

FOR SALE

8.549 Acres off Graves Mill Rd
230 Maple Hills Dr, Lynchburg, VA



Property Summary

Lot Size:	8.549 Acres
Access:	Maple Hill Dr & pvt lane off Lillian Ln
Zoning:	B1 Business
Water:	Public
Sewer:	Public
Topography:	Lays well. Gentle slope front to back
Price:	\$395,000

Property Overview

8.549 wooded acres off Graves Mill Rd near NEW 62 acre mixed use development. Property is zoned B1 Business and sits behind Bentley Commons and can be accessed via private drive from Lillian Lane or from the end of Maple Hills Drive. Public water and sewer available. Ideal for commercial use or rezone for residential development. Great opportunity in a rapidly growing area.

Directions

From Graves Mill Rd turn on Lillian Ln next to American National Bank. RIGHT on first gravel road to property on left across from Bentley Commons. Or, from US-221 turn onto Maple Hills Dr (between Subway and Scotts Mulch) and follow to end.



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COLDWELL BANKER
COMMERCIAL
READ & CO.

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Topo Map

7/8/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.



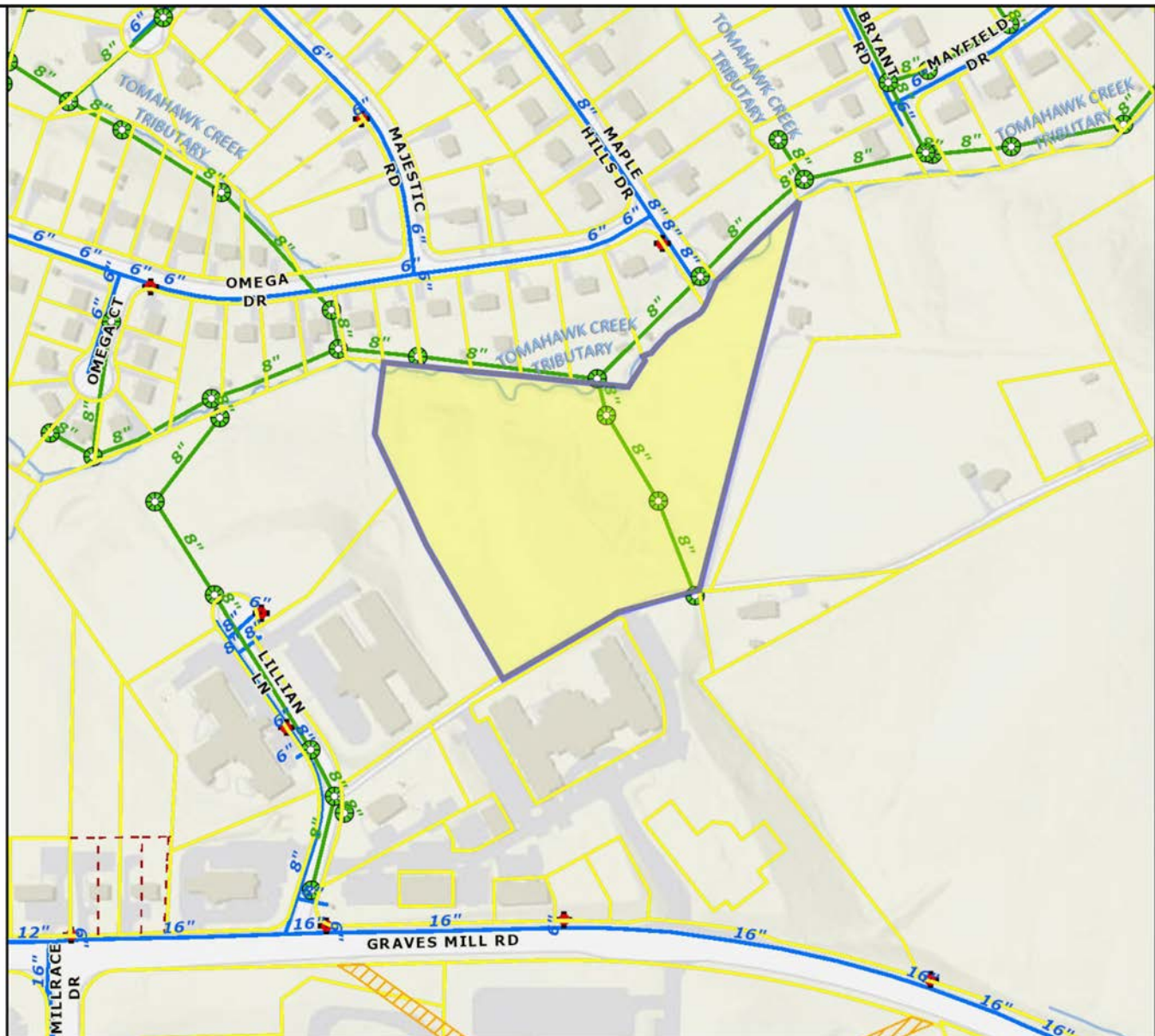
Coldwell Banker Commercial
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Water & Sewer Map

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