

SALE

EXCELLENT DEVELOPMENT SITE ACROSS FROM WALMART

13381 Governor George C. Peery Highway Pounding Mill, VA 24637



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3 Acres
Price / Acre:	\$300,000
Zoning:	None

LOCATION OVERVIEW

Discover the potential of Pounding Mill, VA, a prime location for your next investment. Nestled in the picturesque landscape of Tazewell County, this area offers a harmonious blend of natural beauty and strategic positioning. The nearby Clinch River provides opportunities for outdoor recreation, while the scenic Appalachian Mountains offer breathtaking views. The property is also conveniently located near essential amenities, including dining, shopping, and entertainment options. With its proximity to major transportation routes and a supportive business environment, this area is poised for growth and prosperity. Invest in the promise of Pounding Mill and seize the opportunity for success in this dynamic location.

PROPERTY HIGHLIGHTS

- ±3 Acres in Prime Claypool Hill Commercial Corridor
- Directly Across from Walmart Entrance
- Excellent Visibility & Access on Governor G. C. Peery Hwy
- Flexible Retail, Hospitality, Medical & Light Industrial Potential
- For Sale at \$900,000 – Ground Lease Preferred

David Burks
(804) 366-2754

Zach Bruss
(757) 229-1507



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BROOKS REAL ESTATE

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PROPERTY DESCRIPTION

Prime ± 3 -acre commercial/light industrial development opportunity located along Governor G. C. Peery Highway in the heart of the Claypool Hill commercial corridor. Positioned directly across from the Walmart entrance, the property offers excellent visibility, convenient access, and immediate proximity to one of the strongest concentrations of retail, restaurants, hotels, healthcare, and service businesses in the region.

The property offers exceptional flexibility for a wide variety of potential uses, including QSR/restaurant, retail, convenience store, hotel, medical, office, automotive, financial services, self-storage, warehouse/light industrial, religious facility, funeral home, and other commercial development.

Claypool Hill serves as a major commercial hub for Tazewell County and the surrounding Southwest Virginia and Southern West Virginia trade area, making this an excellent location for both local and regional users.

Ownership prefers a long-term ground lease; however, the property is also being offered for sale at \$900,000.

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