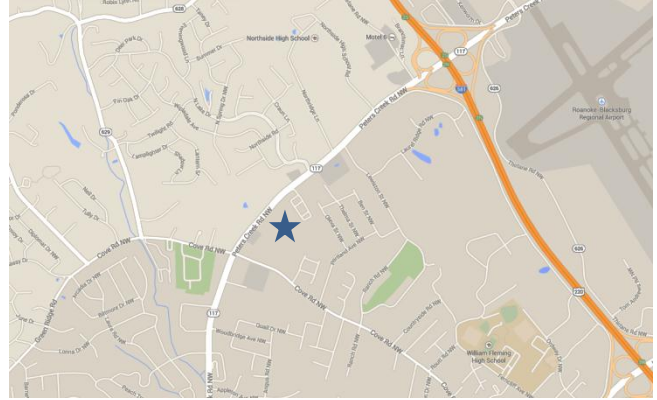




Development Opportunity

2903 Peters Creek Road

For Sale: \$1,695,000



The City of Roanoke (owner) is accepting proposals for the purchase of three adjoining parcels located at 2903 Peters Creek Road, NW. Tax Map Numbers 6410105, 6410106 and 6410104. Combined acreage of all parcels is approximately 11.8 acres and is zoned Commercial Large Site (conditional) and Commercial General.

Conveniently located just minutes from Interstates I-581/220 and I-81, the site offers bi-directional access to Peters Creek Road, NW, having a traffic count of approximately 18,000 vehicles per day.

For complete property details please follow the link to the City of Roanoke's GIS system and use the Search/Query function by entering the parcel ID Tax Numbers provided above.

GIS link: <http://gisre.roanokeva.gov/>

How to Propose:

Proposals for the property must contain the following elements:

- Identification of the property and any adjacent property involved in your development
- 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

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

Please submit your written proposal, including the attached form on the next page to Rob Ledger, Manager, Department of Economic Development
117 Church Avenue, SW
Roanoke, VA 24011
Or by email to: econdevl@roanokeva.gov

For more information please contact the Department of Economic Development at 540-853-2715.



CITY OF ROANOKE ECONOMIC DEVELOPMENT DEPARTMENT SURPLUS
PROPERTY SALE PROPOSAL

PROPERTY ADDRESS: _____ TAX PARCEL NO.: _____

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 furnished and have read the announcement of sale for the above-referenced property and submit this proposal in accordance with all the provisions of said announcement.

Signature