



Southern Gap Business Park (AEPVA)

Available Acres: 470

Address:

SR 744
Vansant, VA 24656 (Buchanan)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review and completed Phase I environmental report are available upon request. Park is location of a worldwide company (Sykes Enterprises). Sites are available with all infrastructure needs. Park is bordered by 4-lane highway US 460. Largest contiguous parcel is 200 acres. AEP-APCo - 4 MW available capacity at site (upgradable); distance to nearest substation: 2.27 miles; distance to nearest transmission line (69 kV): 1.84 miles; redundancy possible. Water: 641,000 GPD available capacity; 14" line. Sewer - 325,000 GPD available capacity. Site is level; no restrictions.



Site Details:

Available Acres: 470	Adjacent Avail. Acres: 0
Topography: Level	Setting: Mixed-Use Business Park
Zoning: None	Within City Limits: No

Transportation:

Nearest Interstate: I-77	Distance (miles): 60
Nearest 4-Lane Highway: US 460	Distance (miles): 4
Nearest Commercial Airport: Tri-Cities Regional Airport	Distance (miles): 66
Rail Served: No	

Utilities:

Electric Distribution: AEP - Appalachian Power Company
 Natural Gas Distribution: Appalachian Natural Gas Distribution Company
 Water: Buchanan County Public Service Authority
 Sewer: Buchanan County Public Service Authority
 Local Telecommunications Service: Verizon, BVU Optinet, Time Warner

Contact:

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

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Offering:

Sale Price: \$15,000 - \$30,000 per acre
 Lease Rate (Sq. Ft./Per Year): \$2,000 to \$5,000 per acre