

STAUNTON CROSSING

300-acre *publicly-owned* economic development site in western Virginia suited for light manufacturing, logistics, food processing, medical, and data center development located at the intersection of I-81 and I-64.

ABOUT THE SITE

Staunton Crossing is more than just a piece of land. Boasting a strategic placement and easy access to crucial utilities, Staunton Crossing aims to become the leading destination for businesses seeking to establish themselves in the area. The development offers seamless access to major transportation routes, ensuring smooth transportation of goods in and out of the site.

From access to the Virginia Inland Port and the Port of Virginia to interstate highway availability and public utilities on site, Staunton Crossing offers businesses significant benefits when it comes time to choose a strategic location for their operations.

Staunton Crossing represents a unique chance for businesses seeking a location that offers a solid foundation for success and expansion. Come see why Staunton Crossing is the perfect location for your next project.

SPECIFICATIONS

Available Site Area 275 acres

Subdividable Yes

Zoning B2 and I2

Topography 160 acres cleared, flat and developable

UTILITIES

| | PROVIDER | CAPACITY |
|--------------------|------------------|----------|
| Electricity | Dominion Energy | 4.2 MW |
| Natural Gas | Columbia Gas | 500 Mcf |
| Water | City of Staunton | 2.0 MGD |
| Sewer | City of Staunton | 1.5 MGD |



1249 RICHMOND AVE. | STAUNTON, VA | 24401

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- + At the US 250 entrance to the site, two hotels and retail establishments have been developed and are currently in operation.
- + A Master Plan established a vision that can potentially produce 1.9 million square feet of economic development and support over 3,000 quality jobs in Staunton Crossing.
- + The only publicly-owned site with over 300 contiguous acres along the I-81 corridor at the intersection with I-64. This property offers over a mile of premium frontage on I-81.

| TRANSPORTATION NETWORK | | DISTANCE |
|-------------------------|------------------------------------|-------------|
| Interstate | Interstate 81 | Adjacent |
| | Interstate 64 | 1.2 miles |
| 4-Lane Arterial Highway | US Highway 250 | 0.6 miles |
| International Airport | Washington-Dulles (IAD) | 142.1 miles |
| Commercial Airport | Shenandoah Valley Airport | 17.3 miles |
| Rail | Proposed rail spur | Onsite |
| Ports | Virginia Inland Port (Front Royal) | 88.0 miles |
| | Port of Virginia (Hampton Roads) | 185.6 miles |

| DEMOGRAPHICS | |
|---|-------------------|
| Total Population within 30 minutes/60 minutes | 249,229 / 609,328 |
| Total Workforce within 30 minutes/60 minutes | 119,646 / 285,398 |
| Average Hourly Wage Range* | \$16.37 / \$41.54 |
| Annual Unemployment Rate (2021) | 3.45% |



*Hourly wage range reflects averages for manufacturing, logistics, office and IT sectors



FOR ADDITIONAL INFORMATION

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