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PRIME SITE FOR DATA CENTER OR ADVANCED MANUFACTURING FACILITY



**1855 PLEASANT SHADE DR
EMPORIA, VA 23847**

- FOR SALE OR LEASE: **851 acres** across 15 parcels
- Bulk power facilities (230 kV lines & substation)
- Multiple fiber backbones (Windstream, MBC & Sidera)
- 14" municipal water main (Greensville County)
- 1 mile of road frontage along U.S. Highway 58
- Hundreds of acres of flat, agricultural land
- Current zoning: A-1, R1-C, B-2 (M-1 zoning possible)

