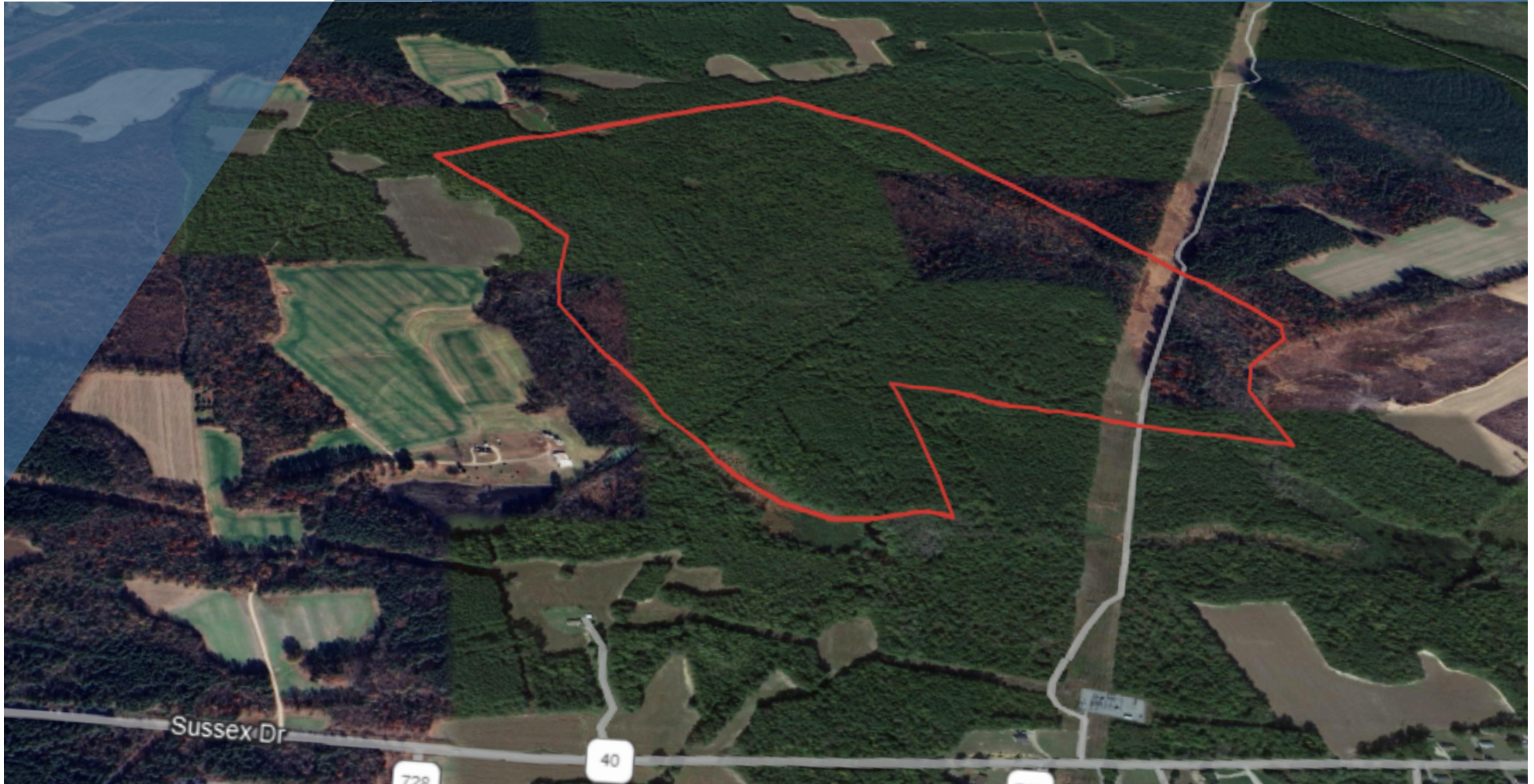


SugarOak
Realty, LLC®

LAND FOR SALE

8403 SUSSEX DR, STONY CREEK, VA 23882



217 +/- ACRE SITE (Zoned A-2, A-1)

ALLAN SHARRETT

VICE PRESIDENT, SALES/LEASING
804.308.8825
ALLANS@SUGAROAK.COM

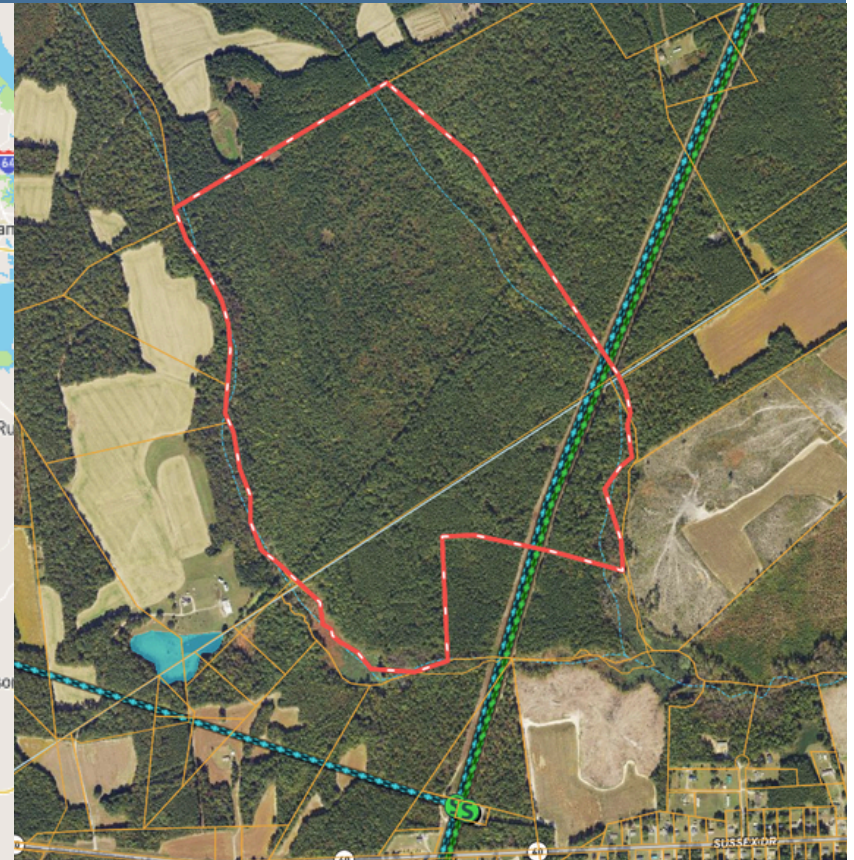
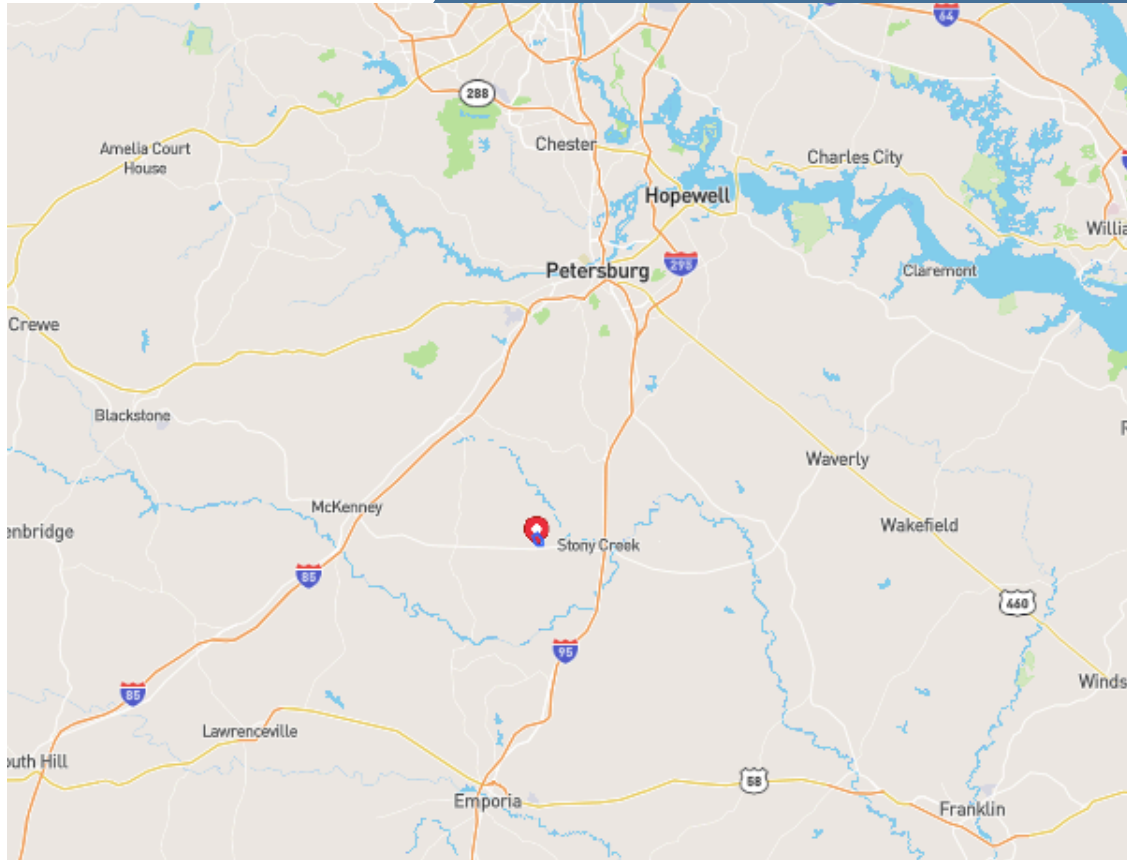
ANDY WALSH

PRESIDENT/PRINCIPAL BROKER
804.308.1603
ANDYW@SUGAROAK.COM



PROPERTY FEATURES

STONY CREEK, VA 23882



- **217 +/- acres** with direct access to 230 kV & 115 kV transmission lines; adjacent Dominion Energy substation (Sapony)
- Columbia Gas natural gas transmission pipeline (onsite)
- Mid-Atlantic Broad (MBC) fiber expansion in progress along Rt. 40 (Sussex Dr.)

ALLAN SHARRETT

VICE PRESIDENT, SALES/LEASING
804.901.4454
ALLANS@SUGAROAK.COM

ANDY WALSH

PRESIDENT/PRINCIPAL BROKER
804.308.1603
ANDYW@SUGAROAK.COM