

# Agent Detail Report - Land - Montgomery County

**MLS #** 404253

**Address** TBD Peppers Ferry RD, Christiansburg, VA 24073

**Price** \$600,000



<b>Apx Acreage</b>	9.141	<b>Status</b>	Active
<b>Subdivision</b>	None	<b>County</b>	Montgomery
<b>Is the Water On?</b>		<b>School District</b>	Montgomery County
<b>Is the Power On?</b>		<b>Elementary School</b>	Christiansburg
<b>Middle School</b>	Christiansburg	<b>High School</b>	Christiansburg



**Start Showing Date** [Schedule a Showing](#)

**Directions** Route 117/Peppers Ferry Road. Intersection of Peppers Ferry Rd and New Village Dr.

**Public Remarks** This 9.141 parcel of prime development land is just minutes from the New River Valley Mall as well as other amenities. With more than 475' of road frontage on Peppers Ferry Road and more than 560' on New Village Drive, the possibilities are endless. Agricultural Zoning offers an abundance of options. Surrounded by residential properties and commercial just a short distance makes this site a rare find. With an average traffic count of 19,000 per day, this site gives excellent visibility.

**Agent Remarks**

**Access Transport** State Maintained Rd

**Best Use** Commercial/Business, Office, Res/Multi-Family, Res/Single Family

**Bldgs on Property** None

**Documents on File** Survey, Zoning Restrictions

**Location** Bus District/Outlyng, Rural

**Cable/Internet Company**

**Topography** Cleared, Level

**Type of Property** Commercial, Res/Single Family, Undeveloped

**Utilities** Utilities Available

**Legal Description** PEPPERS FERRY ROAD PARCEL A

<b>Parcel Nbr</b> 110779	<b>Taxes</b> \$5,288.00	<b>LotSize</b>
<b>Deed Bk/Pg Instrumnt</b> 2004/14001	<b>Tax Year</b> 2018	
<b>Zoning</b> Agricultural	<b>Short Sale</b> No	<b>Lender or Govt Ownd</b> No

<b>HOA Managing Company</b>	<b>HOA Annual Dues</b>
<b>HOA</b> None	
<b>HOA Fee Includes</b>	

<b>List Date</b>	1/27/2019	<b>List Price</b>	\$600,000	<b>Original List Price</b>	\$600,000
<b>DOM</b>	44	<b>CDOM</b>	44	<b>Expire Date</b>	5/31/2019
<b>Pending/Contract Dt</b>		<b>Listing Type</b>	ERS	<b>Duplicate Listing?</b>	No
<b>Variable Commission</b>	Yes	<b>Sub-Agent</b>	2.00 %	<b>Buyer Agent</b>	2.00 Buyer
<b>Owner/Agent</b>	No	<b>Exclusions</b>	No	<b>Limited Service</b>	No
<b>Contingency</b>		<b>Sale</b>			
<b>Contingency 2</b>					

<b>Owner Name</b>	International Church of the Four Square Gospel		<b>Tenant Name</b>
<b>Owner Phone</b>	<b>Owner Alt Phone</b>		
<b>Tenant Phone</b>	<b>Tenant Alt Phone</b>		

<b>Showing Instructions</b>	Sign	<b>Possession</b>	At Recordation
<b>Sentrilock Lockbox #</b>			

<b>Auction?</b>	No	<b>Auc: Auctioneer Info</b>	
<b>Auc: Date of Auction</b>		<b>Auc: Auction Time</b>	<b>Auc: Starting Bid</b>
<b>Auc: Reserve or Absolute?</b>		<b>Auc: Live or Online?</b>	<b>Auc: Buyers Premium?</b>
<b>Auc: Auction Location</b>			

<b>Closing Date</b>	<b>Closing Price</b>	<b>Seller Repairs</b>
<b>How Sold</b>	<b>Seller Concessions</b>	
<b>Other Closing Info</b>		

<b>LO</b>	Page & Assoc. Real Estate - Ofc: 540-382-0505	<b>SO</b>
<b>LA</b>	Nancy Page - Prim: 540-392-9505	<b>SA</b>
<b>Co-LA</b>		<b>Co-SA</b>

Prepared on 03/12/2019 09:21 AM by Nancy Page

This information is deemed reliable, but not guaranteed.