



44.38 ACRES OF COMMERCIAL LAND FOR SALE IN HENRY COUNTY VA!

ACTIVE

For immediate assistance with this listing call Matt Muehleck at 276-340-8538.

44.38 acres of undeveloped commercial land in a perfectly positioned, desirable, and growing location.-Call Matt Muehleck at 276-340-8538 to schedule a showing today!

Here is your opportunity to have an undeveloped commercial property on HWY 58 ideally located between Martinsville VA and Danville VA! This 44.38 acre parcel sits directly on HWY 58 and on the exit ramp for HWY 220.

This location ensures premium exposure for any business seeking maximum visibility. Traffic patterns in this specific location would be from East and West bound traffic on HWY 58 and North and South bound traffic on HWY 220. The property has approximately 2,300 feet of road frontage on HWY 58. A secondary entrance or exit is off of Honeycutt Drive, which returns back to HWY 58. This property's younger tree growth and smaller vegetation creates easier clearing for the commercial business's desired footprint.

The sky is the limit for this area on HWY 58 because of the growing attraction of Caesars Virginia expected to be finished in Danville in 2024. "Property plans include a 500-room hotel and a world-class casino gaming floor with over 1,300 slots, 85 live table games, 24 electronic table games, a WSOP poker room and a Caesars Sportsbook. In addition, the resort will feature a full-service spa, pool, high-quality bars and restaurants, a 2,500-seat state-of-the-art live entertainment theater and 40,000 square feet of meeting and convention space." -Martinsville is well-known for the Martinsville Speedway and NASCAR racing. Crowds rush to this area from all over the country to enjoy the sport of racing and all that comes with it. Sports in entirety is an attraction for the city of Martinsville. The Smith River Sports Complex, which is just minutes down the road from this property, has the attraction of hundreds of families, friends, and sports teams all year long.

Do not miss your chance on this perfectly positioned undeveloped commercial property!!

Links of Interest: <https://www.caesars.com/caesars-virginia>

MORE DETAILS

Address:

Off A.L. Philpott Hwy
Martinsville, VA 24112

Acreage: 44.4 acres

County: Henry

MOPLS ID: 52037

GPS Location:

36.678820 x -79.776880

PRICE: \$443,000

CONTACT AGENT



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