



0 MERRIMAN RD. CAVE SPRING, VA 24018

South Roanoke County Development Opportunity



ANDY MULLINS

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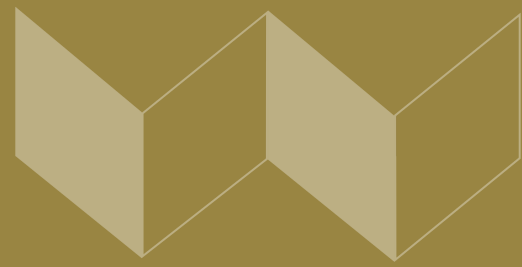
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NOAH BECKLEY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire approximately 72 acres in one of South Roanoke County's most desirable and rapidly growing areas. Conveniently located just minutes from Starkey Road and adjacent to the growth surrounding Masons Crest, this undeveloped tract offers significant potential for residential development, a private estate, recreational use, or long-term land investment. The property features road frontage, varied topography, and a scenic natural setting that provides both privacy and flexibility for future planning. Its strategic location offers easy access to major retail, dining, healthcare, and employment centers while maintaining a secluded, rural feel.

PROPERTY HIGHLIGHTS

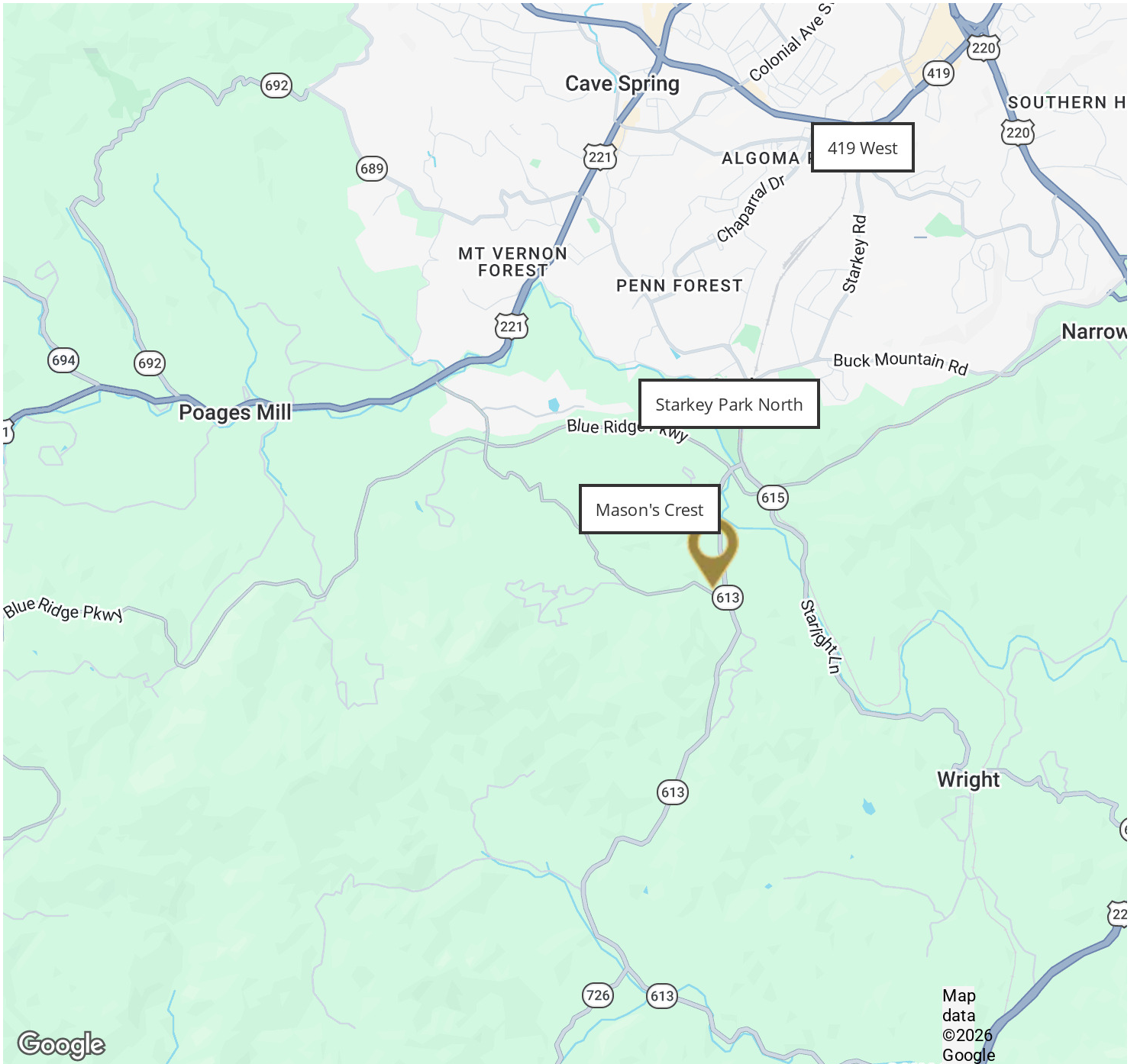
- 1280 Ft. of Road Frontage
- Roanoke County Location
- ~72 Acres
- AR Zoning
- Tax IDs: 097.03-02-16.00-0000, 097.03-02-07.00-0000, 097.03-02-14.00-0000, 097.03-02-18.00-0000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	575	2,155
Total Population	377	1,400	5,653
Average HH Income	\$110,266	\$110,443	\$126,487

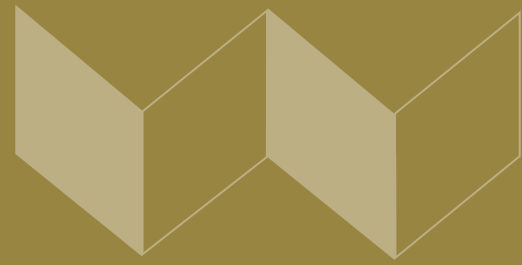
OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	71.96 Acres

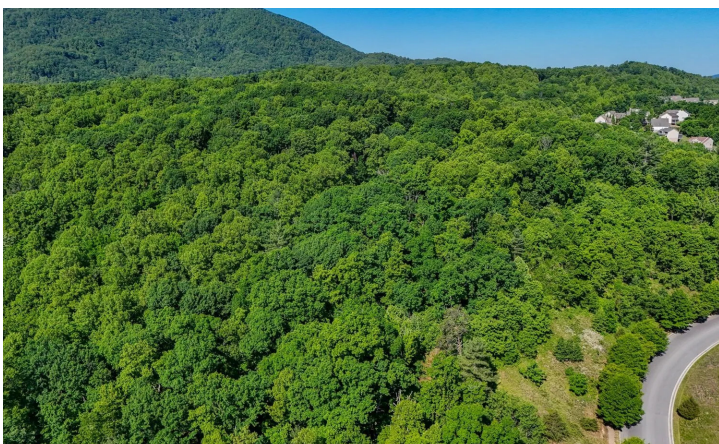
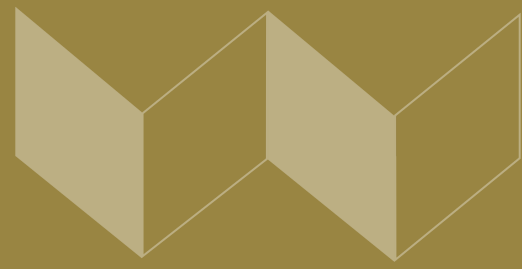
AERIAL MAP



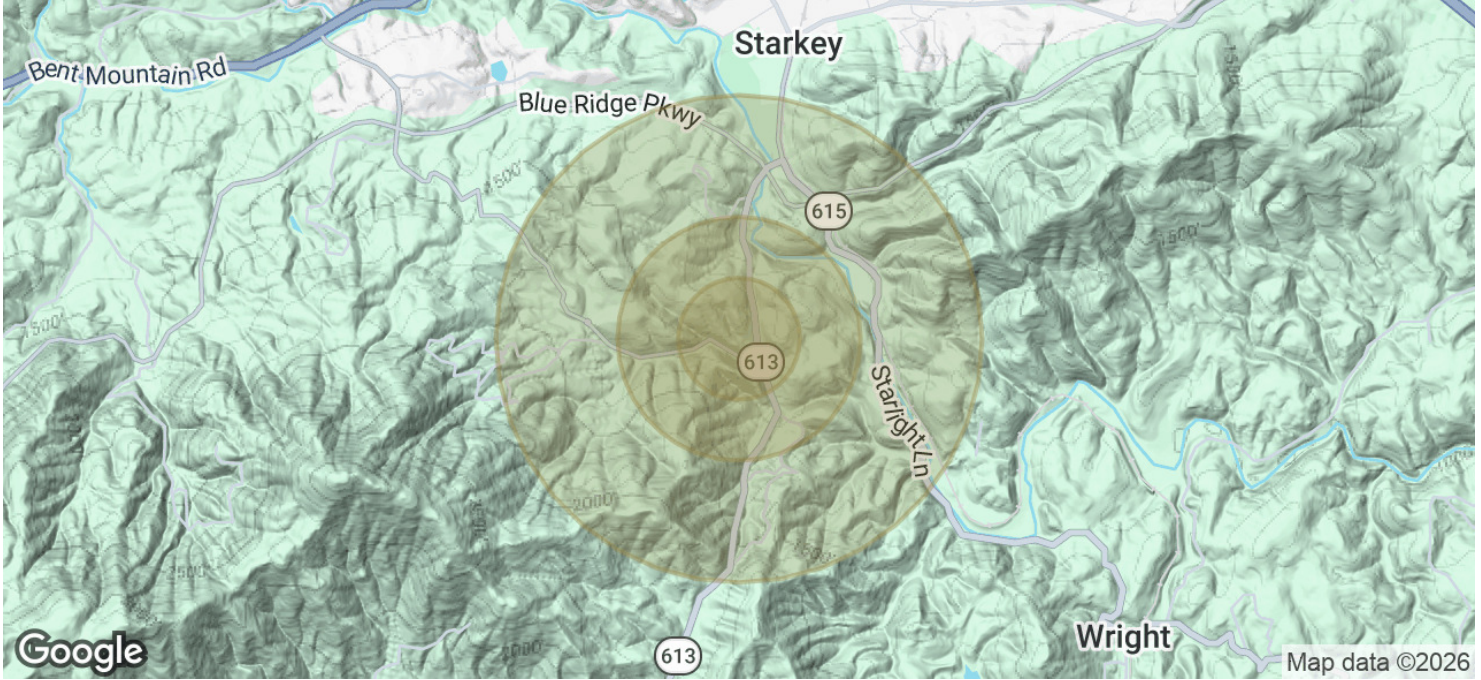
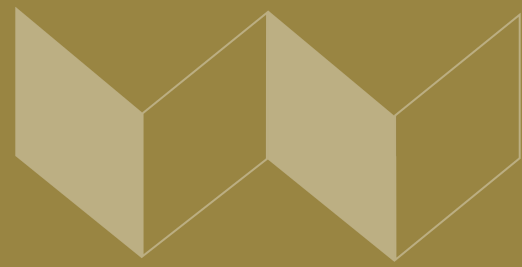
LOCATION MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	377	1,400	5,653
Average Age	40.8	45.6	45.4
Average Age (Male)	38.0	41.1	45.3
Average Age (Female)	43.5	48.1	46.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	575	2,155
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$110,266	\$110,443	\$126,487
Average House Value	\$318,818	\$311,677	\$332,707

2023 American Community Survey (ACS)