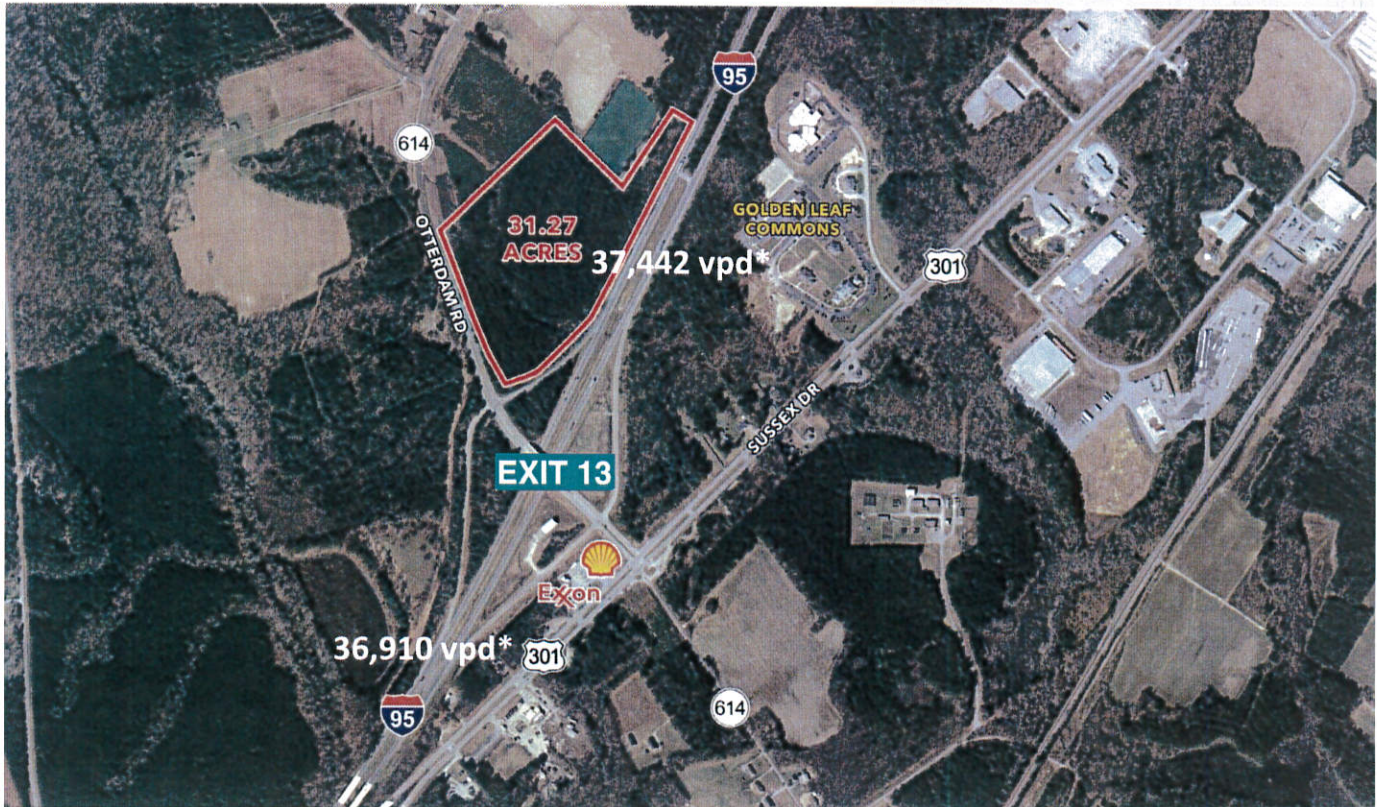


Otterdam Road/I-95

Greensville County, VA

Available



Features

- Great opportunities, early stage development, join on ground floor
- Tax Map ID# - 21-96N
- Located in the county of Greensville County, VA just off of Exit 13
- Outparcels #1 and #2 fronting on Otterdam Road and consisting of 1.75 acres each and priced at \$750,000 per parcel. See page 2.
- Potential uses are: restaurant, retail, truck stop or mini storage facility
- All parcels will be considered for land lease for \$1.00 per square foot depending upon terms and conditions of the lease

All information furnished to Specter Properties, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. This applies to all pages within this document. *Traffic counts obtained from Costar.com



Specter
Properties, Inc.

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Associate Broker
Kevin Y. Specter
kspecter@specterproperties.com

Preliminary Site Development Plan

Green Oil Commercial Park
I-95 (Exit 13) at Otterdam Road (S.R. 614)
Greensville County, Virginia

Dean E. Hawkins, ASLA
Landscape Architects & Land Development Planners

Project Name: Green Oil Commercial Park
Site No.: 1
Scale: As Shown
Date: 11/11/87
Drawn By: [Signature]
Checked By: [Signature]

Mark B. Specter

804-777-7070

Kevin Y. Specter

804.777.7070

**Otterdam Road/I-95
Greensville County, VA**

Welcome to GREENSVILLE COUNTY, Virginia *The Premier Location For Opportunity and Growth!*

On behalf of our entire community, it is our pleasure to welcome you to the County of Greensville, Virginia, *The Premier Location for Opportunity and Growth!*

Greensville County is a vibrant community with rich history, cultural and recreational opportunities and tourist attractions for people of all ages. Some of our attractions include, but are not limited to, The Virginia Peanut Festival, the Meherrin River Arts Council performing art series that showcases a variety of entertainment styles and genres, outdoor trails and adventures, and many more exciting activities. We are committed to enhancing the quality of life for our residents, promoting diverse leisure activities and supporting business establishment, growth and expansion.

Greensville County is situated in the business friendly Commonwealth of Virginia. Our state has the distinction of being named America's 2019 and 2021 Top State for Business in CNBC's annual study. This is the Commonwealth's fifth win since the study began.

Greensville County is strategically positioned to provide easy access to major markets in the United States and abroad. Greensville has convenient access to rail, airport and major interstate transportation options.

There are many other advantages to you investing in Greensville County. Our business-friendly practice, low tax rates, great incentives, water and wastewater infrastructure, ease of access, and leisure environment are just a few reasons why international and domestic corporations house their headquarters here in Greensville County. We are devoted to fostering an environment that encourages business growth and profitability.

Greensville County is home to one of the largest megasite in Virginia. Mid-Atlantic Advanced Manufacturing Center (MAMaC), a 1,600 acre site, is a premier location for industry providing a superior transportation network and a central position in the Mid-Atlantic region of the United States. This publically controlled site can be fully developed within 12 months. In addition to MAMaC, Greensville County has several other industrial locations for you to locate your business.



Greensville County welcomes you and your business. For more detailed information on what our community has to offer, please contact the Department of Economic Development at 434-348-4205 or email Natalie Slate at nslate@greensvillecountyva.gov.

We invite you to come to Greensville County, *The Premier Location For Opportunity and Growth!*

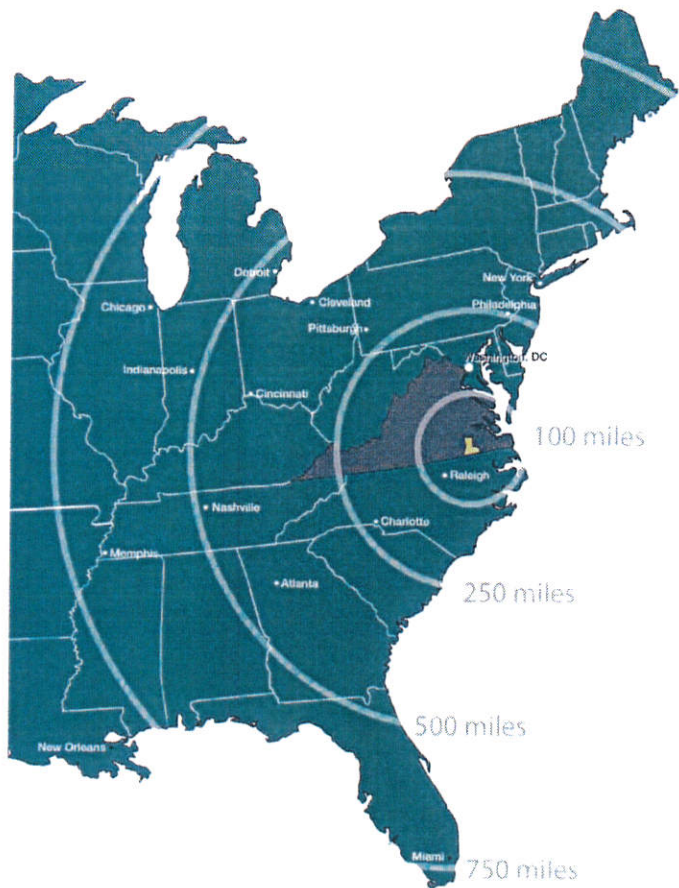
*Information obtained from www.greensvillecountyva.gov

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Otterdam Road/I-95 Greensville County, VA



2/3

of the US
population
is within

1 day's
drive

Driving Distance in Miles

Richmond, VA	65	1 hr
Norfolk, VA	78	1 hr, 10 min
Raleigh, NC	105	1 hr, 15 min
Washington, DC	173	2 hrs, 55 min
Charlotte, NC	250	3 hrs, 50 min
Philadelphia, PA	312	5 hrs, 16 min
New York, NY	398	6 hrs, 38 min
Atlanta, GA	516	7 hrs, 30 min
Detroit, MI	687	11 hrs, 5 min
Chicago, IL	871	13 hrs, 41 min
Miami, FL	885	12 hrs, 30 min

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**Otterdam Road/I-95
Greensville County, VA**

Quick Facts about GREENSVILLE COUNTY

Diverse tourism & recreational opportunities for all ages!

From famous lakes to sports, arts, culture, and history.

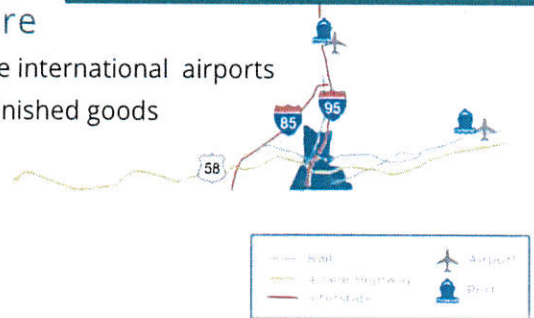
Within a day's drive of
75% of the US population

Extensive transportation infrastructure

- I-95 interstate, 4-lane highways, rail, ports, and multiple international airports
- Ease of moving and storing large pre-production and finished goods

Compete globally at a lower cost

- Low tax rates
- Substantial electrical power grids
- Vast broadband infrastructure



Manufacturing is one of Greensville's largest industry sectors

**ACCOLADES
FOR VIRGINIA**

America's 2021
**"Top State
for Business"**
- CNBC

Best Business Climate
**"2021 State
of the Year"**
- Business Facilities Magazine

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*Information obtained from www.greensvillecountyva.gov

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