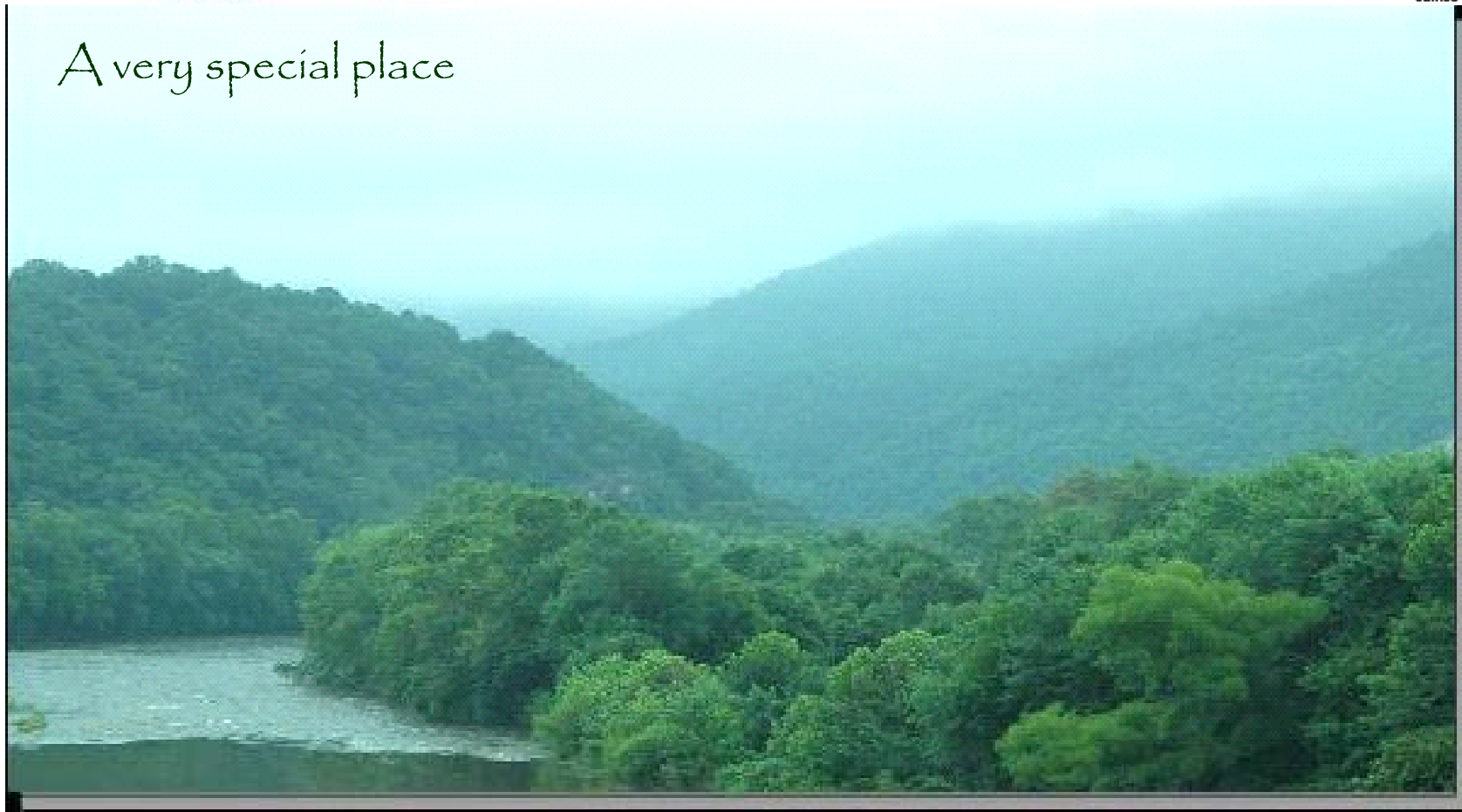


A very special place



James River – Buchanan, Virginia

Mountain Properties
828-883-8812

Gateway Shenandoah



Awesome Scenery



6,140 Acres Botetourt County, Virginia

Mountain Properties
828-883-8812



Project Location

Project site is approximately 6,140 acres 20 miles north of Roanoke, Virginia adjacent to I-81 and the scenic historic Town of Buchanan, with the Arcadia interchange two miles from the property.

Lexington is 25 miles to the north of the property on I-81. The Blue Ridge Parkway entrance is three (3) miles east of Buchanan. From the adjacent James River elevation of 800 feet the property has 50 mile views and mountain peaks up to 3,500 feet. The property is at the southern terminus of the Shenandoah Valley and therefore is duly noted as the Gateway.



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Project Synthesis

Location area in Botetourt County, Virginia is convenient to major section of US population. Project location is within 7 hours driving time to one half the population of the United States. Project is designed to provide an environment where residents can live full time or be used as a vacation home.

7,000' air strip opens project to fractional ownership jet commuters. Interstate 73 will enhance access to the community.

Target population of purchasers will be the aging and retiring "baby boomers" generation. Gateway Shenandoah is envisioned to be a place of natural beauty and friendliness, offering a wide variety of interests and activities, an ideal golf cart community where all residents can be as active as they wish.

Gateway to the Shenandoah Valley
Buchanan, VA
James River Development, LLC

Gateway Shenandoah



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Project Elements

On-site amenities include: Championship and links type golf courses with teaching academy, resort clubhouse & spa with fine dining and wine cellar, tennis, bocce ball, theaters, hotel & conference center, a modest commercial village to include food market, boutiques, pharmacy, professional and medical offices, local farmers market, artisan center, motor coach village, classic car & motor sport country club with road course, shooting club, lake and trout stream fishing, 7000 airport runway and aviation facility with airplane hangars.

An equestrian center may be included due to the fact that the Virginia Horse Center is located in Lexington.

Single family home sites are included in the concept plan. The total number and value of condominium, multi-unit, business and commercial structures in the project have not been determined at the time of this document preparation.

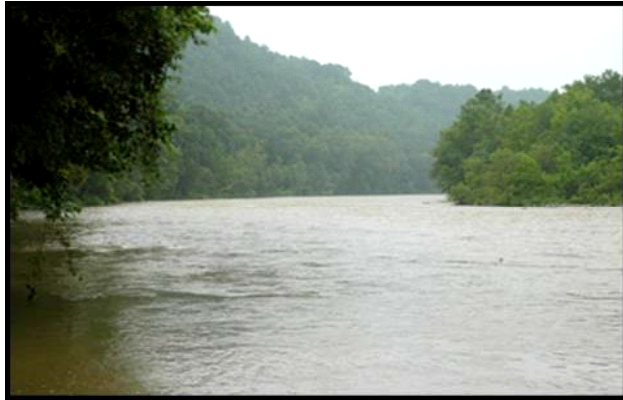


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A very special place....

A very special property



Buchanan, Virginia

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Gateway to the Shenandoah Valley
Buchanan, Va
James River Development, LLC

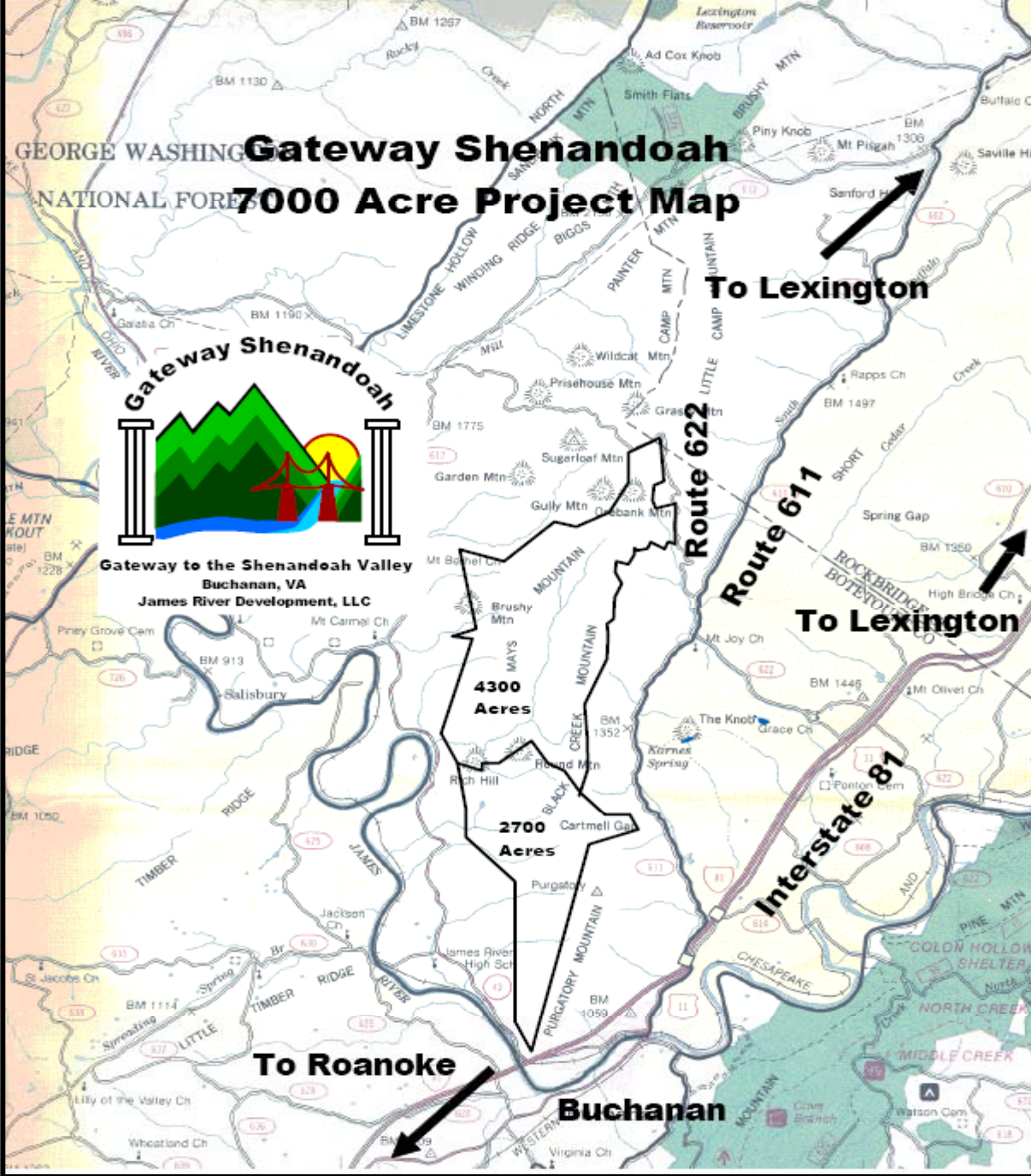
A very special town

A very special place...



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Conceptual Plan of Gateway Shenandoah

6,140 Acres +/- 20 miles North of Roanoke. Within 1,000' of Interstate 81..Interchange 2 miles from the property. The James River within 1,000' of property. Awesome views.. Elevation from 800' to the mountain peaks of 3,500'. Lake site. Trout Stream. Asking \$2,250. per Acre for 1,900 Acre tract. Asking \$2,000. per Acre for 4,240 Acre tract.