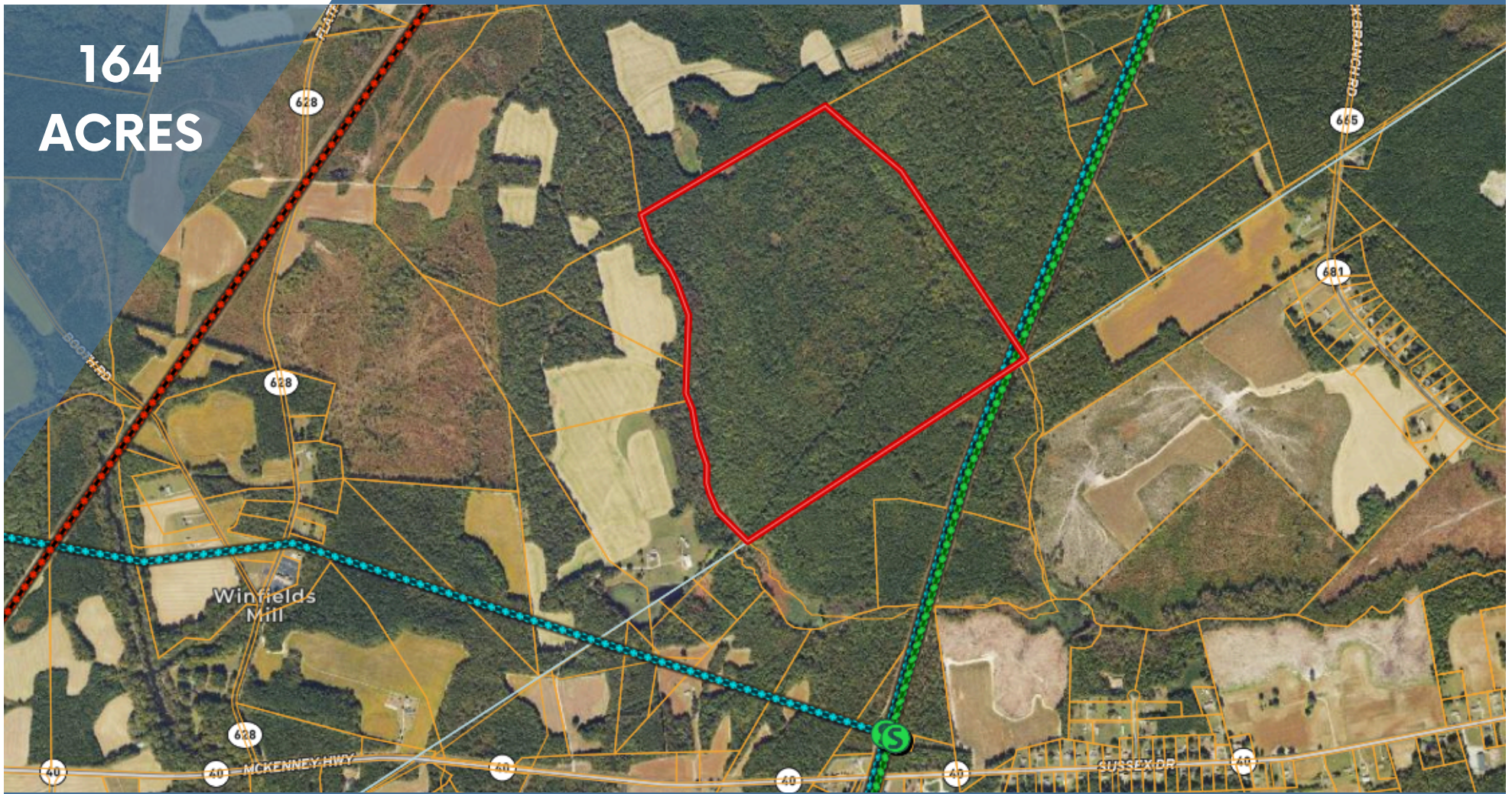


**SugarOak**  
Realty, LLC®

# LAND FOR SALE

8403 SUSSEX DR, STONY CREEK, VA 23882

**164  
ACRES**



**ALLAN SHARRETT**

VICE PRESIDENT, SALES/LEASING  
804.308.8825  
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**ANDY WALSH**

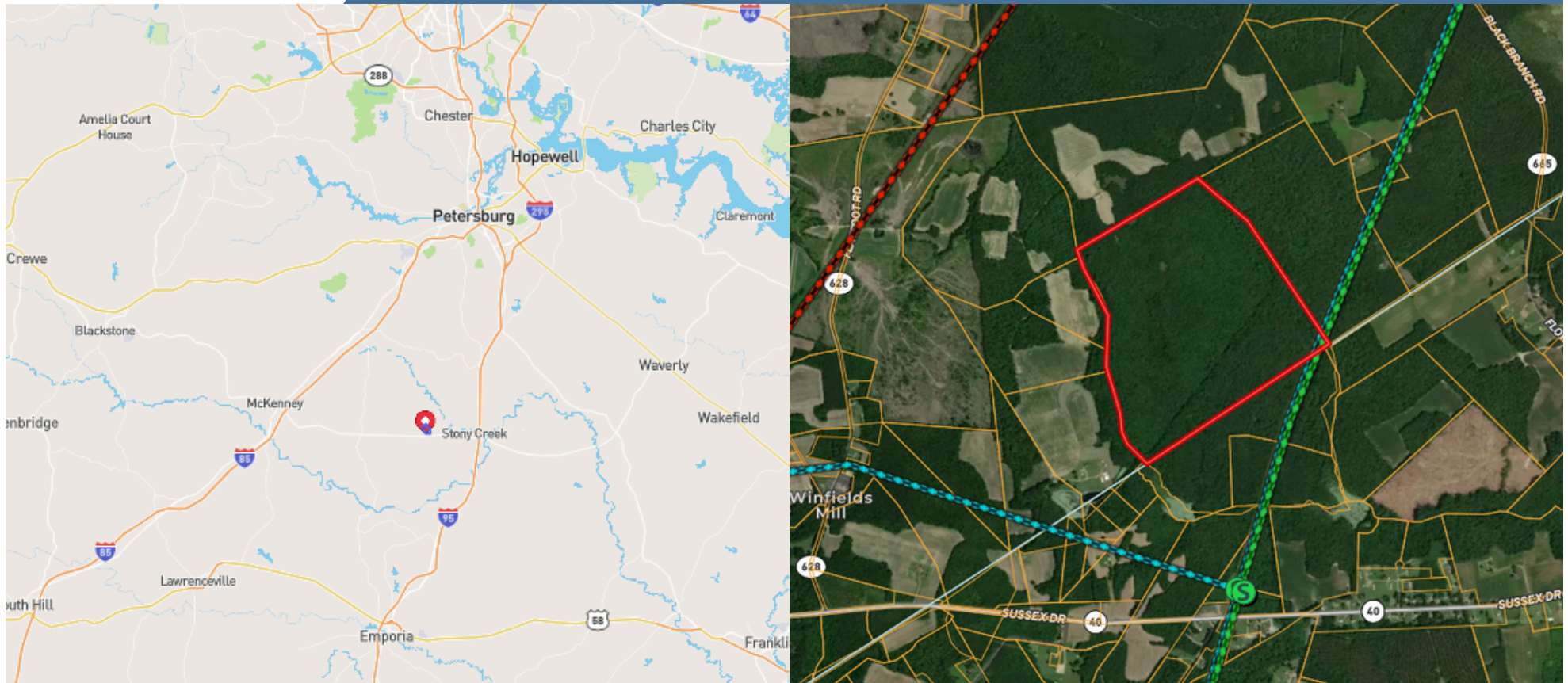
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# PROPERTY FEATURES

8403 SUSSEX DR, STONY CREEK, VA 23882



- **164 +/- acres** with direct access to 230 kV & 115 kV transmission lines; Dominion Energy substation and 500kV lines nearby
- Onsite natural gas transmission pipeline (Columbia Gas)
- Mid-Atlantic Broad (MBC) fiber expansion in progress (Sussex Dr./Rt. 40); Windstream fiber (transmission corridor)

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