection across the street from the the Jamerson Family YMCA.
- With Wyndhurst mostly built out, these are two of the last remaining commercial lots along Enterprise Drive, offering a rare landmark development opportunity.
- Situated in the foothills of the Blue Ridge Mountains in South-Central Virginia along the James River, Lynchburg is currently enjoying a period of prolonged economic prosperity and population growth led by expansion of higher education and healthcare in the region as well as a robust trade and manufacturing sector.



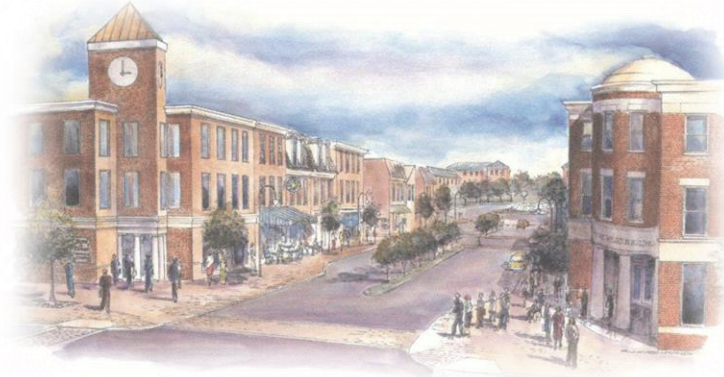
WELCOME TO WYNDHURST

LYNCHBURG'S PREMIER PLANNED COMMUNITY

Wyndhurst is a master-planned, mixed-use community in Lynchburg, Virginia, designed to capture the charm of a traditional small-town setting while integrating modern conveniences. Its thoughtfully designed "downtown" core blends retail, office, and residential spaces in a highly walkable, pedestrian-friendly environment. A mix of boutique shops, restaurants, cafés, and professional services lines the streets, creating a dynamic hub for both residents and visitors.

The neighborhood offers a diverse range of housing options, including condominiums, townhomes, apartments, and single-family residences, catering to a variety of lifestyles. Residents enjoy a wealth of amenities, including the Jamerson Family YMCA, salons, medical offices, and recreational facilities, fostering a vibrant, town center with a strong sense of place. Well-maintained green spaces, interconnected sidewalks, and inviting streetscapes encourage outdoor activity and social engagement.

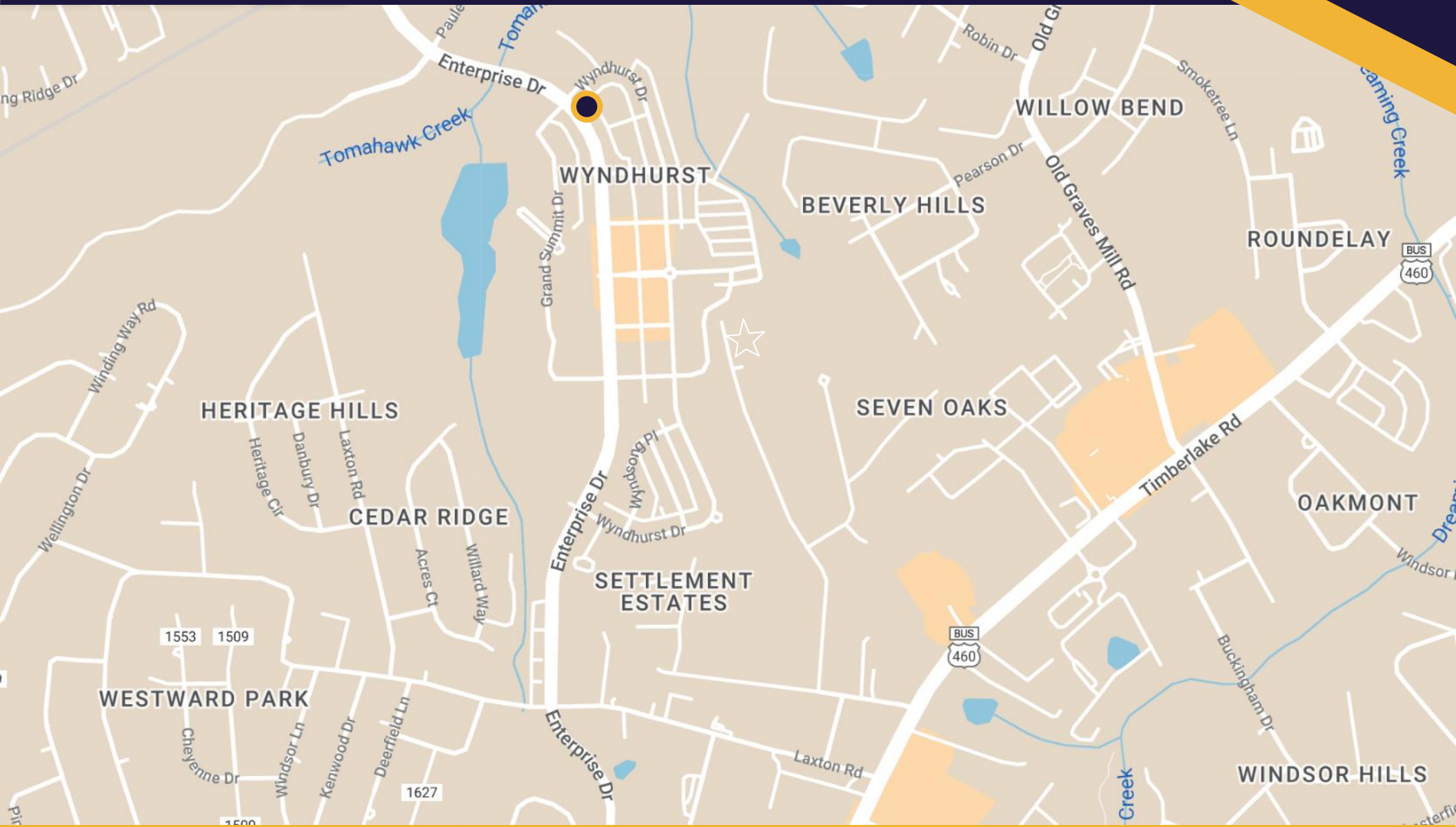
With its blend of convenience, connectivity, and community spirit, Wyndhurst attracts young professionals, families, and retirees alike, making it a thriving destination for living, working, and leisure.



CONCEPT PLAN



LOCATION OVERVIEW





DEMOGRAPHICS



91,284

POPULATION (5 MILE)



34,853

HOUSEHOLDS (5 MILE)



\$85,703

AVG. HH INCOME (5 MILE)



26.2%

1 MILE EDUCATION
BACHELOR

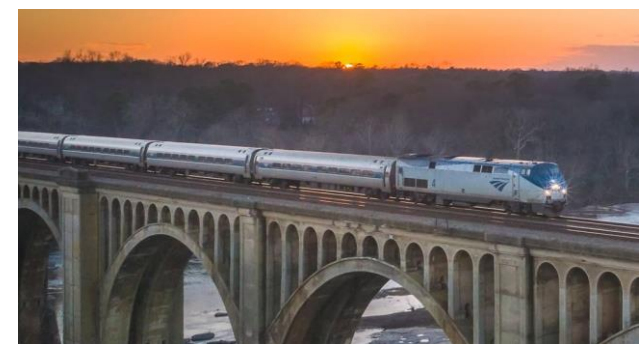
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	6,297	42,594	91,284
2029 Projected Population	6,359	43,670	93,060
2024 Daytime Population	3,582	21,345	44,993
2024 Households	2,869	18,648	34,853
2024 Average Household Income	\$80,835	\$81,383	\$85,703
2024 Median Age	38.4	36.2	33.3
2029 Projected Median Age	39.8	37.8	34.8
2024 Population with a Bachelor's Degree	26.2%	25.8%	25.9%

LYNCHBURG MSA



Virginia Named #2 Top
State for Business
- CNBC, 2023

Located at the foot of the Blue Ridge Mountains, Lynchburg attracts residents with its natural beauty, local encouragement of higher education, and affordable living. Businesses, big and small, are drawn to the area by the wide range of workforce specialties and education levels. Finance and Business Support, Nuclear Technology, Wireless Communication, Steel & Metals, and Manufacturing represent Lynchburg's diverse target industries. In 2019, Lynchburg was named No. 1 City for millennials to move to, due to the low cost of living and various outdoor activities.



262,937
POPULATION



125,525
LABOR
FORCE



\$58,617
MEDIAN HH
INCOME



118,438
TOTAL HOUSING UNITS



30%
BACHELOR'S
DEGREE OR
HIGHER

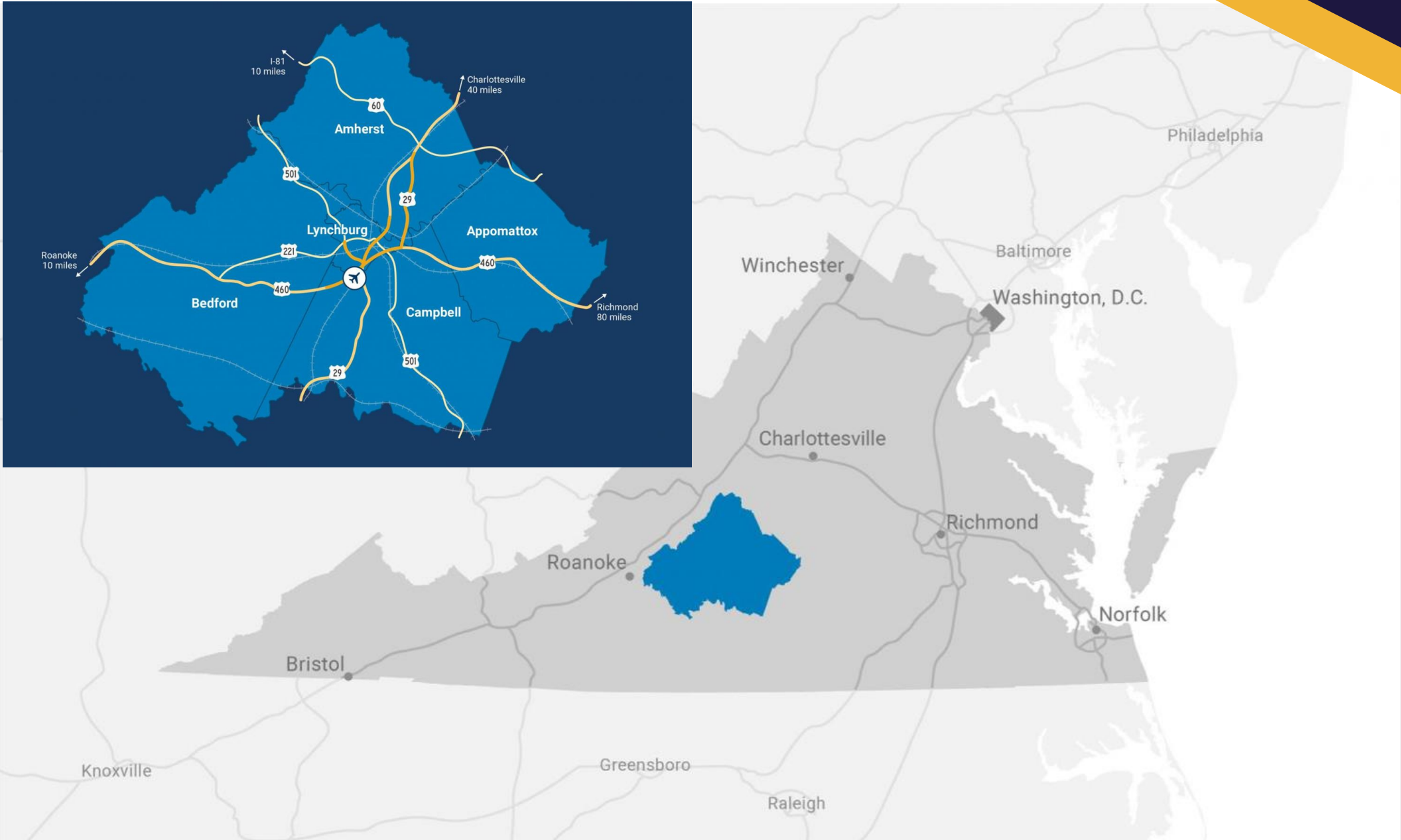
HIGH GROWTH LOCALE

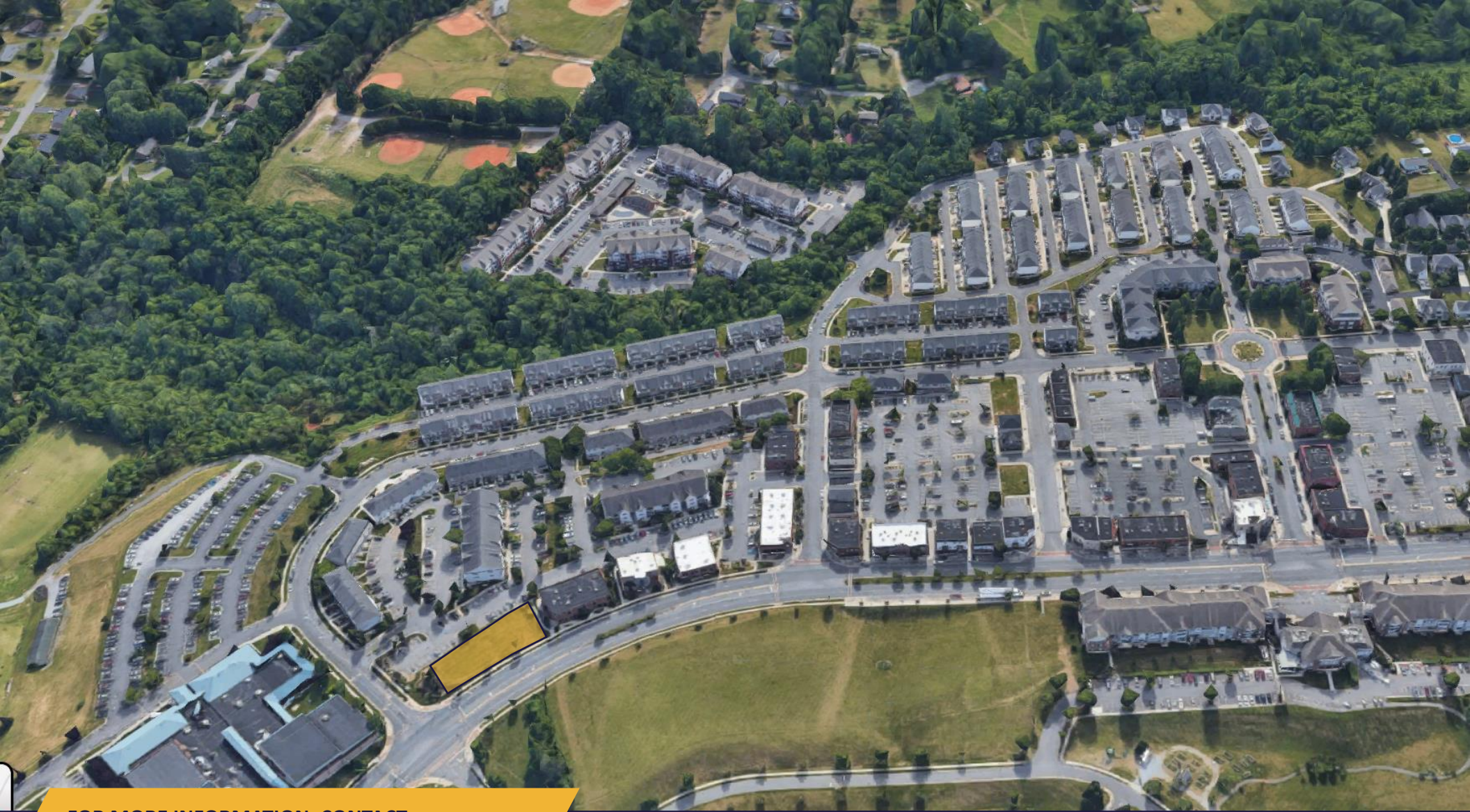
The Lynchburg economy is in a prolonged period of economic prosperity, underpinned by their strong education and manufacturing sectors. In Lynchburg there are three universities of higher education, including Liberty University, the University of Lynchburg, and Randolph College. These renowned and accredited schools create significant economic growth in the region, particularly Liberty University. The school is the largest private, nonprofit university in the country and is the largest employer in the MSA. In the 2021-22 academic year, the university, along with its associated enterprises, students, and visitors, was responsible for \$966.9 million in overall economic activity, supporting a total of 10,397 jobs and contributing \$439 million in labor income.

The manufacturing sector in Lynchburg has also seen substantial growth. The city's assessed value reached \$7.8 billion in 2024, reflecting increased demand and ongoing development. Significant investments include a \$30.2 million expansion by a major transformer manufacturer, creating 149 new jobs, and a \$49.4 million expansion by a nuclear energy manufacturer, adding 515 new jobs.

Liberty University Generates **\$1,000,000,000** in Economic Impact Per Year

MSA OVERVIEW





FOR MORE INFORMATION, CONTACT:

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