



## 3809 INDIAN RIVER ROAD, VIRGINIA BEACH, VIRGINIA BEACH

### PENDING

The property is located at the northern end of Virginia Beach Green Line, a point of development where the extent of suburban meets rural and undeveloped land that extends southward across Virginia Beach to the North Carolina-Virginia border. Currently, most of the property is cleared field of generally flat topography with no significant flood zone encroachment, meeting a wetland easement at the back of the property. Public access to the property is located at 3809 Indian River Rd. The City of Virginia Beach has already condemned and appropriated land abutting Indian River Rd for the purposes of a future road widening project, with such easements also set aside for any required turn lanes. Public utility hookups follow this easement, allowing immediate and unrestricted access to the subject property without need for any additional city utility work to connect to the property.

### MORE DETAILS

**Address:**

3809 Indian River Road  
Virginia Beach, Virginia 23456

**Acreage:** 30.0 acres

**County:** Virginia Beach

**PRICE: \$4,650,000**