



## UNDER CONTRACT!! 54.5 ACRES OF BUSINESS & AGRICULTURAL LAND IN GREENSVILLE COUNTY VA!

### PENDING

For immediate assistance with this listing call Danny Graham at 757-613-6059.

**Investment property with B2 zoning in front and remainder in replanted pines. Great access on 4-lane divided primary highway.-Call Danny Graham at 757-613-6059 to schedule a showing today!**

Great opportunity for property on Rte 58, Courtland Rd, a primary highway. 2 tracts consisting of 54.5 acres in total. The front parcel with the primary highway road frontage is zoned B2. The remaining 53 acres is zoned A1 but has the potential for far more with its location. Just minutes from Emporia with all the amenities that brings and the I 95 interchange. Only a few minutes to the Emporia-Greenville Regional Airport. Municipal sewer & water right out front. Front 11 acres is high & dry. Remaining consist of low and uplands. Replanted pines are 13 years old. 15,000 vehicles a day pass this location.-

Greenville County was established in 1781 from Brunswick County. The county is probably named for Sir Richard Grenville, leader of the settlement on Roanoke Island, 1585. There is also belief that it may be named after Nathanael Greene, a major general of the Continental Army and one of George Washington's brightest officers.

Lake Gaston is a hydroelectric reservoir in the eastern United States. Part of the lake is in the North Carolina counties of Halifax, Northampton, and Warren. The part extending into Virginia lies in Brunswick and Mecklenburg counties. Lake Gaston is roughly 35 miles long and covers over 20,000 acres, with 350 miles of shoreline.

<https://www.lakegastonguide.com>

<https://www.dgif.virginia.gov/wma/>

### MORE DETAILS

#### Address:

Off Courtland Rd  
Emporia, VA 23487

**Acreage:** 54.5 acres

**County:** Greenville

**MOPLS ID:** 43736

#### GPS Location:

36.684428 x -77.501813

**PRICE: \$125,000**

### CONTACT AGENT



**DANNY GRAHAM**

AGENT

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