

Commercial Real Estate Auction

SAT., NOV. 1st 2025 – 12 NOON

2.00 PRIME COMMERCIAL ACRES AT EXIT# 14

OFF I-77 in Carroll County, VA

Corner of Farmer's Market Rd. & Ballpark Dr. – Hillsville, VA



SEE SURVEY PLAT ON BACK

This 2.00-acre parcel is completely open and prime for development located in the heart of Carroll County's most commercialized Exit# 14 - I-77! Tract fronts on two state roads (Farmer's Market Dr. & Ballpark Dr.), is zoned General Commercial within the Town limits of Hillsville and has a large, paved area. Public water, public sewer and natural gas all available! Traffic count is 3,500 vehicles per day on I-77 at Exit# 14 and 860 vehicles per day at the int. of Rt.# 58W and Farmer's Market Dr. The possibilities are endless as this tract is surrounded by hotels, restaurants and established businesses! Located approximately 1 hour from Winston Salem, NC, 1 hour from Christiansburg/Blacksburg, 2 hours from Charlotte, NC and 3 hours from Raleigh, NC.

Sale Subject to Confirmation of the Industrial Development Authority of Carroll County, VA.

**ALDERMAN AUCTION &
ASSOCIATES, LLC. #VAAF 794**

7338 Carrollton Pike, Galax, VA 24333

276-236-3335 or 276-237-4220

Richard Alderman, Auctioneer

Tony Goodman, Auctioneer



DAWN AUCTION CO., INC.

DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-5614

BRIAN HALL 276-237-1419

235 West Stuart Drive
Hillsville, VA 24343
276-728-9181
www.dawnauction.com

Dawn Auction Co.
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Hillsville, Virginia 24343
(276) 728-9181
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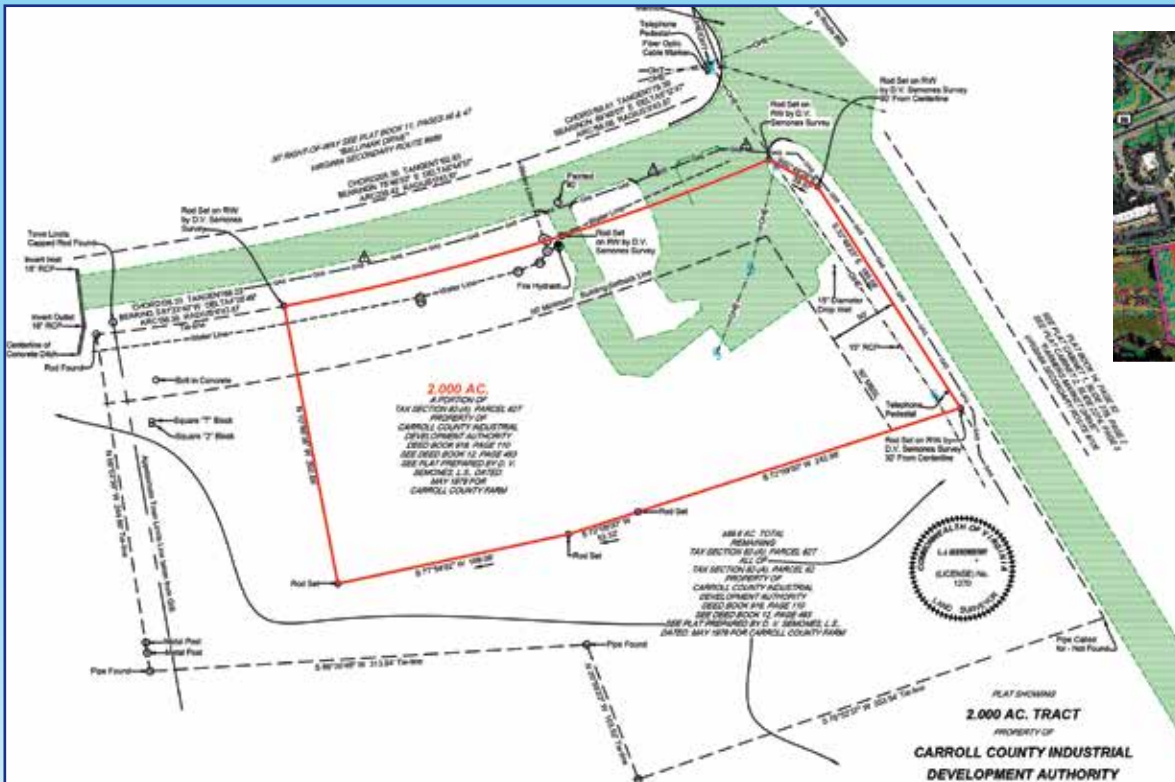


_____	PRESORTED
_____	STANDARD
_____	U.S. POSTAGE
_____	PAID
_____	PERMIT NUMBER 25

Return Service Requested



2.00 PRIME COMMERCIAL ACRES AT EXIT# 14 OFF I-77 in Carroll County, VA Corner of Farmer's Market Rd. & Ballpark Dr. – Hillsville, VA



TERMS: 10% deposit day of auction, balance within 30 days at closing. A 5% Buyer's Premium will be added to hammer price of Real Estate.

INSPECTION: New Survey and property corners are marked so you are welcome to walk/ride over it on your own or call either office anytime for private showing/assistance. Note: Sellers, Dawn Auction nor Alderman Auction will be responsible for accidents that may occur while on property.

DIRECTIONS: Travelling on I-77 take Exit# 14 and go W. on Rt.# 58 for 2/10 mile to Farmer's Market Drive, turn L & go 1/10 mi. to tract at corner of Farmer's Market and Ballpark Drive.