

Investment Opportunities in Buena Vista, Virginia

A bright future in a *spectacular location*.



Meet *Buena Vista*

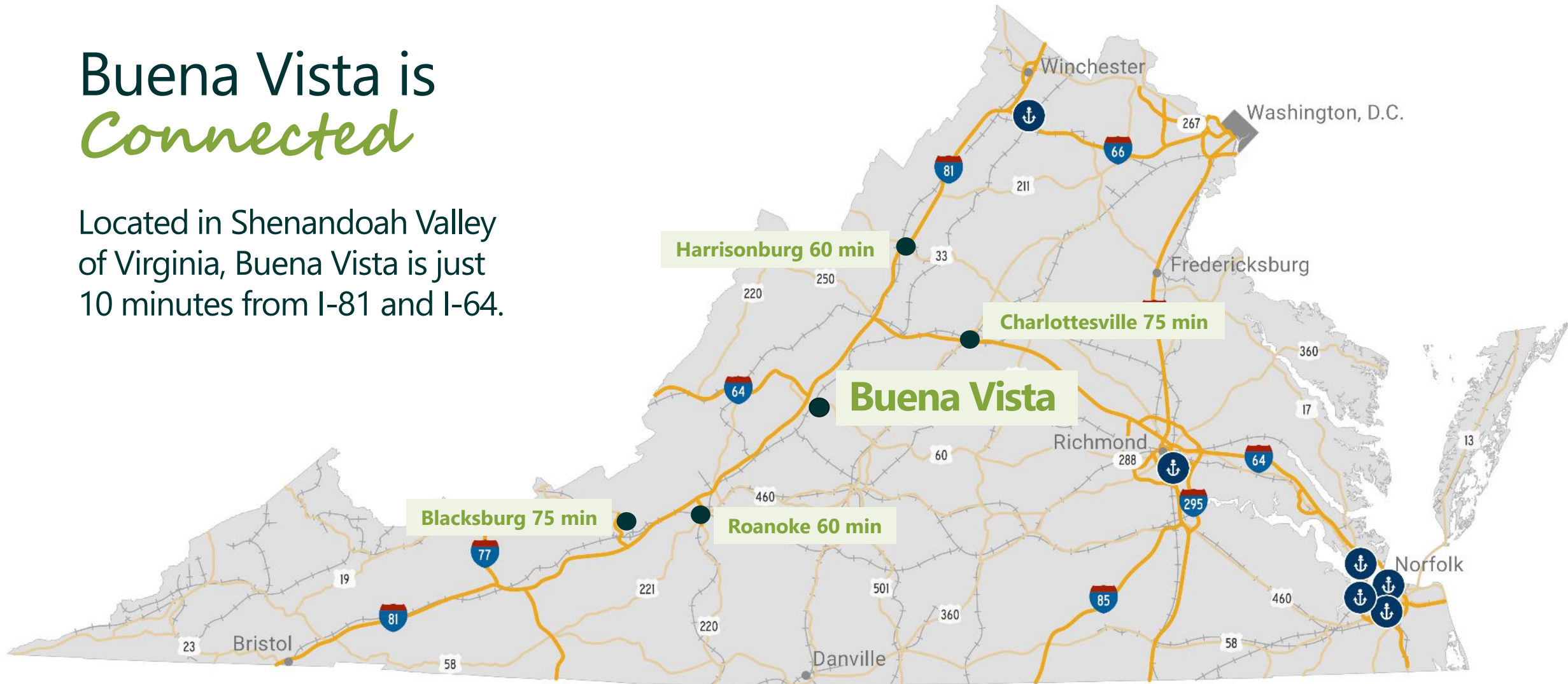
Buena Vista has it all: Higher education, an industrial base, nature and outdoor recreation, adjacent interstate — and unique redevelopment properties.

Building on a strong railroad and manufacturing heritage, this small town is poised for 21st century quality of life. Looking from the center of the historic downtown, to the north is Southern Virginia University; to the east is the George Washington National Forest and the Blue Ridge Parkway; to the west are a manufacturing plant, the Norfolk Southern railroad, and the Maury River. This fall, a new downtown revitalization plan will cast the vision for what comes next.

Life is simpler in Buena Vista, and so is development. With an individualized and flexible approach to projects from incentive programs to development review to business resources, success can happen here. Come for the “good views”— and stay for everything else.

Buena Vista is *Connected*

Located in Shenandoah Valley of Virginia, Buena Vista is just 10 minutes from I-81 and I-64.



The Port of Virginia



Interstate



U.S. Highway



State Route

++ Railroad

Buena Vista is *Opportunity*

The entire city is an
Opportunity Zone.

Assistance for Investors & Developers

- Single-person contact
- Available buildings and vacant land
- Downtown revitalization underway
- Historic tax credits for all of downtown
- CDBG grant-funded downtown revitalization underway

Opportunity Zone Enhancements

- Deferred taxes on realized capital gains
- Deferred taxes on future capital gains, up to 100%
- Pairs with local and state incentives to boost returns
- Existing, newly formed, and single-investor funds welcome
- Regional and local investors will see firsthand the community impacts of your actions

Buena Vista is *Home*

Live Here

- Walkable riverfront downtown
- Extraordinary natural beauty at Appalachian Trail, Blue Ridge Parkway
- Affordable, quality lifestyle
- Excellent healthcare and public schools



Work Here

- Fiber broadband for remote workers and small business
- Development ready buildings and sites in a historic downtown
- Tourists to visit new recreation, entertainment, hospitality venues



Learn Here

- Southern Virginia University
- Dabney S. Lancaster Community College
- Washington & Lee University
- Virginia Military Institute



Buena Vista is *Hard Working*

75-minute drive time labor shed

We have the workforce you need



532,000+
Workers



61%
Labor Force Participation



1 out of 3
Have at least a Bachelor's

Our workforce is growing

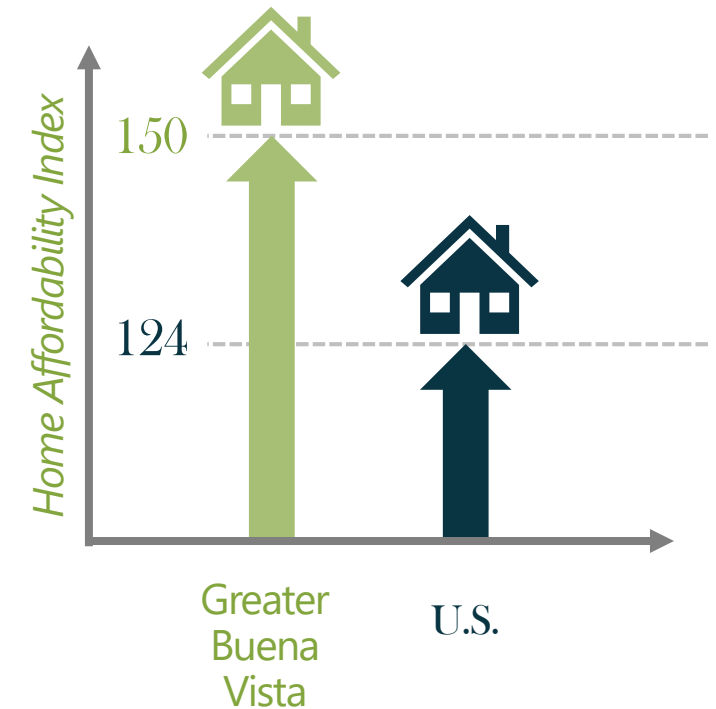


6%
5-year Projected Growth

Attract the talent you need

20%

More Affordable to Live



Major Employers in the Region



Largest Regional Industries



Manufacturing



Health Care & Social Assistance



Retail



Accommodation and Food Services



Construction

Buena Vista is *Ready for Redevelopment*

Four priority sites in prime locations

- Prepared for investment or acquisition
- Infrastructure in place
- Strong community support for redevelopment

Lodging, multifamily, manufacturing, commercial, retail and restaurant, entertainment, and medical office suggested

**Call for additional sites
in our city-wide Opportunity Zone**



Investment Opportunity

Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

The Opportunity

Positive social impact plus investment returns for participating in revitalizing a walkable downtown. Nearby restaurants, financial and personal services, retail.

Property Information

Zoned for mixed use, total 31,100 SF.

Infrastructure

Broadband, water, sewer, natural gas. Existing hookups vary slightly by building but all services readily available.

Reuse Potential

Apartments, dining, retail and service, recreation, office, hospitality.



If interested in discussing this exciting opportunity, contact:
Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia
troberts@bvcity.org | (540) 261-8607 (office) | (540) 319-8004 (cell)

Investment Opportunity

Loughead Property

1913 Magnolia Ave.

The Opportunity

Positive social impact plus investment returns for participating in revitalizing a walkable downtown. One of the largest downtown parcels with building, courtyard, parking.

Property Information

0.9 acre site, 9,000 SF of buildings. Zoned mixed use.

Infrastructure

Broadband, water, sewer, natural gas.

Reuse Potential

Apartments, dining, retail and service, office, hospitality, recreation.



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Investment Opportunity

Mountain View Property

CJ Morrison Drive/Route 60

The Opportunity

Vacant land adjacent to Vista Links Golf Course with easy access to I-81, 10-15 minutes. Outstanding views across golf course.

Property Information

6 acres in 2 parcels, zoned mixed use/commercial. Food Lion and CVS adjacent.

Infrastructure

Broadband, water, sewer, natural gas available at or near the property line.

Development Potential

Lodging, retail, office, restaurant, multifamily housing. Mix of uses welcome.



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Investment Opportunity

524 W 29th St. (Route 60)



The Opportunity

Entrance corridor to downtown. On a major corridor with a high traffic count. Highly visible location on the Maury River above the flood plain.

Property Information

Nearly 1 acre. Nearby Budget Inn, Burger King/gas station, Hardees, other retail.

Infrastructure

Broadband, natural gas. Water/sewer hookup readily available.

Development Potential

Prime visible location at gateway to downtown; retail, restaurant, medical office, services.



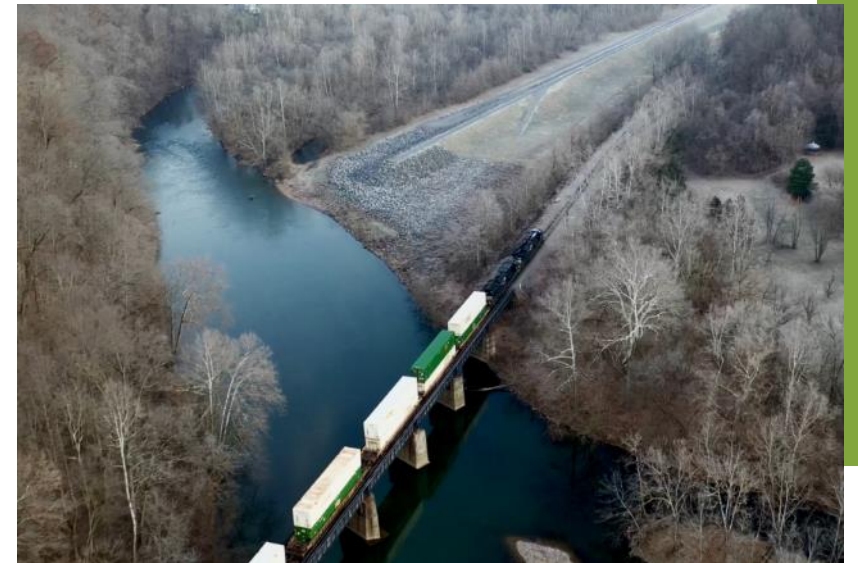
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Welcome to





We look forward to welcoming
you to Buena Vista!

Tom Roberts

Director of Community & Economic Development

City of Buena Vista, VA

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*Prospectus and Downtown Revitalization Projects paid for
by a Community Development Block Grant courtesy of*

