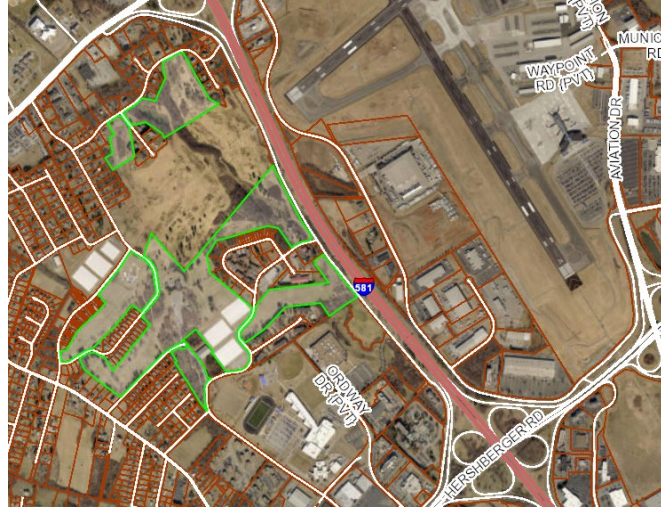




Development Opportunity at Countryside



The City of Roanoke is offering multiple parcels totaling approximately 67 acres for commercial, light industrial, and residential development. The Tax Identification Number for these collective parcels is 6472302. The assessed value is \$1,689,100.00.

Conveniently located along I-581 between the Peters Creek Road and Hershberger interchanges, the Countryside Property provides easy access to I-81, the Roanoke-Blacksburg Regional Airport, Valley View Mall, and is within minutes of Downtown Roanoke.

For specific parcel locations and land use designations, please refer to the Countryside Master Plan (PDF) file. Although the City is willing to entertain offers to develop individual parcels or particular areas, the preference is to receive offers to develop the entire site.

How to Submit a Proposal:

Proposals for the property must contain the following elements in addition to the form below:

- Concept plan of the intended development including use, location, and size of any buildings, number of units, and a timeline for the completion of the project
- Description of the qualifications and experience of the proposer/developer
- Business Plan and Financial Plan for the project
- Offer amount for the property



Development Opportunity at Countryside

Proposals will be reviewed and evaluated by the owner for compatibility to the City of Roanoke's Comprehensive Plan and Neighborhood Plan. The proposer will be contacted after sufficient time for staff review.

Offers must be received by December 15, 2021

Please submit your written proposal to:

Marc Nelson, Director
Economic Development Department
117 Church Avenue, SW, Roanoke, VA 24011

You may submit your proposal by email to: econdevl@roanokeva.gov. For more information, please contact 540-853-2715.



**CITY OF ROANOKE ECONOMIC DEVELOPMENT DEPARTMENT
SURPLUS PROPERTY SALE PROPOSAL**

PROPERTY ADDRESS: _____ TAX NUMBER: _____

DATE: _____ APPLICANT/CONTACT PERSON: _____

FULL NAME (As to be stated on Deed): _____

HOME ADDRESS (or) PRINCIPAL OFFICE: _____
(Physical addresses only. No Post Office Boxes)

CITY: _____ STATE: _____ ZIP: _____

DAYTIME PHONE: _____

- | | |
|--|--|
| <input type="checkbox"/> CORPORATION | <input type="checkbox"/> INDIVIDUAL(S) |
| <input type="checkbox"/> LIMITED PARTNERSHIP | <input type="checkbox"/> JOINT TENANTS |
| <input type="checkbox"/> LIMITED LIABILITY COMPANY | <input type="checkbox"/> TENANTS IN COMMON |
| <input type="checkbox"/> PARTNERSHIP | <input type="checkbox"/> SOLE PROPRIETORSHIP |

TOTAL BID AMOUNT: _____
(Must be expressed in whole dollar amounts)

PROPOSED USE (please include additional pages, if necessary):

I hereby certify that I have been provided with and have read the announcement of sale for the above-referenced property and submit this proposal in accordance with all provisions of the said announcement.

Signature

Master Plan

Land Use Key

Single-family Residential

Single-family or Townhouse Residential

Mixed Residential

Office, institutional, or light industrial

Neighborhood Commercial

Airport Property

Recreation

Preservation

Constructed Natural Area

Natural Drainage Area

