

Investment Opportunities in Buena Vista, Virginia

- A bright future in a *spectacular location*

An aerial photograph of a downtown street, likely Magnolia Ave., showing a mix of commercial and residential buildings. The street is lined with parked cars and has a clear view of hills in the background under a cloudy sky. 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 | (540) 261-8607 (office) | (540) 319-8004 (cell)

Supporting Information



Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

2047 Magnolia – UNDER CONTRACT

- 2-Story commercial/residential
- 1st floor is a 3,600 SF commercial space with a rear terrace/parking
- 2nd 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 – UNDER CONTRACT

- 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>

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Supporting Information



Downtown Block

2047, 2043, 2037 & 2076 Magnolia Ave.

2037 Magnolia – UNDER CONTRACT

- 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>

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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

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Linric Building - Downtown

2047, 2043, 2037 & 2076 Magnolia Ave.

Investment Opportunity

Linric Building

2067 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 8,950 SF.

Infrastructure

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

Reuse Potential

Dining, retail and service, recreation, hospitality
Upper Story housing



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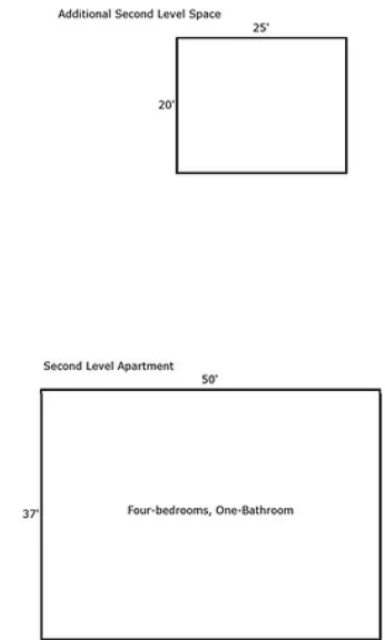
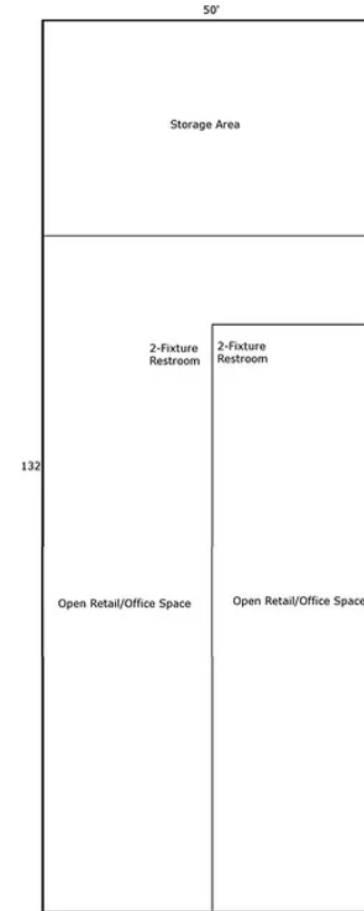
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Supporting Information

Linric Building
2067 Magnolia Ave.

- 2-Story commercial/residential
- 1st floor is a 6,600 SF commercial divided into 2 tenant areas
- 2nd floor is two apartments – one 1,850 apartment, and one 500 SF apartment.
- Building built in 1940
- In recent years, it has housed supermarket, department store, and beauty shop.
- Contributing building to historic district

Gross building square footage: 8,950 SF
Current Apartment income: \$1,200



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

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Available Incentives

Linric Building
2067 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
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- 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
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A photograph of a two-story wooden building, likely a historic structure, with a striped awning over the entrance. The building is set against a dark, moody background. The text "Sayre Property" is overlaid in white, and "2522 Beech Avenue" is overlaid in yellow below it.

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



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Supporting Information

Sayre Property 2522 Beech Ave.

- 2- story commercial/residential with additional garage/storage buildings
- 1st floor is a 2,535 SF commercial space 2nd 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

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State/Federal Incentives:

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Spencer/Hardware Property

2522 Beech Avenue

Investment Opportunity

Spencer/Hardware Property

1954-1960 Sycamore Ave.

The Opportunity

Expansive commercial property centrally located within the downtown district, positive social impact plus investment returns for participating in revitalizing a walkable downtown

Property Information

Zoned mixed-use, 11,299 SF retail space and 6,000 SF warehouse, abundant parking

Infrastructure

Broadband, water, sewer, natural gas.

Reuse Potential

Retail/commercial, recreation



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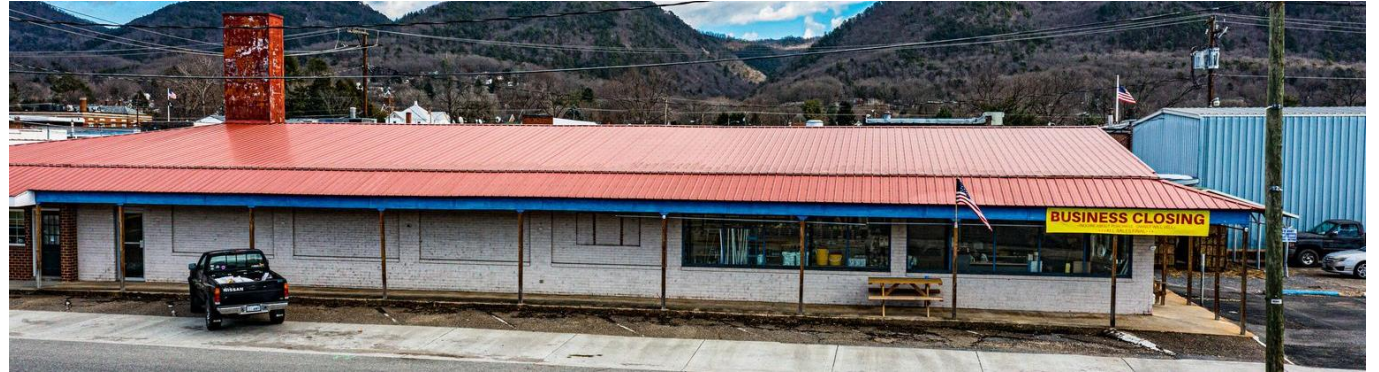
Supporting Information

Spencer/Hardware Property

1954-1960 Sycamore Ave.

- Single story retail with warehouse building
- Retail space is 11,299 SF, open floor plan
- Steel frame warehouse is 6,000 SF, ceiling height 16 ft.
- 21-30 parking spaces
- Situated on 11 City lots
- Located on a highly visible, high traffic corridor
- Built in 195. Building was formerly a hardware store with warehouse for large materials

Gross building square footage: 17,299 SF



Available Incentives



Spencer/Hardware Property

1954-1960 Sycamore 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
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State/Federal Incentives:

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- **Opportunity Zone**
- **Hub Zone**
- **Virginia Tourism Development Financing Program**

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An aerial photograph of an industrial area, including a parking lot with various vehicles, 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. 29th Street (Route 60)

Investment Opportunity

524 & 562 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

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.



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Supporting Information

524 & 562 W 29th 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 (29th Street) and 28th Street

Estimated vacant land square footage:

45,000 SF

Gross building square footage: 2,600 SF



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Available Incentives



524 & 562 W 29th 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
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Technology Zone

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State/Federal Incentives:

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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 2nd story housing



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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

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Telsch Property

2424 Magnolia Avenue



Investment Opportunity

Telsch Property
2424 Magnolia Avenue



The Opportunity

Highly visible location at the entry to downtown, just one block from Southern Virginia University. Highly flexible space with 10 offices, conference room, and more

Property Information

Zoned mixed-use, 3,175 SF building on 0.57 acres, 21 space parking lot.

Infrastructure

Broadband, water, sewer, natural gas at site.

Reuse Potential

Services, medical office, multi tenant office space



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Supporting Information

Telsch Property
2424 Magnolia Avenue



- Currently has 10 offices, conference room, reception areas, break room, and three bathrooms
- 21 space parking lot at front of building
- Large, flat, side yard – fenced in
- Total of 0.57 acres on 8 city lots
- Building constructed in 1976
- Formerly housed educational facilities and medical offices

Gross building square footage: 3,175 SF

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Available Incentives

Telsch Property
2424 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**

Other Local Incentives

- City Revolving Loan Fund
 - Up to \$15,000 at 3% interest
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UNDER CONTRACT

Stonewall Insurance Property

1480 Magnolia Avenue

Investment Opportunity

Stonewall Insurance Property

1480 Magnolia Avenue



The Opportunity

Flexible use property in high traffic location. Walking distance to downtown

Property Information

Zoned mixed-use, 3,944 SF building on 0.72 acres, adequate parking and additional development potential

Infrastructure

Broadband, water, sewer, natural gas at site.

Reuse Potential

Retail, entertainment, services, general offices



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Supporting Information

Stonewall Insurance Property

1480 Magnolia Avenue

- Single story building with large, finished basement space
- Adequate parking with back ramped entry
- Additional land available on property for possible future development
- Total of 0.72 acres on a highly visible corner lot
- Building constructed in 2005

Gross building square footage: 3,944 SF

https://www.flexmls.com/cgi-bin/mainmenu.cgi?cmd=url+other/run_public_link.html&public_link_tech_id=1lrlzdirq39v&s=11&id=1&san=21559&cid=1



Available Incentives

Stonewall Insurance Property

1480 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
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Technology Zone

- Must create minimum of 3 FT employees
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- 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**

Other Local Incentives

- City Revolving Loan Fund
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Brandt Technologies Property

347 W. 10th Street

Investment Opportunity

Brandt Technologies Property

347 W. 10th 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



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Supporting Information

Brandt Technologies Property

347 W. 10th 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
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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



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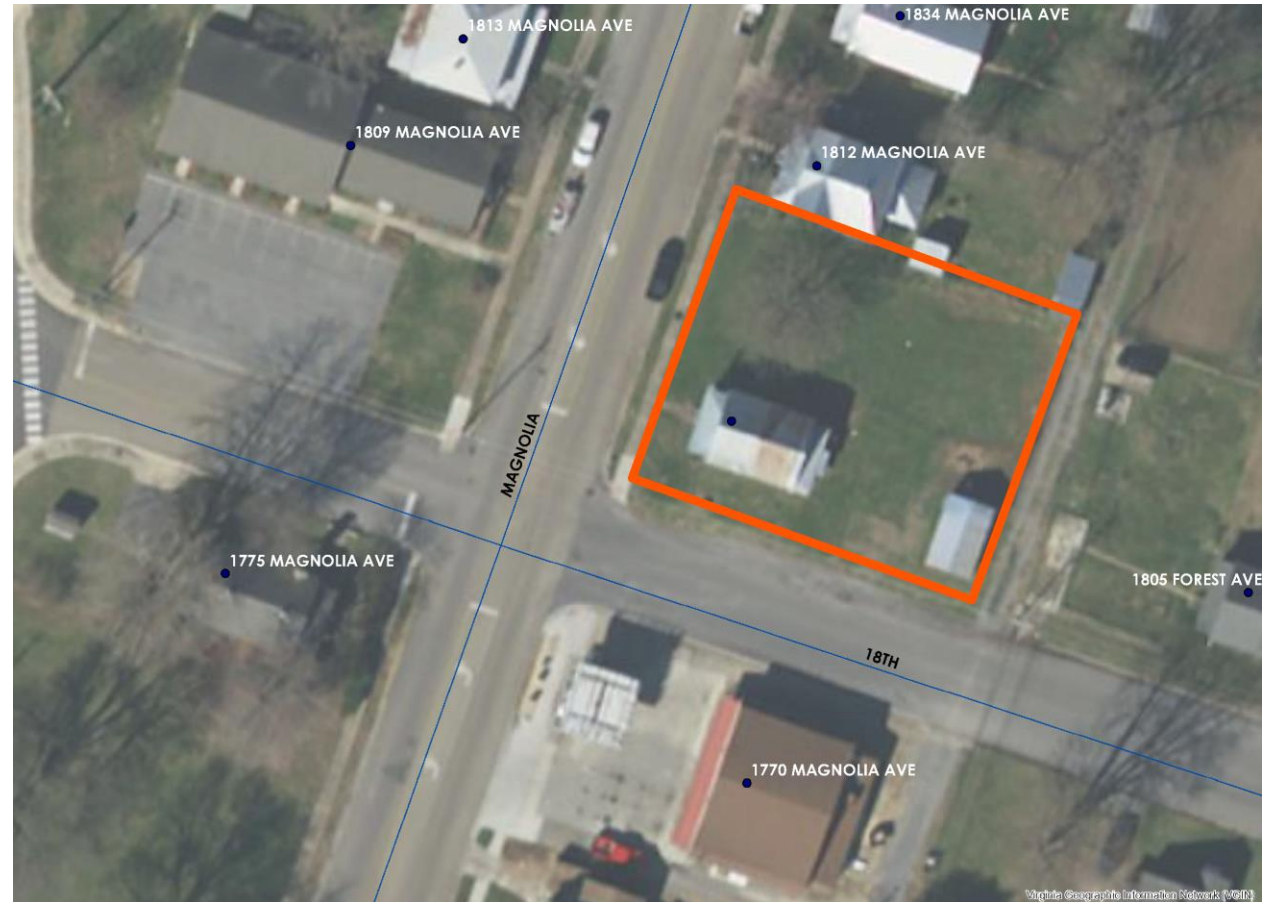
Supporting Information

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
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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:

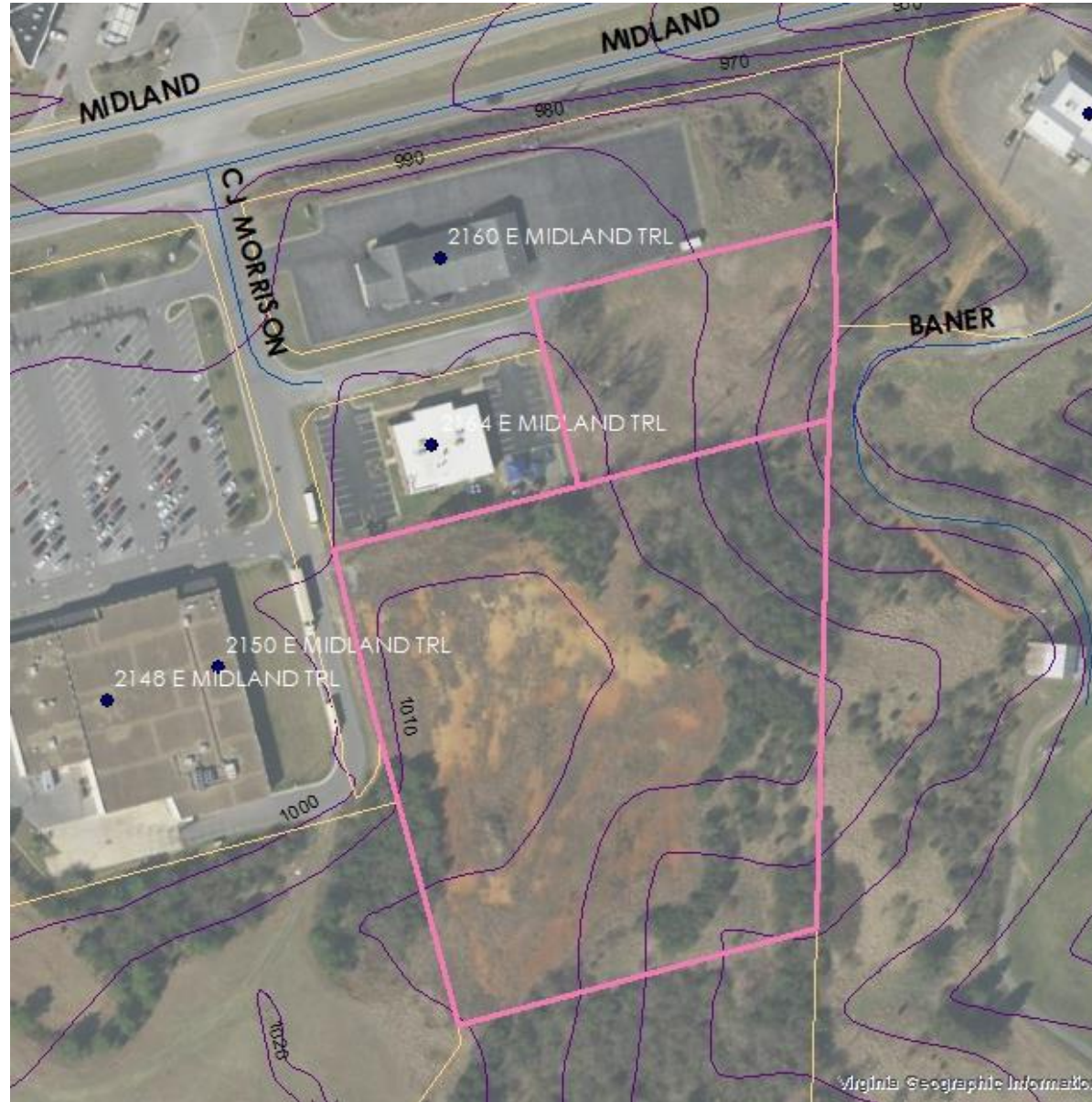
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Supporting Information

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**

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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.



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Supporting Information

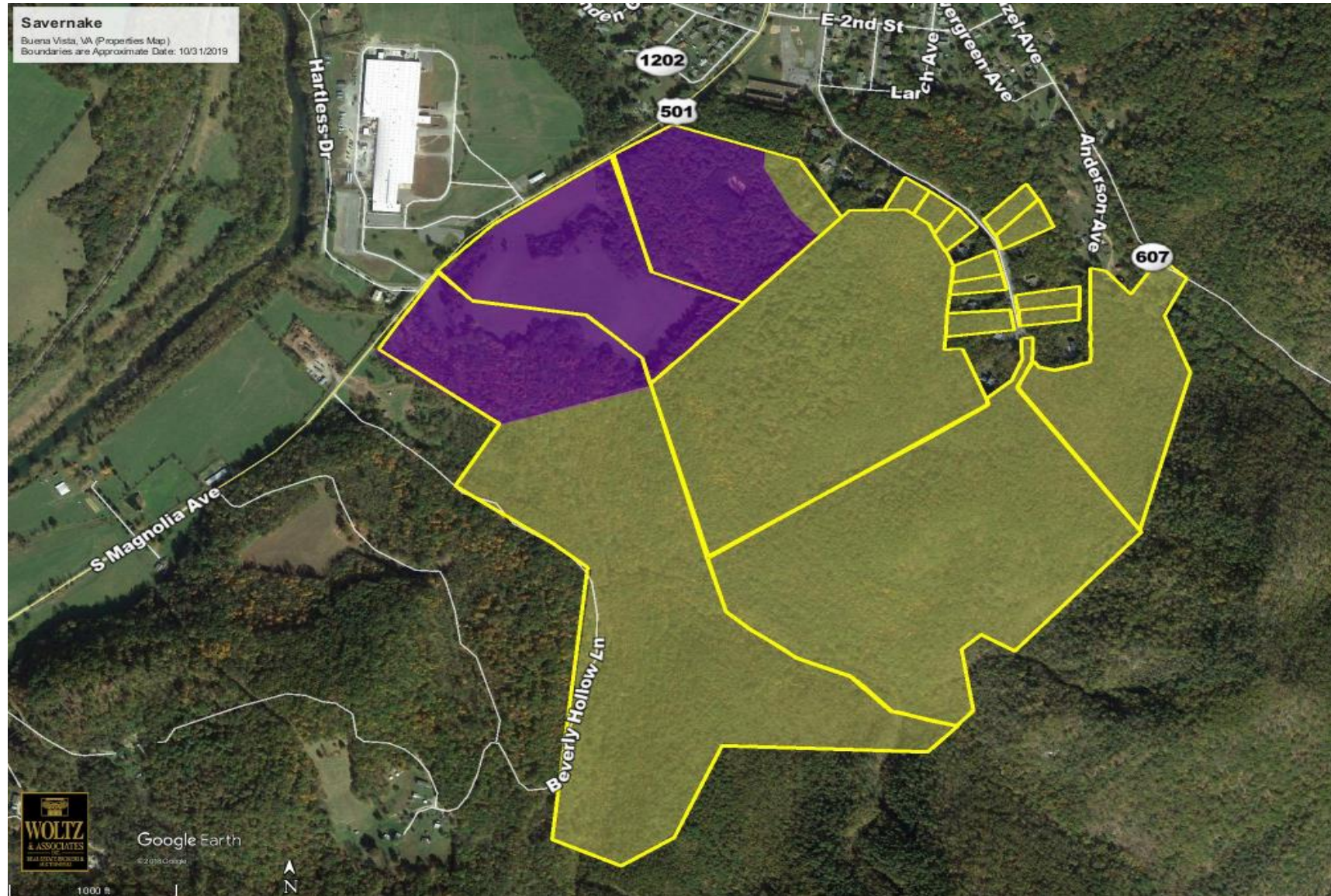
Savernake Tract 200 South Magnolia Ave.

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

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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.



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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**

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Munters/Blue Bird Site

225 S. Magnolia Avenue



Investment Opportunity

Munters/Blue Bird Site

225 S. Magnolia Ave.

The Opportunity

Large manufacturing facility located on a major corridor with easy access to I-81, 10-15 minutes.

Property Information

265,350 SF facility on 31.5 acres. Former tenants include Munters Corporation and Blue Bird Bus Assembly.

Infrastructure

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

Development Potential

Industrial, manufacturing.



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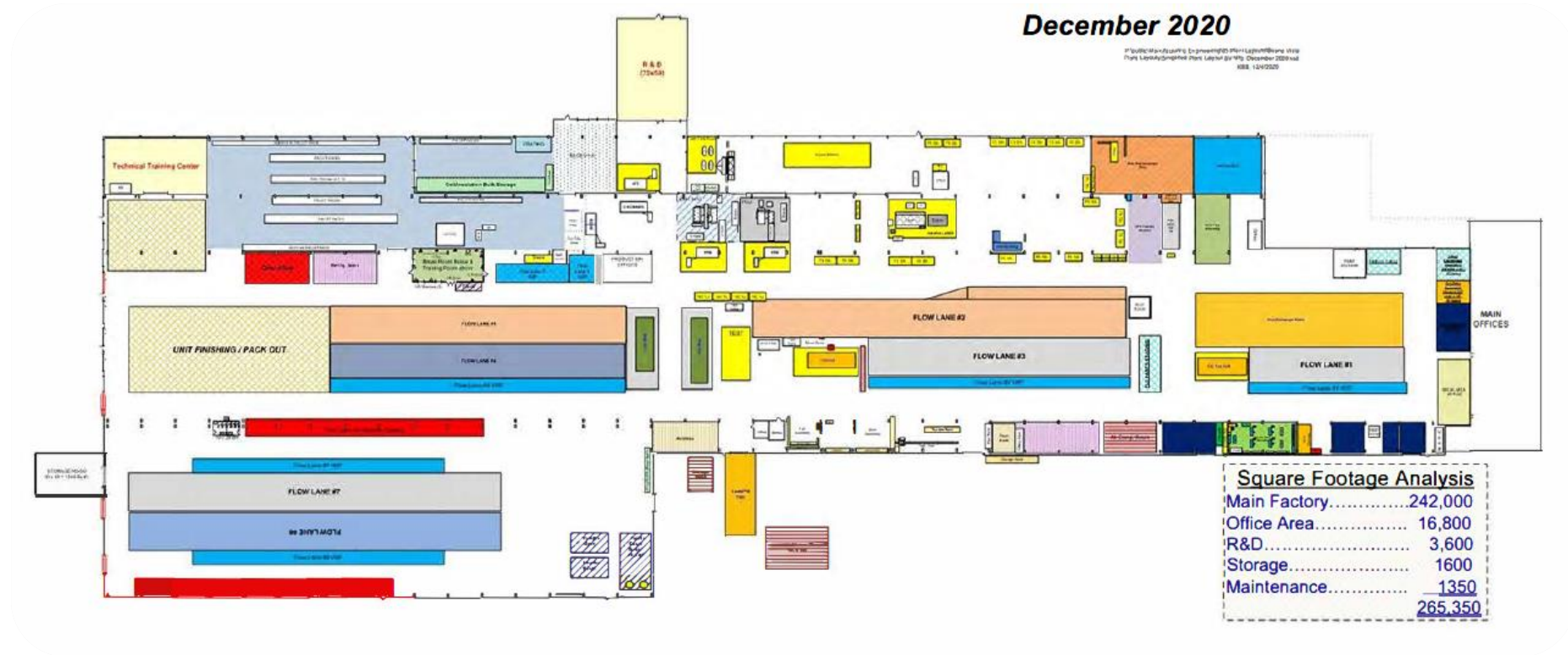
Supporting Information

Munters/Blue Bird Site

225 S. Magnolia Ave.



- Ceiling height between 15' and 24'
- 5 dock doors and 20 drive in doors of differing sizes
- Future rail siding possible
- Gas, water, fiber, and electric on site
- Approx. 16,800 SF of office space
- Former uses: Bus assembly and HVAC Fabrication



Available Incentives



Munters/Blue Bird Site

225 S. 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

- Discretionary rebates of real estate, M&T, and business license taxes based on job creation and capital investment

Possible State/Federal Incentives:

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

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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

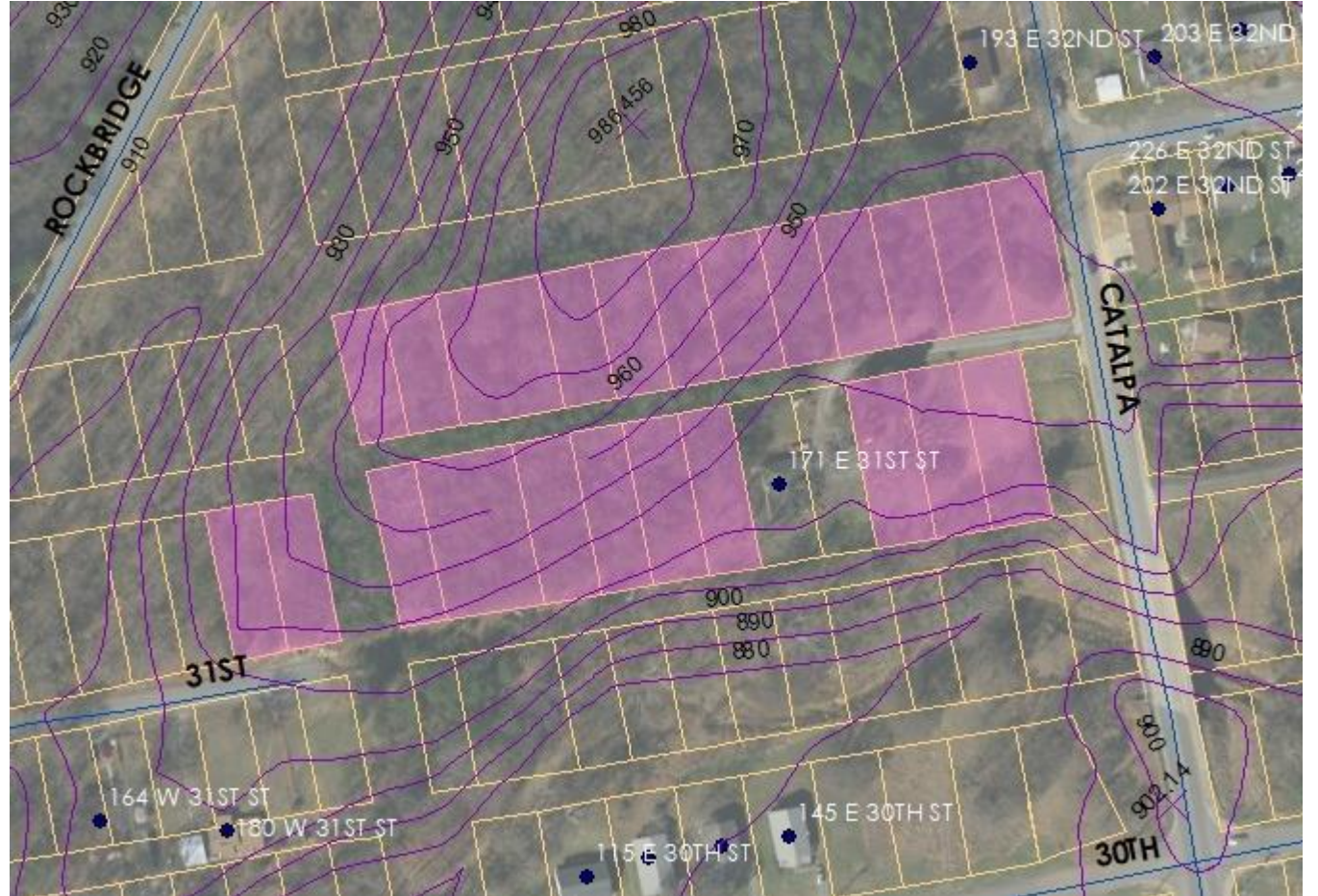
Total of 4 acres zoned R4 Medium Density Residential. 5 blocks from SVU.

Infrastructure

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

Development Potential

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



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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**

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DSLCC Property

Magnolia Avenue at 6th Street

Investment Opportunity

DSLCC Property
Magnolia Avenue at 6th 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.



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Available Incentives



DSLCC Property

Magnolia Avenue at 6th 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**

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