

**Turnkey Glamping /
Eco-Tourism
Development Site**

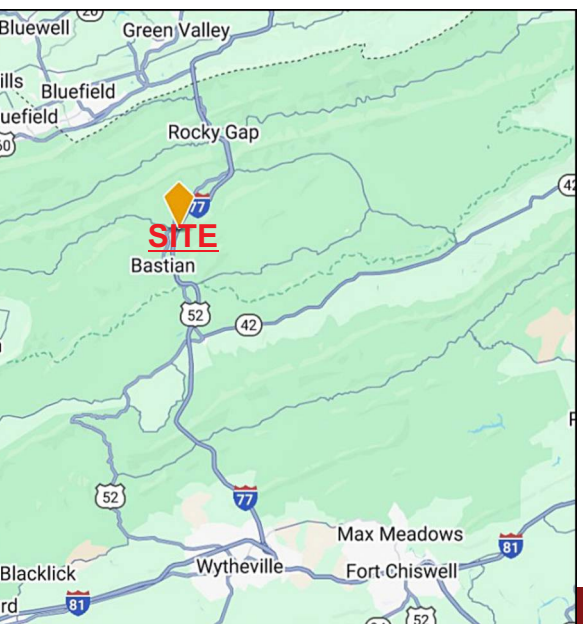
**Interstate Exposure
Pre-Entitled**

**1 Wolf Creek Cove
Bland, VA 24315**



OFFERING SUMMARY

Price	\$1,600,000
Land Area	11.951 acres (as per survey)
Zoning	C (commercial) - see attached zoning code
Utilities	Public water/sewer & electric are nearby. None currently at the site.
2025 Taxes	\$713.30/yr.
Parcel ID	49-A-9



EXECUTIVE SUMMARY

An exceptional opportunity to acquire a **fully entitled outdoor hospitality development site strategically located along Interstate 77 in Southwest Virginia**. Most buyers fail at zoning, not construction. The property is ideally positioned for a luxury glamping resort, RV resort with cabins, boutique eco-lodge, or wellness retreat, benefiting from strong regional drive-to demand and limited competitive supply. **With entitlements in place and infrastructure nearby, the site offers a rare combination of reduced development risk and accelerated timeline to execution.**

INVESTMENT HIGHLIGHTS

- Fully Entitled for Recreational / Hospitality Use→ Eliminates zoning risk and shortens development timeline.
- Interstate Exposure (±31,000 VPD)→ Built-in demand capture from high-volume travel corridor.
- Utilities Nearby→ Public water, sewer, and electric reduce capex significantly.
- Undersupplied Market→ Limited institutional-quality outdoor lodging in the region.
- Drive-To Destination Demand→ Strong feeder markets across VA, NC, TN, WV.
- Scalable Development Potential→ Ability to phase units and expand over time.

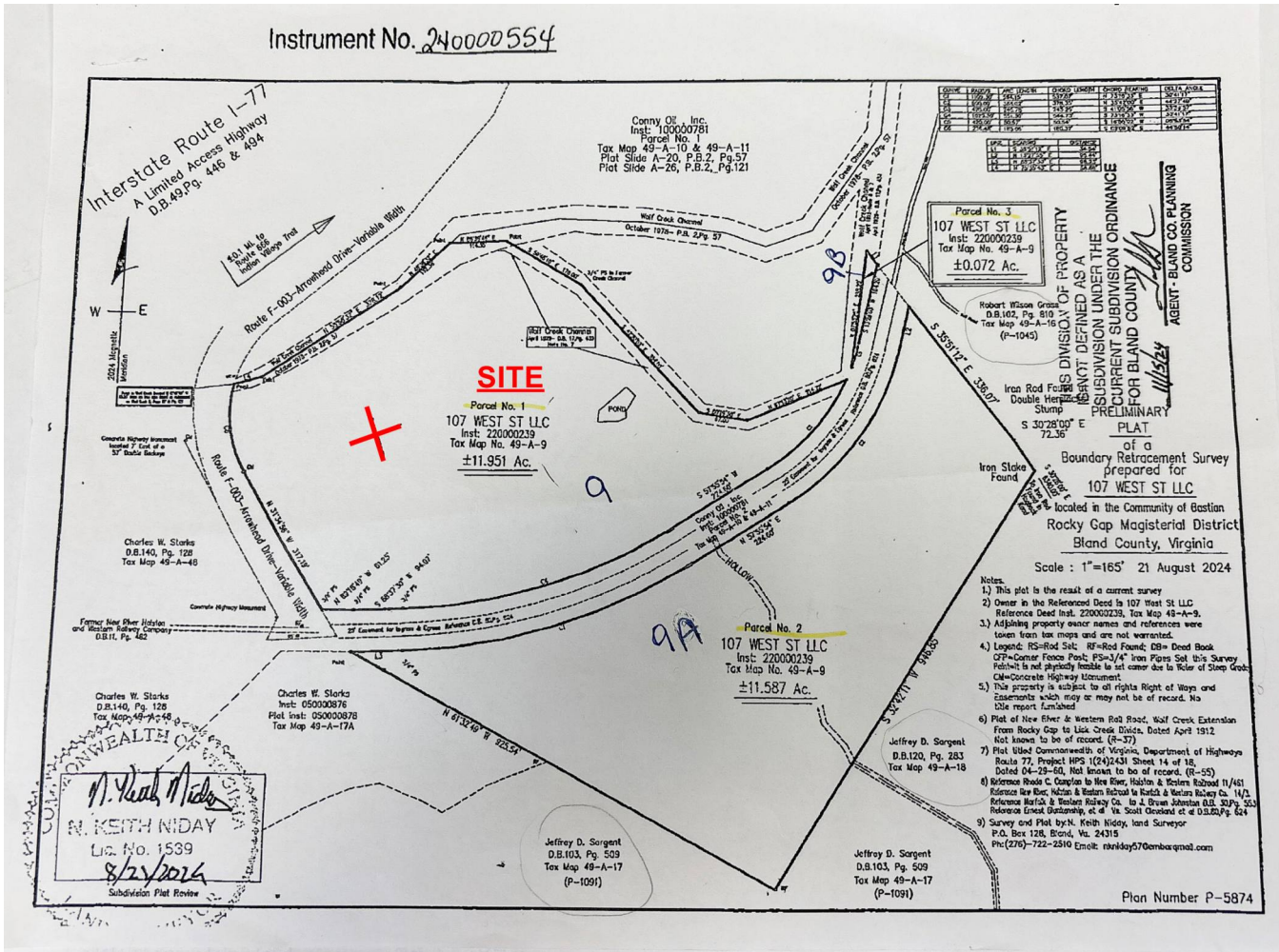
LOCATION HIGHLIGHTS

- Adjacent to I-77 with high visibility and vehicle traffic - Annual Average Daily Traffic on I-77: 31K per day
- 300 miles from Washington, DC / Northern Virginia
- 155 miles from Charlotte, NC
- 200 miles from Raleigh-Durham
- 96 miles from Roanoke

VIRGINIA SMITH
24 hr. Telephone: 703-850-4000
Email: arvirginiasmith@aol.com



Survey



Aerial





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COUNTY**
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June 5, 2025

Wolf Creek Landing, LLC
32 Arrowhead Drive
Bastian, VA 24314

RE: LETTER OF CONFIRMATION; CUP TIME EXTENSION

Mr. Thompson:

Please accept this letter as official confirmation that your request for a time extension for two conditional use permits, to operate a Recreational Facility on Tax Map No's. 49-A-9 & 49-A-15; has been approved by the Bland County Board of Supervisors on May 27, 2025.

The Board of Supervisors approved extending the project completion by two years. **Your new project completion date is May 27, 2027.** The original condition of "no permanent structures to be attached to or constructed for the RV's" remain in effect. Be advised that the Board of Supervisors stated this would be the last extension granted to your project.

The time extension was approved unanimously with the following votes tendered:

Stephen Kelley..... Yes
Keith Costello..... Yes
Patrick Groseclose..... Yes
Randy Johnson..... Yes

Please feel free to contact me with any questions you may have regarding this matter. Thank you.

Sincerely,

Joel K. Cagle
Zoning Official

DIVISION 3. - COMMERCIAL DISTRICT (C)

Footnotes:

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Cross reference— *Businesses, ch. 18; standards regarding special flood hazards, § 30-81.*

Sec. 62-241. - Purpose.

The commercial (C) district is composed of limited commercial business built either as a unit or individually to serve the needs of nearby residential neighborhoods and a general range of retail, office and service businesses. The activities related to the commercial district will range from businesses being serviced by medium sized trucks delivering goods, and people patronizing these businesses in their vehicles generating noise to large volumes of traffic and frequent delivery of goods, services and increased traffic.

(Ord. of 7-24-95, § 3.2)

Sec. 62-242. - Uses permitted.

Uses permitted in the C district shall be established in compliance with the standards of this division, article VI of this chapter, supplementary regulations and as provided elsewhere in this Code. Uses permitted shall be one or more of the following uses:

- (1) General country store.
- (2) Dry cleaners and/or laundromat.
- (3) Beauty shop and barbershop.
- (4) Drugstore.
- (5) Professional offices.
- (6) Hardware, lawn and garden supply sales.
- (7) Banks.
- (8) Child care or elder care center.
- (9) Restaurant.
- (10) Bakery shop.
- (11) Community center.
- (12) Florist or gift shop.
- (13) Service station, with a conditional use permit.
- (14) Craft shop.
- (15) Library.

- (16) Convenience store, with a conditional use permit.
- (17) Signs, as regulated in section 62-293.
- (18) Off-street parking, in accordance with section 62-290.
- (19) Bed and breakfast establishments.
- (20) Nursing home or rest home, with a conditional use permit.
- (21) Self-service station, with a conditional use permit.
- (22) Dwelling, accessory, with a conditional use permit.
- (23) Roadside market.
- (24) Miniwarehouse, with a conditional use permit.
- (25) Auto sales and services, with a conditional use permit.
- (26) Place of worship.
- (27) Medical clinic or medical supply/sales.
- (28) Finance, insurance and real estate offices, including banks.
- (29) Furniture and home appliance sales and service.
- (30) Funeral home.
- (31) Hotel, motel, inn, lodge, with a conditional use permit.
- (32) Construction sales and service, with a conditional use permit.
- (33) Personal service business.
- (34) Recycling collection center (but not processing activities), with a conditional use permit.
- (35) Retail store.
- (36) Service station, with a conditional use permit.
- (37) Theater or assembly hall, with a conditional use permit.
- (38) Health or fitness club, with a conditional use permit.
- (39) Commercial slaughterhouse, with a conditional use permit.
- (40) Animal hospital or clinic, or kennels, with a conditional use permit.
- (41) Auto body shop with inside vehicle storage, with a conditional use permit.
- (42) Machinery sales and service including farm and construction equipment, with a conditional use permit.
- (43) Amusement or entertainment establishments involving not serving alcoholic beverages, with a conditional use permit.
- (44) Construction sales and service with outside storage, with a conditional use permit.
- (45) Sales of major recreational equipment and sales of manufactured or modular housing, with a conditional use permit.

- (46) Wholesale sales and distribution, with a conditional use permit.
- (47) Warehouse storage, with a conditional use permit.
- (48) Truck stop, with a conditional use permit.
- (49) Governmental uses including public schools, courthouse and administration buildings, public water and sewage facilities, public service or private storage buildings, public utilities and related facilities, with a conditional use permit.
- (50) Auction facility with a conditional use permit.
- (51) Radio, television or communication stations and/or towers not to exceed 35 feet in height.
- (52) Garage, public, with a conditional use permit.
- (53) Cemetery, with a conditional use permit.
- (54) Radio, television or communication stations and/or towers in excess of 35 feet in height with a conditional use permit and subject to the provisions of section 62-134.
- (55) Mobile storage unit parking, sales and service with a conditional use permit.
- (56) Storage yard, contractor's, with a conditional use permit.
- (57) Wind energy facilities and/or turbines not to exceed 100 feet in height and no more than two turbines per tax map parcel provided that said turbines are in compliance with the setback requirements of subsection 62-135(4).
- (58) Wind energy facilities and/or turbines in excess of 100 feet in height or more than two turbines per tax map parcel with a conditional use permit and subject to the provisions of section 62-135.
- (59) Recreational facilities, with a conditional use permit.

(Ord. of 7-24-95, § 3.2-1; Ord. of 10-22-96(3), § D; Ord. of 11-26-96; Ord. of 3-4-97; Ord. of 8-26-97; Ord. of 6-19-98(1); Ord. of 2-22-00; Ord. of 4-25-01; Ord. of 10-23-01(2); Amend. of 4-24-07; Amend. of 5-22-07; Amend. of 10-26-10; Ord. of 10-25-2022 (1))

Sec. 62-243. - Maximum height.

The maximum height for structures in the C district shall be 35 feet, except for radio, television or communication stations and/or towers and wind energy facilities herein permitted with a conditional use permit or wind energy facilities as permitted herein.

(Ord. of 7-24-95, § 3.2-2; Ord. of 4-25-01; Amend. of 10-26-10)

Sec. 62-244. - Sidewalks required.

Property being zoned as C district shall be required to have constructed sidewalks if the adjacent property frontage has a sidewalk. The sidewalk width shall equal the width of the existing sidewalk.

(Ord. of 7-24-95, § 3.2-3)

Sec. 62-245. - Minimum lot size.

The minimum lot size in the C district shall be the same as required in the county subdivision provisions in chapter 46.

(Ord. of 7-24-95, § 3.2-4)

Secs. 62-246—62-260. - Reserved.