

# Real Estate Auction

Friday, Sept.12, 2025 at 12:30PM at the  
Double Tree by Hilton  
1400 E Market St, Harrisonburg, VA

**Attn Agents: 2% Commission Avail.**

**BID LIVE OR ONLINE**  
Can't attend the live auction?  
Bid online at [bid.trfauctions.com](http://bid.trfauctions.com)



## 90 Acres for Development on I-81 & Rt.11 3000 N Valley Pike, Harrisonburg, VA



1,034' of Frontage on Rt.11



1,949' of Frontage on I-81

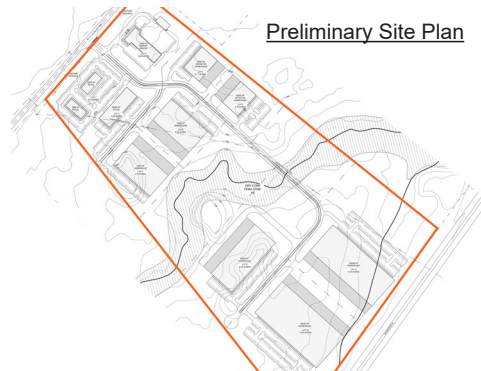


Lays Well for Development



Creek Crossing

- Great commercial development opportunity off the I-81 / Rt.11 interchange just north of Harrisonburg
- 1,034' of frontage on Rt.11
- 1,949' of highly visible frontage on I-81
- Just up from the newly built Sheetz and the new Horizons Edge Sports Complex
- 10 miles north of the new Buc-ee's (1st in Virginia)
- 3.5 miles from James Madison University
- Public water and sewer along Rt.11
- Lays well with excellent road frontage
- Preliminary site plan available showing 700,000 sq.ft. of retail, office, and warehouse potential
- Portion of Rockingham Co. Parcels 95-A-67 & 68
- Zoned I-1



Preliminary Site Plan

### DIRECTIONS TO PROPERTY

- I-81 to Exit 251 for Rt.11 to Harrisonburg. At end of ramp, LEFT on Rt.11. 0.9mi on left. For preview, take gravel road (Sting Ray Dr) to first gate on right.
- From James Madison University, take US-11N 3.5mi on right. For preview, take gravel road (Sting Ray Dr) to gate on right.

### AUCTION SITE

- Double Tree by Hilton, 1400 E Market St, Harrisonburg, VA

### PREVIEWS

- Wed, Aug.27 from 12-2PM • Thu, Sept.4 from 12-2PM
- Other days / times by appt. Call 434-847-7741

**TERMS:** 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. High bid subject to approval. See website for full terms and conditions.



[www.TRFAuctions.com](http://www.TRFAuctions.com)

**434.847.7741**



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | [info@trfauctions.com](mailto:info@trfauctions.com) | VAAF501

Sale Site Phones for Auction Day:  
434.660.5159 | 434.610.3182 | 434.610.2597



90 Ac Harrisonburg  
Virginia, AC +/-



Boundary

Stream, Intermittent

River/Creek

Water Body

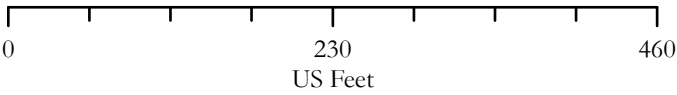
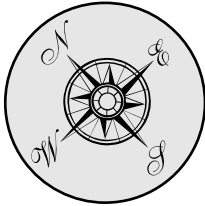








# Public Works Utility Map



Rockingham County Public Works GIS | Date: 7/11/2025

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