




# For Sale

Decommissioned Correctional Facility  
840± acres in Augusta County, VA

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# Property Overview



This unique 840± acre property was operated as a state correctional facility with housing for 1,200+ inmates, manufacturing facilities, warehousing/support spaces and a ~250 head beef cattle operation.

## Property Highlights

- ~1.8 miles of frontage on Estaline Valley Rd;
- ~1,800' frontage on Little River Rd
- Ample power, water, and sewer on-site
- Currently zoned General Agriculture, county is preparing a new comprehensive plan
- Approximately 35 minutes from Staunton



# Redevelopment Opportunity

## Multiple Development Opportunities

- Solar development - transformer station already on site
- Working beef cattle operation with ~500 acres currently used for hay and grazing
  - Includes barns, tractor sheds, hay storage, and office space
- Combined 326,000+ sf of improvements including
  - Manufacturing facilities
  - Cold storage and commercial kitchen
  - Warehouses
  - Maintenance shops
- ~290 wooded acres, predominantly mixed hardwoods





# Property Outline





# Agricultural Improvements



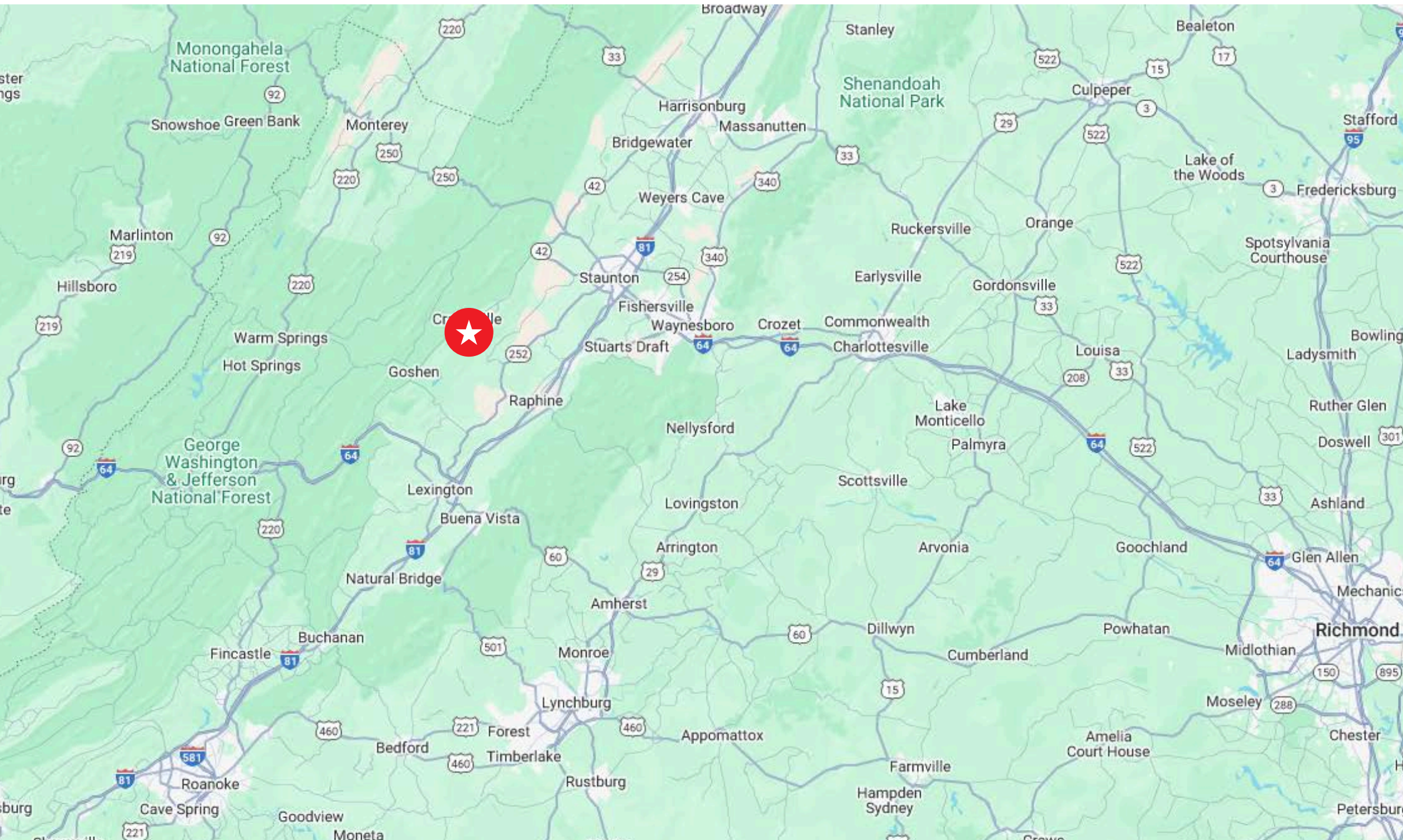


# Industrial Improvements





# Location Map



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