



Development Opportunity Gainsboro Road, N.W., Wells Avenue & Loudon Avenue, N.W.

Proposals are due by March 25, 2022 by 4:00pm



This site consists of nine parcels, combined for approximately 1.52 acres. The Tax Map Numbers associated with this site are: 2012933, 2012934, 2012935, 2012948, 2013502, 2013511, 2013512, 2013513 and 2013938.

Located one block away from the Claude Moore Education Complex and just blocks away from the Historic Hotel Roanoke Conference Center, Historic Farmers' Market, and the Taubman Museum of Art, this site is highly visible from Gainsboro Rd., N.W.

For complete property details, please follow the link provided below to the City of Roanoke's GIS system and use the Search/Query function by entering the tax map number.

GIS link: <https://gisre.roanokeva.gov/js/>

Our GIS system also displays Program Incentives so please follow that link for a more comprehensive listing of potential incentives.

This property, located in Enterprise Zone One A, may be eligible for the following Incentives:

- Fire, Water and Sewer Hookup Grants
- Building Permit and Comprehensive Development Review Fee Rebates
- Job Creation Grant
- Real Property Investment Grants

Proposals for the property must contain the following elements:

- Identification of the property, and any adjacent properties, involved in your development, as well as the intention to purchase or lease the parcel(s).
- Concept plan outlining the intended development use, including: 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.
- Proposed 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.

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Please submit your written proposal to:

Marc Nelson, Director
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 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