

SALE

PRIME INTERSTATE 81 DEVELOPMENT OPPORTUNITY

TBD East Lee Highway Max Meadows, VA 24360



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	18.25 Acres
Price / Acre:	\$120,548
Zoning:	No County Zoning

PROPERTY HIGHLIGHTS

- **Massive Scalability:** 18.25-acre prime tract with the rare ability to assemble an adjacent 17.25 acres for a combined 35.5 contiguous acres.
- **Absolute Regulatory Freedom:** Located outside the local enterprise zone with Zero Wythe County Zoning Restrictions.
- **Ultimate Freight Crossroads:** Positioned at the high-volume I-81 South / I-77 North overlap (Exit 84), capturing the East Coast's heaviest Traffic.
- **75,000+ Operational Traffic Impact:** High-density corridor features an actual AADT of 55,000–60,000, which VDOT rates at 75,000+ passenger car.
- **Shovel-Ready & Risk-Mitigated:** All major utilities are available to the site, backed by a 100% clean Environmental Site Assessment (Phase I).
- **Dual-Market Capture:** "Double-dips" into both massive north-south freight networks and heavy seasonal tourist/commuter traffic streams.

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SALE

18.25 ACRES ± WITH EXPANSION POTENTIAL TO 35.5 ACRES ±

Reference Address for Searching: 4881 E Lee Highway Max Meadows, VA 24360



PROPERTY DESCRIPTION

For Industrial & Logistics Buyers-You can't buy land with this combination of scale and transit placement anywhere else on the I-81 corridor right now. You are sitting right on the major artery connecting the Midwest and Great Lakes directly to the Northeast and Piedmont regions. It handles 11,000 to 16,500+ heavy trucks every single day. Even better, it's a straight shot to Wythe County's 1,200-acre Progress Park (PepsiCo/Gatorade), making it a goldmine for fleet parking, freight hubs, regional distribution, or industrial flex space. Best of all? No county zoning means your development timeline isn't held hostage by municipal red tape." For Retail, QSR, & Travel Plaza Developers-This site sits directly at the Exit 84 split, giving you unobstructed exposure to both I-81 and I-77 traffic streams simultaneously. You're capturing the traditional commercial commuter base plus heavy vacation/tourism traffic. With 45k to 55k vehicles hitting this corridor daily and effortless, flat access right off East Lee Highway, it is a textbook location for a high-volume travel center, hospitality group, or a cluster of QSR (fast-food) national chains that thrive on highway synergy."

Exceptional Traffic Counts: Positioned near Exit 84 where I-81 and I-77 overlap, the site benefits from an Annual Average Daily Traffic (AADT) count of 45,000 to 55,000 vehicles per day—some of the heaviest volume in the region.

Logistics & Freight Powerhouse: Approximately 25% to 30% of daily traffic consists of heavy commercial trucks. Due to the rolling terrain and heavy truck mix, VDOT estimates the corridor's operational volume is equivalent to 75,000+ passenger cars daily, proving its value as a vital logistics artery.

Pro-Growth Alignment: Wythe County's Comprehensive Plan explicitly envisions continued commercial and industrial growth throughout this corridor, reinforcing the area's commitment to economic expansion.

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