



Wildwood Commerce Park (AEPVA)

Available Acres: 266

Address:

Coulson Church Road and I-77
Hillsville, VA 24343 (Carroll)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. This 266-acre park has frontage on I-77 and is 0.4 miles from the nearest interchange at Hillsville, Carroll County, VA. An internal access road is in place. The park contains 175 developable acres. Additional acreage is available for expansion. The site is sub-dividable. Electric, gas, water, wastewater, and infrastructure is located onsite. Potential for a future electric substation onsite would increase electric service capabilities. Sites 2 and 4 have been cleared and graded offering flat land, which is rare for this area. The park is owned by the Blue Ridge Crossroads Economic Development Authority.



Site Details:

Available Acres: 266	Adjacent Avail. Acres: 0
Topography: Flat/Gently Rolling	Setting: Mixed-Use Business Park
Zoning: None	Within City Limits: No

Contact:

John J. Smolak
AEP - Appalachian Power Company
66 Franklin Road SW
Roanoke, VA 24011
Phone: 540-985-2605
Fax: 540-985-2426
E-Mail: jjsmolak@aep.com
Web site: <http://www.aeped.com>

Transportation:

Nearest Interstate: I-77	Distance (miles): 0.5
Nearest 4-Lane Highway: US 58	Distance (miles): 5
Nearest Commercial Airport: Roanoke-Blacksburg Regional Airport	Distance (miles): 65
Rail Served: No	

Offering:

Sale Price: Negotiable
Lease Rate (Sq. Ft./Per Year): Not For Lease

Utilities:

Electric Distribution: AEP - Appalachian Power Company
Natural Gas Distribution: Appalachian Natural Gas Distribution Company
Water: Carroll County Public Service Authority
Sewer: Carroll County Public Service Authority
Local Telecommunications Service: Lingo Networks and One Point Communications