

SALE

I-81S/I-77N HIGH VISIBILITY DEVELOPMENT TRACT

2220 East Lee Highway Wytheville, VA 24382



OFFERING SUMMARY

Sale Price:	\$1,285,000
Lot Size:	8.838 Acres
Price / Acre:	\$145,395
Zoning:	No Zoning

PROPERTY HIGHLIGHTS

- Site is "footer ready" with all utilities in place.
- Exceptional Interstate Visibility: Direct exposure on the high-volume I-81 / I-77 corridor with an average daily traffic count (AADT) of 55,000 to 60,000.
- Elite Trucking Logistics Hub: 30% to 40% of all daily traffic consists of heavy commercial semi-trucks (~18,000 to 24,000 trucks passing daily).
- Rapid Highway Access: Spanning 8.838 pristine acres located just 3,000 feet from Exit 80 with easy access via E. Lee Highway.
- Dual-Market Potential: Highly versatile zoning suited for industrial logistics/distribution, fleet services, or national retail/hospitality.
- Strategic Proximity: Located between bustling national chains at Exits 77 and 80, and positioned near Wythe County's 1,200-acre Progress Park.

David Burks
(804) 366-2754

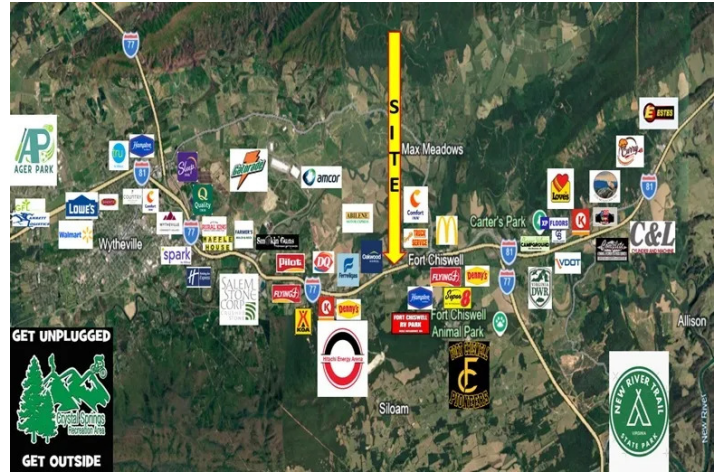


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PROPERTY DESCRIPTION

The Ultimate East Coast Freight Crossroads

This 8.838-acre parcel represents an institutional-grade opportunity to capture a slice of the highest truck-density corridors in the United States. Located directly on the I-81 / I-77 concurrency in Wytheville, VA, this site operates as the literal gateway connecting the Midwest and Great Lakes regions to the Northeast and Piedmont manufacturing sectors. For logistics, freight, distribution, or truck service developers, a capture rate of 18,000+ passing semi-trucks daily provides an immediate, built-in customer base that cannot be replicated.

The "Double-Dip" Retail Advantage

For commercial retail, hospitality, and fuel plaza developers, the property offers a unique "double-dip" revenue stream. Because the interstate splits immediately south at Exit 77, this specific stretch of highway captures both north-south vacationers and northeast-southwest commuters simultaneously. Surrounded by established, high-performing national brands at both surrounding exits, the location is a proven winner for travel infrastructure.

Development Ready with Seamless Logistics Support

With 3,000 feet of proximity to Exit 80 and easy ingress/egress along E. Lee Highway, this site avoids the logistical bottlenecks of deep off-interstate parcels. It is perfectly positioned to serve as a high-visibility satellite or support site for Progress Park—Wythe County's premier 1,200-acre mega-industrial park housing global giants like Gatorade and PepsiCo. Free from Enterprise Zone restrictions, this property presents a clean, unrestricted canvas for developers ready to build out an elite commercial footprint.

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