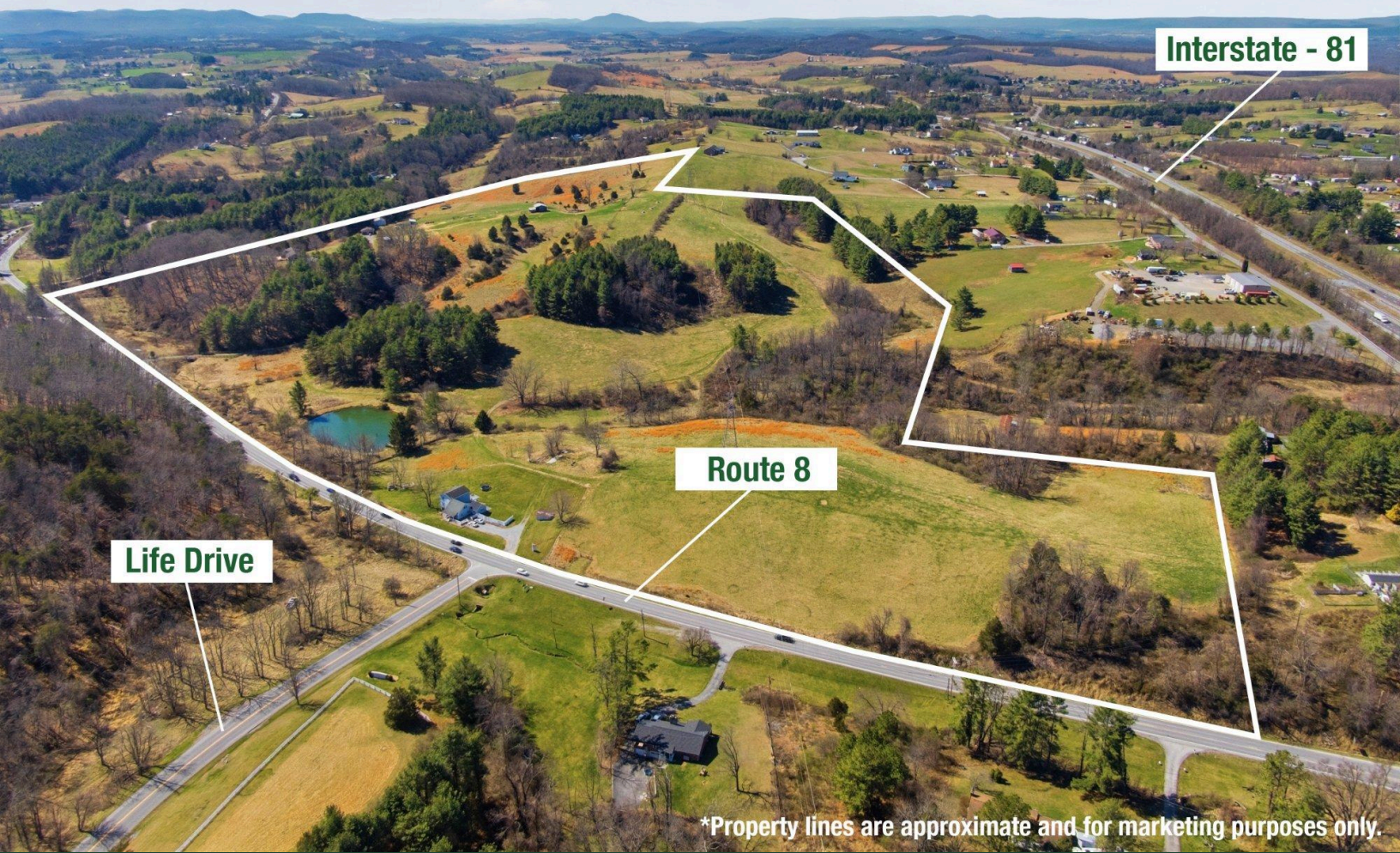


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Interstate - 81

Route 8

Life Drive

\*Property lines are approximate and for marketing purposes only.

SALE OFFERING MEMORANDUM

# 84.7 +/- Acres of Land

Prime Residential Development Opportunity

I-81 / Riner Road | Christiansburg, Virginia 24073

84.7 +/-

Total Acres

168 +

Proposed Concept # Units

Residential 3 (R-3)

Proposed Concept Zoning

## 01 PROPERTY SUMMARY

### SUMMARY

<b>Total Land Size</b>	84.7+/- Acres (7 parcels)
<b>Current Zoning</b>	A (Agricultural)
<b>Proposed Concept Zoning</b>	R-3 Planned Housing Development
<b>Location</b>	Riner Road / I-81 Exit 114, Christiansburg, VA 24073
<b>Proposed Concept # of Units</b>	168+ total (92 Single-Family + 76 Townhomes)
<b>Density</b>	2.81 units per acre (proposed concept)

### PROPERTY DESCRIPTION

This 84.7 +/- acre tract in the Town of Christiansburg offers a rare opportunity in one of Montgomery County's most strategically positioned growth corridors. Located directly off Interstate 81, Exit 114, with immediate access to Riner Rd / U.S. Route 8, the property provides exceptional connectivity to Christiansburg, Blacksburg, Virginia Tech, and the broader New River Valley.

With the site's size, topography, and access, the property supports a range of potential residential concepts. This is a prime opportunity for developers — local, regional, or national — to shape a signature residential project in a high-demand market with strong long-term growth fundamentals.

### ABOUT THE OPPORTUNITY

- Immediate interstate visibility and access at I-81, Exit 114
- Located within the high-growth Christiansburg–Blacksburg–Montgomery County economic hub
- Home to Virginia Tech, anchoring a highly educated workforce and fueling ongoing growth
- Regional labor pool of approximately 600,000 people offering long-term housing demand
- Proposed concept supports 168+ units across single-family detached and townhome product types
- Open space comprises ~42 acres (50%) of the total site — a true community amenity
- Positioned in a market actively preparing for residential expansion

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## 02 ZONING INFORMATION

A — Agricultural (Existing)	R-3 — Planned Housing Dev. (Proposed Concept)
<p>The property is currently zoned Agricultural, permitting farming, large-lot single-family detached housing and agriculture uses.</p>	<p>Possible rezoning to R-3 Planned Housing Development is required to enable the proposed conceptual residential project. R-3 shall not exceed 20 dwellings per acre and promotes harmonious relationships with surrounding properties while preserving natural topography, vegetation, and open spaces.</p>

### PROPOSED CONCEPT PLAN

<b>Residential Development Area</b>	84.7 +/- Acres
<b>Single-Family Detached Lots</b>	92 lots
<b>Townhome Lots (18', 20' &amp; 24' W)</b>	76 lots
<b>Total Units</b>	168+ (2.81 units / acre)
<b>Typical Buildable Width</b>	54' with min. 72' lot width at setback
<b>Proposed Lots</b>	35.1 AC
<b>Road Right-of-Way</b>	6.5 AC
<b>Open Space</b>	±42 AC (50%)

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**PROPOSED CONCEPT SITE PLAN**



**03 LOCATION OVERVIEW**

**ABOUT CHRISTIANSBURG — BLACKSBURG — MONTGOMERY COUNTY**

Positioned within the Christiansburg–Blacksburg–Montgomery County economic hub, this site benefits from being in one of Southwest Virginia’s most dynamic and innovation-driven markets. The strategic location at the crossroads of I-81, U.S. 460 and Route 8 creates seamless connectivity to major employers, retail centers, universities, medical facilities, and area amenities.

Montgomery County is home to Virginia Tech, a major research university anchoring a highly educated workforce and fueling ongoing growth. The broader Christiansburg–Blacksburg area supports a diverse employment base and draws from a regional pool of approximately 600,000 people, offering developers long-term stability and demand for new housing.

Christiansburg provides a suburban environment in the New River Valley offering a "Progressing Small Town" feel. Situated in the Blue Ridge Mountains, Christiansburg offers a strong sense of community and continues to plan for future-focused growth to support expanding residential needs.

With ongoing regional collaboration around housing, the area is actively preparing for residential expansion — making this site well positioned for a signature development.

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## 03 LOCATION OVERVIEW (cont.)

## POPULATION

Montgomery County	99,200
Town of Christiansburg	22,700
Regional Labor Pool	600,000

## LOCATION ACCESS

I-81, Exit 114	Direct access - property fronts Riner Rd / U.S. Route 8
Virginia Tech / Blacksburg	10 minutes
New River Valley Airport	12 minutes
Roanoke, VA	35 minutes
Roanoke Blacksburg Airport	35 minutes
Salem	25 minutes
Blacksburg Corporate Research Center	12 minutes
Blue Ridge Parkway	35 minutes
I-77	35 minutes

## PROPERTY TOURS

Property/market tours will be available by request. Per the terms of the Confidentiality Agreement, prospects agree to direct all questions to the Broker and not to contact the Seller, the tenants, or the property management staff of the Property. Furthermore, prospects agree to not tour the Property without being accompanied by the Broker.

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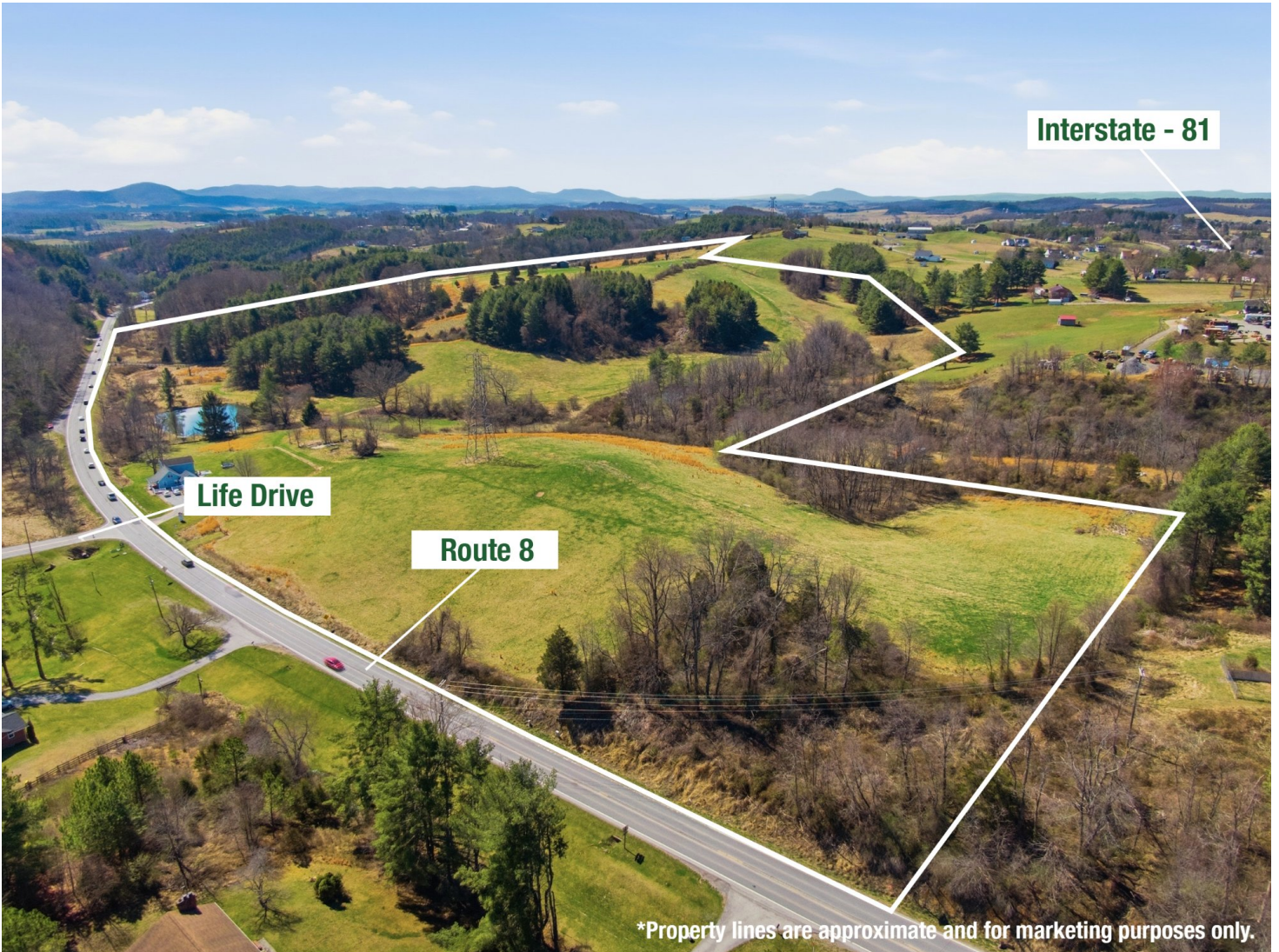
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AERIAL LOCATION MAP



Site aerial — I-81 / Riner Rd, Christiansburg, Virginia

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AERIAL LOCATION MAP



Site aerial — I-81 / Riner Rd, Christiansburg, Virginia

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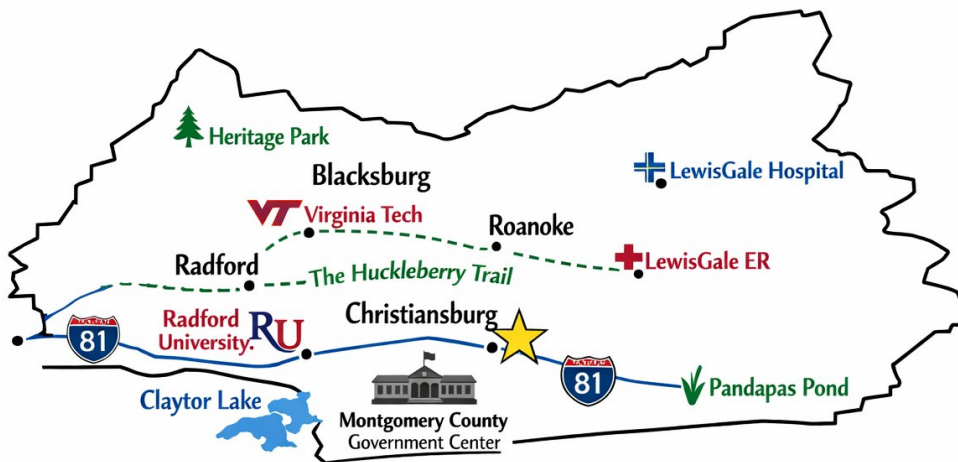
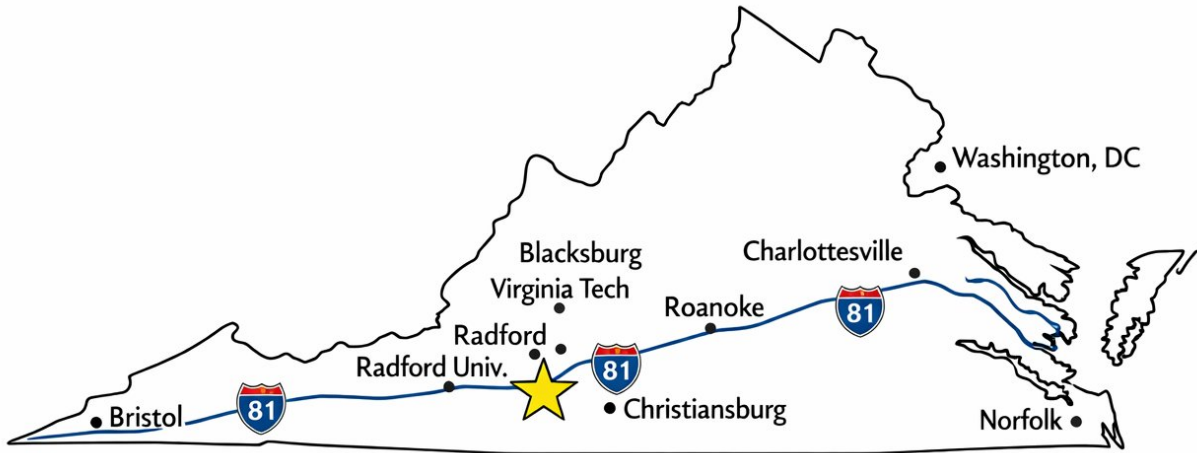
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# 04 REGIONAL CONNECTIVITY



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