

FOR SALE

3 PARCELS

Mixed Use Land

901 Wiggins Road | Emporia, VA 23847



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY SUMMARY

- › 3 parcels totaling 35± acres near signalized intersection of Wiggins Road and Highway 58
- › **PARCEL 1:** 14.17± ACRES ZONED INDUSTRIAL
- › **PARCEL 2:** 14.8± ACRES ZONED RESIDENTIAL
- › **PARCEL 3:** 6.1± ACRES ZONED RESIDENTIAL
- › Warehouses, distribution centers, and mini storage facilities allowed by industrial zoning
- › Sale Price: \$800,000

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 2,359 | 8,354 | 9,823 |
| AVG HH INCOME | \$66,990 | \$66,391 | \$67,538 |
| TOTAL EMPLOYEES | 2,374 | 6,559 | 7,754 |

FOR MORE INFORMATION:

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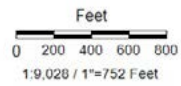
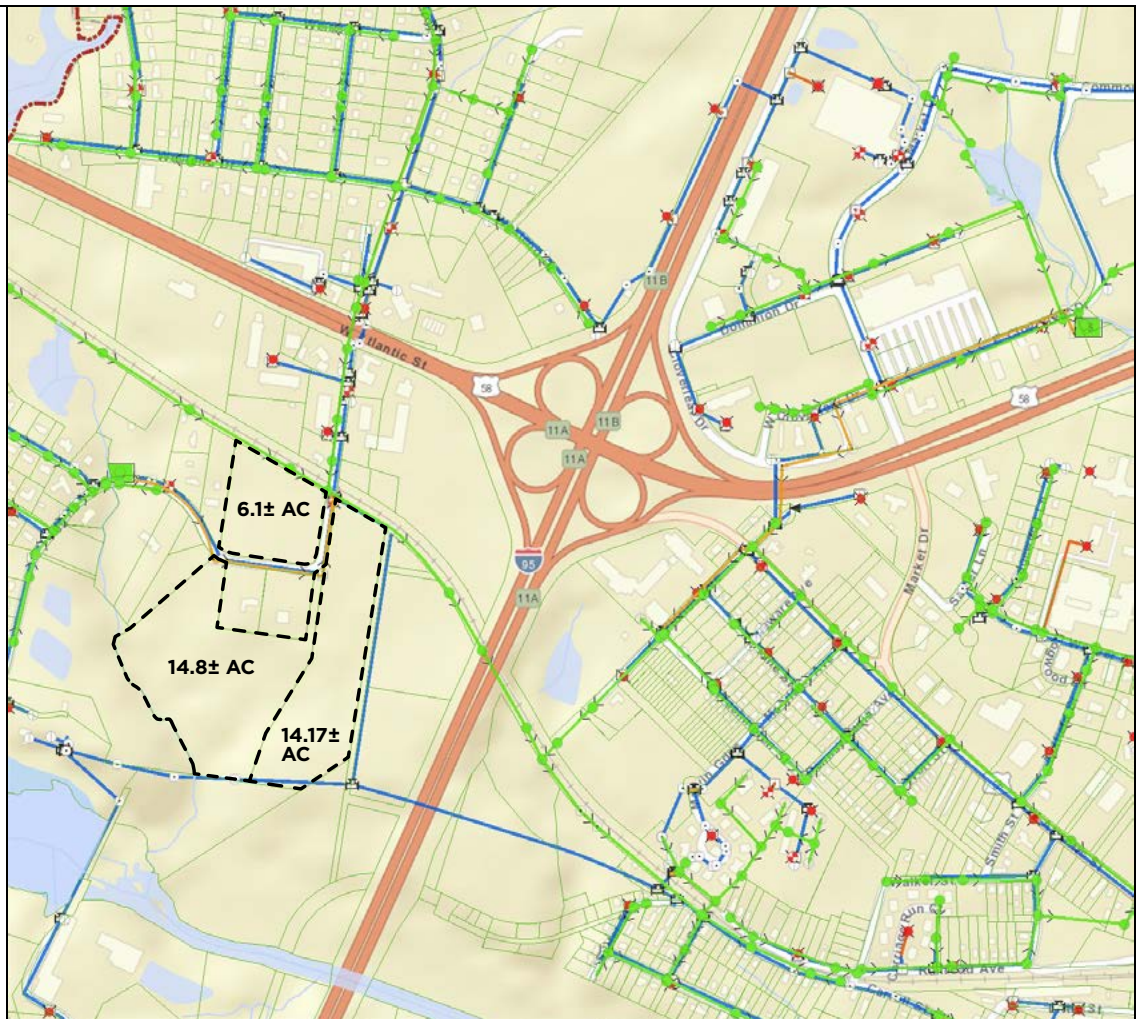
Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



City of Emporia, Virginia

Legend

- City Boundary
- Parcels
- Streams and Rivers
- Water Bodies
- Sanitary Sewer Structures**
- SSWR-MANHOLE
- SSWR-MH ABND
- SSWR-PS
- ▲ SSWR-VH
- Sanitary Sewer Connectors**
- SSWR-TEE
- SSWR-PIPE END
- SSWR-CONNECTOR
- SSWR-BEND
- Sanitary Sewer Lines**
- FORCEMAIN
- GRAVITY
- Water Hydrants
- ✕ WTR-HYDRANT
- ✕ WTR-HYD VALVE
- Water Hydrant Laterals
- Water Connectors**
- WTR-BEND
- WTR-CONN
- WTR-CROSS
- WTR-PIPE END
- ▲ WTR-RED
- WTR-TEE
- ✕ WTR-WYE
- Water Lines



Title:

Date: 10/4/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Emporia is not responsible for its accuracy or how current it may be.



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