

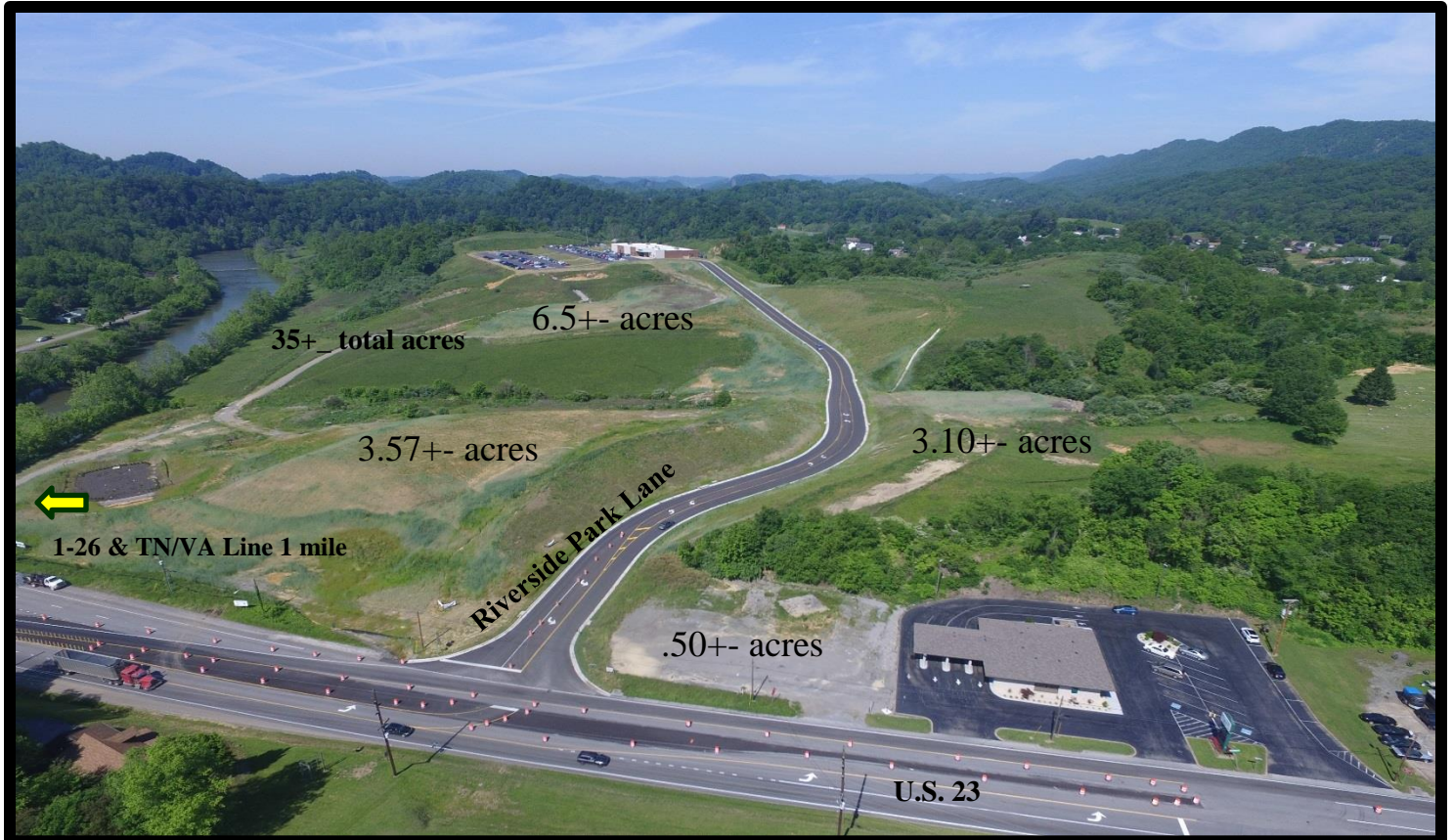
FOR SALE/LEASE

Riverside Development

Riverside Park Lane, Weber City, VA

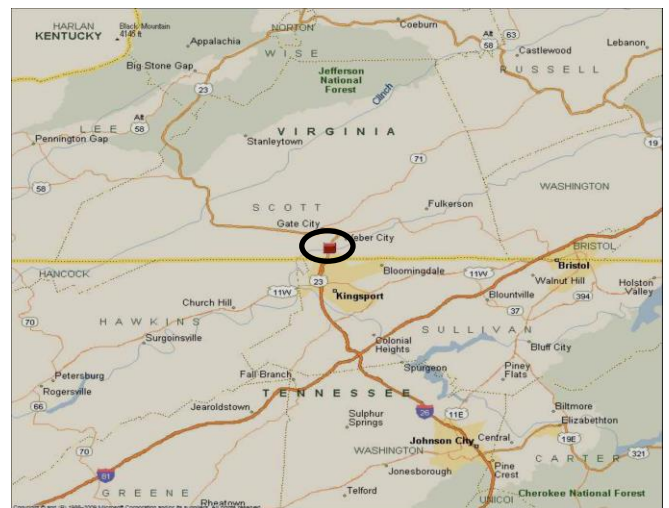
www.riversidedevelopmentva.com

SCOTT COUNTY



PROPERTY HIGHLIGHTS

- * Located in a Virginia Enterprise Zone
- * Major Highway - U.S. 23 (4-lane) adjacent; I-26 - 1 mi.
- * Average Annual Daily Traffic Count for 2016 – 22,000
- * Commercial Airport - 18 mi. (Tri-Cities Regional Airport) Blountville, TN
- * Appalachian Power Company; 5 MW available capacity at site; distance to nearest substation is 1 mi.; distance to nearest transmission line (69KV) is 1 mi.
- * Water - Scott Co. PSA; 750,000 gpd available capacity
- * Sewer - Scott Co. PSA; 1,300,000 gpd available capacity
- * Natural gas within 4 mi.
- * Telecommunications – Scott Co. Telephone Cooperative and CenturyLink; redundancy available



For More Information, Please Contact:
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