

# Investment Opportunities in Buena Vista, Virginia

---

- A bright future in a *spectacular location*

An aerial photograph of a downtown street, likely Magnolia Ave, showing various commercial buildings, parked cars, and a clear view of hills in the background. The image is overlaid with a dark teal filter.

# Downtown Block

---

2047, 2043, 2037 & 2076 Magnolia Ave.



# 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](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Supporting Information



## Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

### 2047 Magnolia

- 2-Story commercial/residential
- 1<sup>st</sup> floor is a 3,600 SF commercial space with a rear terrace/parking
- 2<sup>nd</sup> floor is a 1,620 SF 4-bedroom apartment.
- Was built in 1930. In recent years, it has housed and ice cream parlor and a theater/performing arts space.
- Contributing building to historic district

Gross building square footage: 5,220

Estimated vacant land square footage: 1,087

### 2043 Magnolia

- 625 SF building located next door to 2047 Magnolia.
- Large 2,500 SF open area behind the building.
- Originally built in 1930. It has housed a barber shop and an insurance office.
- Potential uses may include a cafe, wine & cheese shop & beyond.
- Non-contributing building to historic district

Gross building square footage: 625 SF

Estimated vacant land square footage: 2,500 w/ possible easement to 2037 Magnolia

**Owned by developer Ed Walker. More property information can be found at <https://www.gotobv.com/real-estate-portfolio>**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information



## Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

### 2037 Magnolia

- 2-story, 10,250 SF building
- Second floor unfinished
- Built in 1890 to house a "fancy grocery store" called Chamberlin and Company. Has since housed a furniture store, a stove store, a hay and feed store, a moving pictures theatre and a dollar general store.
- Contributing building to historic district

Gross building square footage: 10,250 SF

Estimated vacant land square footage: 1,125 SF

### 2076 Magnolia

- 1-story, 6,750 SF building
- Located near the corner of 21st St. and U.S. Business Route 501.
- Built in 1959 and has housed the W.W. Mac Company variety store and a Family Dollar Store.
- Contributing building to historic district

Gross building square footage: 6,750 SF

**Owned by developer Ed Walker. More property information can be found at <https://www.gotobv.com/real-estate-portfolio>**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Available Incentives



## Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

### Tourism Zones

- Must invest \$500k for new businesses/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### State/Federal Incentives:

- **Historic Preservation Tax Credits**
- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)





UNDER CONTRACT

# Loughhead Property

---

1913 Magnolia Ave.



# 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, and parking.

## Property Information

0.9-acre site, 9,000 SF in two buildings. Zoned mixed use.

## Infrastructure

Broadband, water, sewer, natural gas at site.

## Reuse Potential

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



---

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



# Supporting Information

## Loughead Property 1913 Magnolia Ave.

- Two 1-story buildings
- Contributing building to historic district
- Built in 1930 to house a building supply store.

Gross building square footage:  
9,000 SF



# Available Incentives



## Loughead Property

1913 Magnolia Ave.

### Tourism Zones

- Must invest \$500k for new business/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### State/Federal Incentives:

- **Historic Preservation Tax Credits**
- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)





# Sayre Property

---

**2522 Beech Avenue**

# Investment Opportunity

## Sayre Property

2522 Beech Ave.



## The Opportunity

At major entrance corridor and intersection to downtown. Highly visible location walking distance to downtown and Southern Virginia University.

## Property Information

Zoned mixed-use, on 0.8-acre site, 5,070 SF in main building with additional storage/garage space and parking lot

## Infrastructure

Broadband, water, sewer, natural gas at site.

## Reuse Potential

Dining, retail and service, office, and hospitality



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

## Sayre Property 2522 Beech Ave.

- 2- story commercial/residential with additional garage/storage buildings
- 1<sup>st</sup> floor is a 2,535 SF commercial space 2<sup>nd</sup> floor is a 2,535 SF 5-bedroom apartment.
- Built in 1891 as a General Store Building. Building has original features, such as hardwood floors, stairs and banisters, shelving, stained glass, and ornamental exterior
- Contributing building to historic district

Gross building square footage: 6,070 SF



# Available Incentives



**Sayre Property**  
2522 Beech Ave.

## Tourism Zones

- Must invest \$500k for new business/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

## Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

## State/Federal Incentives:

- **Historic Preservation Tax Credits**
- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

## Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



An aerial photograph of an industrial area, including a large parking lot with many cars and trucks, several large warehouse-like buildings, and a railway track on the left side. The image is covered with a semi-transparent dark green filter.

# Rt. 60 Property

---

524 W. 29<sup>th</sup> Street (Route 60)



# Investment Opportunity

**524 & 562 W 29<sup>th</sup> 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

2 properties totaling 1-acre. Includes vacant land and 2,600 SF building with parking lot. Nearby Budget In, Burger King/gas station, Hardees, other retail.

## Infrastructure

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

## Development Potential

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



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Supporting Information

## 524 & 562 W 29<sup>th</sup> St. (Route 60)

- Former gas station & convenience store, demolished in late 2000's
  - Underground storage tanks (USTs) removed & EPA certified
- Existing building 2,600 SF, formerly a car dealership with service station.
  - 2 service bays with 10x10 doors
  - 2 service bays with 10x14 doors
- Strip of City-owned right-of-way between site and railroad could be transferred to developer
- Frontage on two public streets, Route 60 (29<sup>th</sup> Street) and 28<sup>th</sup> Street

Estimated vacant land square footage:  
45,000 SF

Gross building square footage: 2,600 SF



If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Available Incentives



**524 & 562 W 29<sup>th</sup> St. (Route 60)**

## Tourism Zones

- Must invest \$500k for new business/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

## Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

## State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

## Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)





# Ramsey Properties

---

**2535 Beech Avenue & Adjacent Vacant Lot**

# Investment Opportunity

## Ramsey Properties

2535 Beech Avenue & Adjacent Vacant Lot



## The Opportunity

Corner properties at major entrance corridor and intersection to downtown. Highly visible location walking distance to downtown and Southern Virginia University.

## Property Information

Zoned mixed-use, 5,604 SF building on 0.25 acres, adjacent 0.16-acre vacant lot also for sale

## Infrastructure

Broadband, water, sewer, natural gas at site.

## Reuse Potential

Commercial, dining, retail and service, office, and hospitality with 2<sup>nd</sup> story housing



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

## Ramsey Properties

2535 Beech Avenue & Adjacent Vacant Lot

- 3,600 first floor commercial space
- 2,004 SF second floor
- Total of 0.41 acres, properties listed separately
- Building constructed in 1890 housing a variety of mercantile businesses
- Historic Tax Credit Eligible

Gross building square footage: 5,604 SF

<http://www.ramseyrealestateservices.com/properties.php>





# Available Incentives



## Ramsey Properties

2535 Beech Avenue & Adjacent Vacant Lot

### Tourism Zones

- Must invest \$500k for new business/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### State/Federal Incentives:

- **Historic Preservation Tax Credits**
- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Brandt Technologies Property

---

347 W. 10<sup>th</sup> Street

# Investment Opportunity

## Brandt Technologies Property

347 W. 10<sup>th</sup> Street



## The Opportunity

At a major corridor next to railroad and short distance from I-81 and I-64. Perfect for alternative uses, in a highly visible tourist location

## Property Information

Zoned General Manufacturing, 3,144 SF in main building with 14.8-foot ceilings and multiple 10x14 garage doors. Large paved parking area.

## Infrastructure

Broadband, water, sewer, natural gas at site.

## Reuse Potential

General manufacturing, warehouse, brewery, fitness facility



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

## Brandt Technologies Property

347 W. 10<sup>th</sup> Street



- Two Buildings for operations and manufacturing
- Operations building is 1,290 SF, with garage entrance, restrooms, offices and conference space. Covered access to rear building
- Manufacturing building is 1,854 SF with two 10x14 garage doors and 14.8-foot ceilings
- Former uses include welding and machine shop, fabrication and manufacturing, cheerleading/gymnastics training gym

Gross building square footage: 3,144 SF

<https://www.seepropertyhere.com/347-west-10th-street>



# Available Incentives



**Sayre Property**  
2522 Beech Ave.

## Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

## State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

## Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

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



# Magnolia Property

---

1804 Magnolia Avenue



# Investment Opportunity

**Magnolia Property**  
1804 Magnolia Avenue



## The Opportunity

Unique residential opportunity a short distance from walkable downtown. Significant reuse potential with positive social impact

## Property Information

Zoned mixed-use, 12, 500 SF parcel (0.3 acres), 756 SF  
Single family home on site in need of renovation

## Infrastructure

Broadband, water, sewer, natural gas at site.

## Reuse Potential

Single family and multifamily housing, office/professional services, retail



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Supporting Information

## Magnolia Property

1804 Magnolia Avenue

- Existing single family residential, with detached garage
- 12,500 SF parcel (0.3 acres)
- House is 756 SF in need of renovation
- Uniquely zoned mixed use, just a short distance from downtown.
- Ideal reuse for retail or professional services

Gross building square footage: 756 SF



# Available Incentives

**Magnolia Property**  
1804 Magnolia Avenue.

## Tourism Zones

- Must invest \$500k for new business/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

## Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

## State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

## Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Mountain View Property

---

CJ Morrison Drive/Route 60

# 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.



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

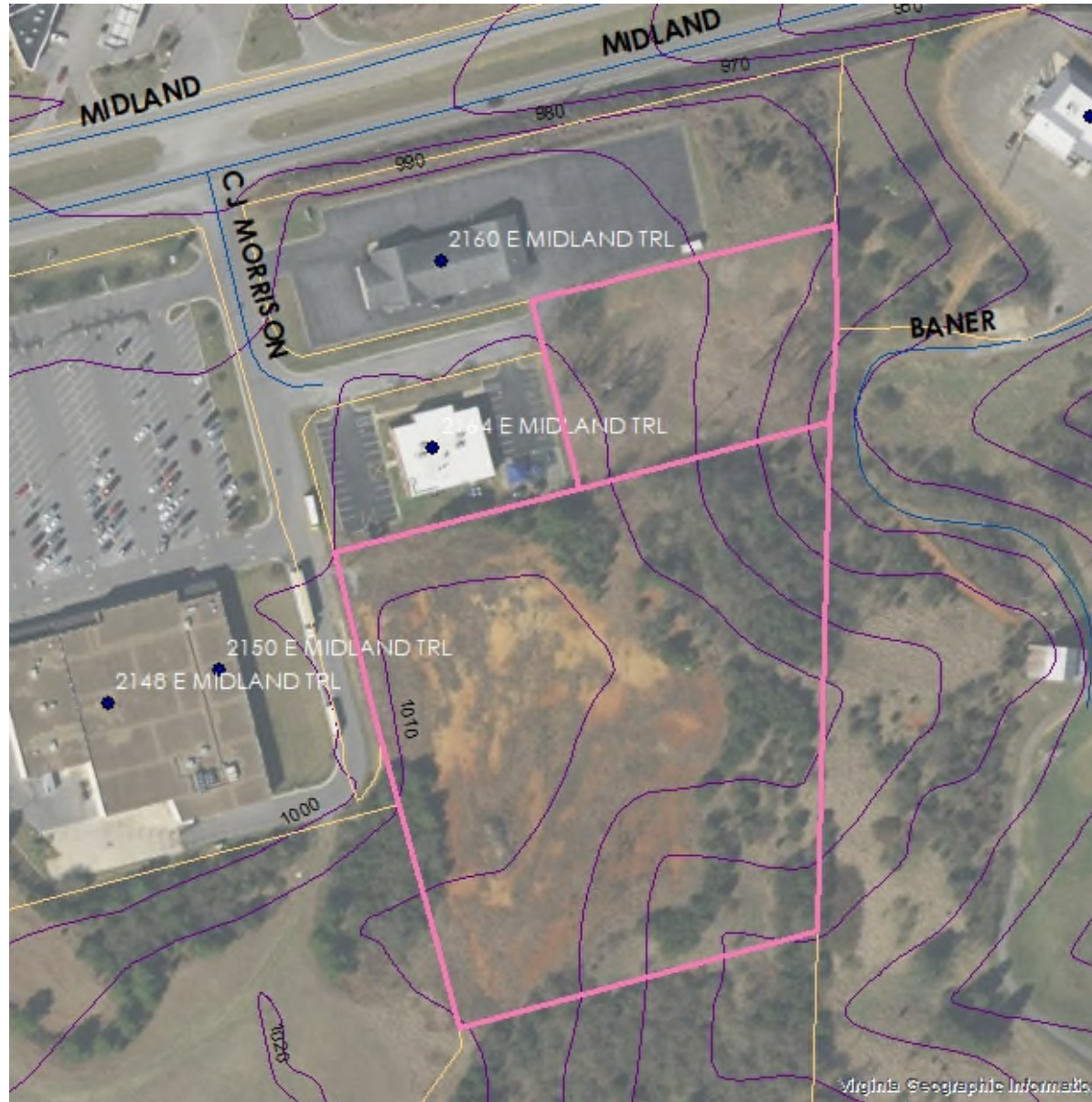
[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

## Mountain View Property

CJ Morrison Drive/Route 60





# Available Incentives



## Mountain View Property

CJ Morrison Drive/Route 60

### Tourism Zones

- Must invest \$500k for new businesses/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

### State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Beech Avenue Property

---

**2300 Block of Beech Avenue**



# Investment Opportunity

## Beech Avenue Property 2300 Block of Beech Avenue

### The Opportunity

Vacant land on primary entrance corridor to the City and Downtown. Walking distance to Southern Virginia University and Downtown

### Property Information

4,400 SF property, zoned mixed use/commercial.

### Infrastructure

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

### Development Potential

Retail, office,, multifamily housing/apartments, restaurant. Mix of uses welcome.



---

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



# Supporting Information

**Beech Avenue Property**  
2300 Block of Beech Avenue



# Available Incentives



## Beech Avenue Property

2300 Block of Beech Avenue

### Tourism Zones

- Must invest \$500k for new businesses/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Technology Zone

- Must create minimum of 3 FT employees
- Must make minimum capital investment of \$20,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### State/Federal Incentives:

- **Historic Preservation Tax Credits**
- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- City Façade Improvement Grant
  - 50% reimbursement up to \$7,500
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Savernake Tract

---

200 S. Magnolia Ave. (Route 501)



# Investment Opportunity

**Savernake Tract**  
200 South Magnolia Ave.

## The Opportunity

Vacant land adjacent to City owned Industrial Park. On a major corridor with easy access to I-81, 10-15 minutes.

## Property Information

200+ developable acres, zoned mixed-use and residential. Could be rezoned.

## Infrastructure

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

## Development Potential

Multifamily housing, retail, institutional, office, industrial. Mix of uses welcome.



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

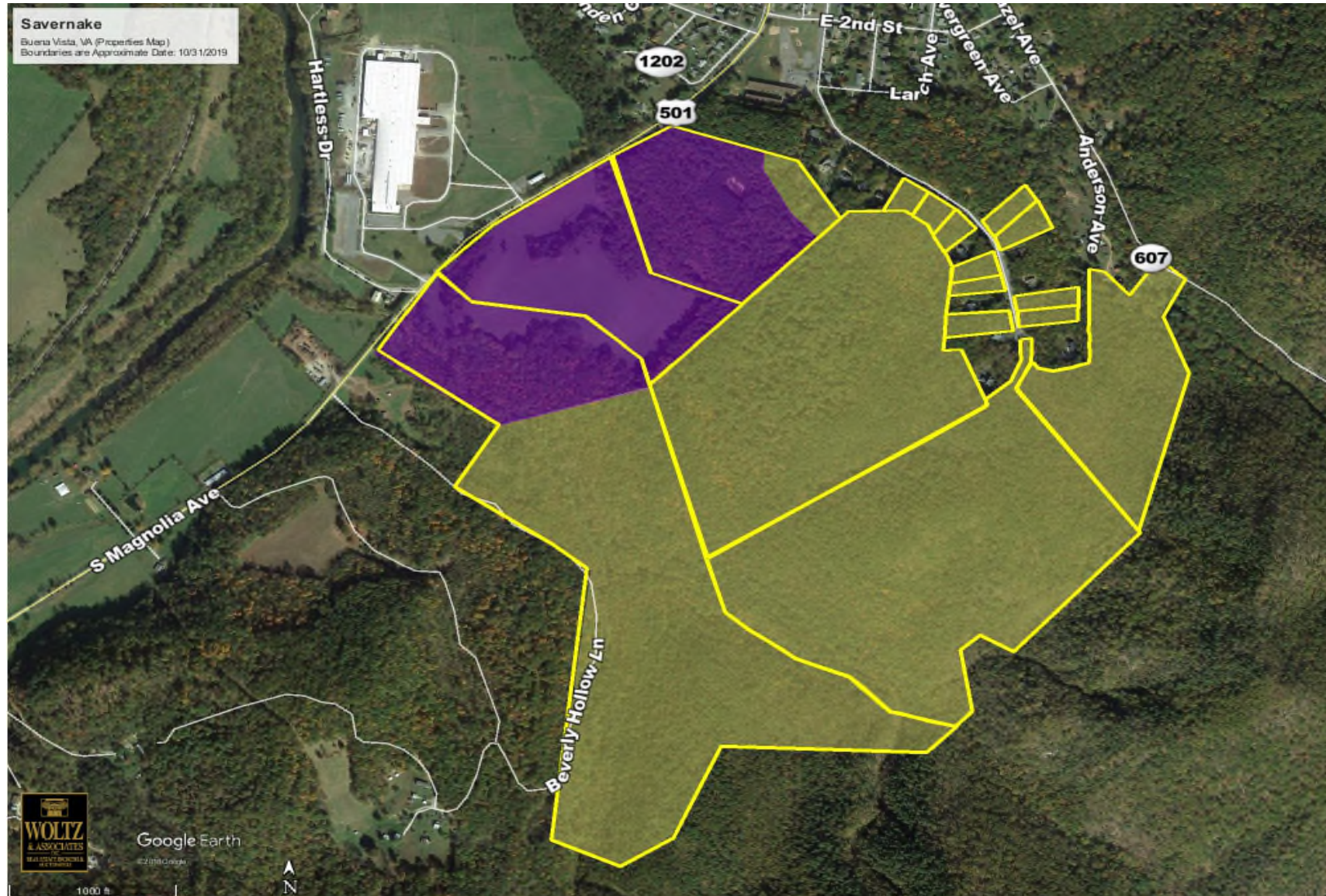
## Savernake Tract 200 South Magnolia Ave.

Small lot parcel boundaries were created by 2005 residential subdivision.

Large tract boundaries are **proposed** and not legally recorded.

**Purple** shading is Mixed Use Corridor zone.

**Yellow** shading is R2 Residential zoning.



# Available Incentives



## Savernake Tract

200 South Magnolia Ave.

### Tourism Zones

- Must invest \$500k for new businesses/\$250k existing
- Must be Lodging, Restaurant, Retail, or other tourism business as designated in Tourism Zone Ordinance
- Offers 50% Business License Tax rebate
- Offers 50% real estate tax rebate on new construction

### Technology Zone

- Must create minimum of 25 FT employees
- Must make minimum capital investment of \$150,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Industrial Park

---

**Blue Bird Lane & South Magnolia Ave (Rt 501)**

# Investment Opportunity

## Buena Vista Industrial Park

Blue Bird Ln at S. Magnolia Ave (Rt 501)

### The Opportunity

Vacant land in City owned Industrial Park. On a major corridor with easy access to I-81, 10-15 minutes.

### Property Information

Approximately 20 acres available. Other tenants are Munters and Columbia Gas.

### Infrastructure

Broadband, water, sewer, and natural gas available within park. Norfolk Southern main line rail adjacent to park.

### Development Potential

Industrial, warehousing.



---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Supporting Information

## Buena Vista Industrial Park

Dickenson and South Magnolia Ave.

USE THIS SLIDE TO ADD MAPS, PLANS,  
PHOTOS OR ANY ADDITIONAL INFO.

DUPLICATE & USE AS MANY SUPPORTING  
INFO SLIDES AS NEEDED PER PROPERTY



If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)


# Supporting Information

**Buena Vista Industrial Park**  
**Dickenson and South Magnolia Ave.**

**USE THIS SLIDE TO ADD MAPS, PLANS,  
PHOTOS OR ANY ADDITIONAL INFO.**

**DUPLICATE & USE AS MANY SUPPORTING  
INFO SLIDES AS NEEDED PER PROPERTY**



 **Draper Aden Associates**  
*Engineering • Surveying • Environmental Services*  
2206 South Main Street  
Blacksburg, Virginia 24060  
540.552.0444  
www.daa.com

July 2, 2018

Ms. Rachel Moore  
Director of Economic Development & Tourism  
City of Buena Vista  
2039 Sycamore Avenue  
Buena Vista, VA 24416  
(Via Email Only)

**RE: Rockbridge Regional Industrial Park  
Virginia Business Ready Sites Program  
Site Characterization Tier Level Determination**

Dear Rachel,

Draper Aden Associates reviewed the information provided by the City for the Rockbridge Regional Industrial Park to determine the applicable site characterization tier level, as outlined in the Virginia Business Ready Sites (VBRS) Program Site Characterization guidelines. Based on the information provided, we recommend that the Rockbridge Regional Industrial Park be designated with a Site Characterization Tier Level 2. To achieve a Tier Level of 3, Waters of the US survey with Army Corps of Engineers approval, geotechnical borings, topographic survey, cultural resources review, an endangered species review, and an estimate of development costs are required.

If you have any questions or would like additional information, please feel free to contact me at 540.552.0444.

Sincerely,

**Draper Aden Associates**

A handwritten signature in blue ink that reads "Carolyn A. Howard".

Carolyn A. Howard, P.E.  
Vice President/Regional Manager  
Site Development & Infrastructure

---

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



# Available Incentives



## Buena Vista Industrial Park

Dickenson and South Magnolia Ave.

### Technology Zone

- Must create minimum of 25 FT employees
- Must make minimum capital investment of \$150,000
- Rebated water & sewer connection and utility tax
- Rebated fees for development plan approval (site plan, zoning, building permits, etc.)
- Percentage of business, machinery & tools, professional and other occupational license taxes and fees exempt.

### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

### State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**
- **Virginia Jobs Investment Program**
- **Virginia Tourism Development Financing Program**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Catalpa Property

---

**3100 Catalpa Avenue**

# Investment Opportunity

**Catalpa Property**  
3100 Catalpa Ave.



## The Opportunity

Wooded site zoned for multifamily use close to 29th Street corridor and walking distance from Southern Virginia University (SVU).

## Property Information

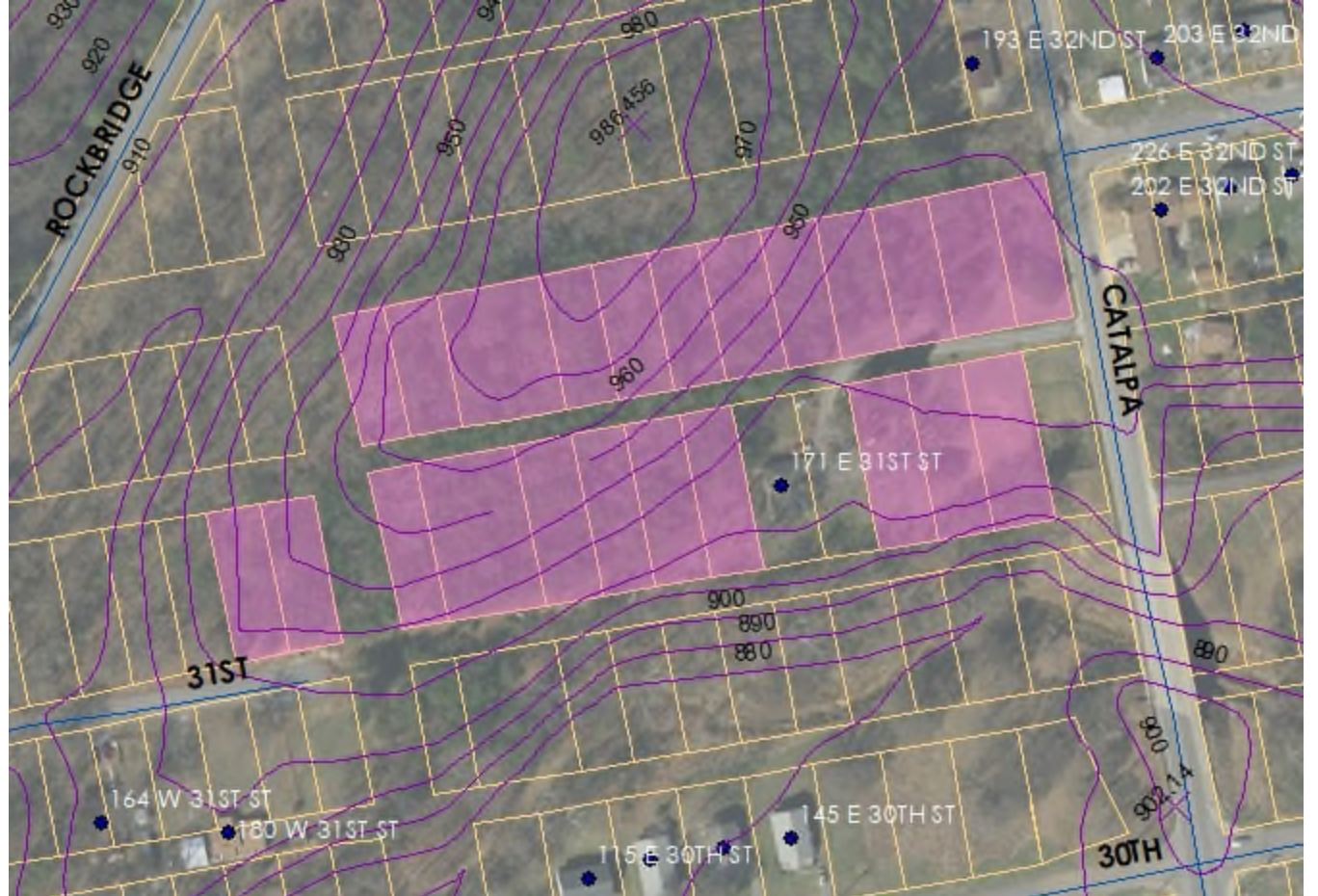
Total of 4 acres zoned R4 Medium Density Residential. 5 blocks from SVU.

## Infrastructure

Broadband, natural gas, water, and sewer at site.

## Development Potential

Apartments, townhomes, single-family up to 15 units/acre.



If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)



# Available Incentives

## Catalpa Property

3100 Catalpa Ave.



### Other Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

### State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# DSLCC Property

---

**Magnolia Avenue at 6<sup>th</sup> Street**



# Investment Opportunity

**DSLCC Property**  
Magnolia Avenue at 6<sup>th</sup> Street

## The Opportunity

Park-like vacant land for residential development.

## Property Information

Approximately 1 acre on Magnolia Ave (Route 501) between commercial corridor and residential area.

## Infrastructure

Broadband, natural gas, water, and sewer at site.

## Development Potential

Multifamily or single family residential.



If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)

# Available Incentives



## DSLCC Property

Magnolia Avenue at 6<sup>th</sup> Street

### Local Incentives

- City Revolving Loan Fund
  - Up to \$15,000 at 3% interest
- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

### State/Federal Incentives:

- **New Market Tax Credits**
- **Opportunity Zone**
- **Hub Zone**

---

If interested in discussing this exciting opportunity, contact:

Tom Roberts, Director of Community & Economic Development, City of Buena Vista, Virginia

[troberts@bvcity.org](mailto:troberts@bvcity.org) | (540) 261-8607 (office) | (540) 319-8004 (cell)