

# L. Barnes Brockman, Sr. Business & Industrial Park



*Offering sites for both large and small enterprises, this spacious new park is served by fiber optic lines, public streets, public utilities, and a major north-south highway, U.S. Route 29.*

## Location

Town of Amherst on U.S. Routes 60 & 29. One mile north of the start of Lynchburg's Route 29 bypass. 2 ½ hours south of the Washington D.C. metro area

## Size

225 acres, preliminarily subdivided into 16 sites of 2.2 to 50 acres

## Documentation

- Digital aerial photographs
- Digital, two-foot topography
- Boundary survey
- Title report
- Environmental site assessment
- Deed restrictions

## Highways

- U.S. Route 60 (frontage)
- U.S. Route 29 (adjacent)
- Interstate 81 north & south (30 miles west)
- Interstate 64 east & west (45 miles north & 30 miles west)

## Zoning

Industrial (allows combination of commercial and industrial uses)

## Utilities

- 12" water line installed (Town of Amherst)
- 18" sewer line installed (Town of Amherst)
- 12-kV, 3-phase electric power installed (American Electric Power)
- 12 Verizon dark fibers installed and connected to Central office 1.5 miles to west
- Served by two 12,000 volt primary distribution substations

## Taxes (combined effective rates for Town & County)

- Real estate - \$55.6 per \$100 assessed value
- Business personal property - \$1.075 per \$100 original purchase price
- Machinery and Tool - \$.5875 per \$100 original purchase price
- Merchants Capital - \$.79 per \$100 value (retailing and wholesalers)

## Air Service:

Lynchburg Regional Airport (21 miles south)

V. Lee Cobb  
Phone 434-944-8254  
vadenc@comcast.net

Roger W. Beeker  
434-258-2751  
RWBeeker@comcast.net