

# WILLIAMSON ROAD AT ELM AVENUE

## DOWNTOWN DEVELOPMENT OPPORTUNITY

### GENERAL INFORMATION

#### 502 Williamson Road

<b>Downtown District:</b>	N/A
<b>Property Address:</b>	502 WILLIAMSON RD SE
<b>Tax Parcel:</b>	#4013322
<b>Current Use:</b>	VACANT
<b>Total Acreage:</b>	.583
<b>Enterprise Zone:</b>	YES: ZONE ONE A
<b>Primary Contact:</b>	SEAN C LUTHER
<b>Primary Phone:</b>	540-342-2028 X 14
<b>Primary E-mail:</b>	SEANL@DOWNTOWNROANOKE.ORG

An asterick (\*) denotes explanation in note section



### ZONING INFORMATION

<b>Property Area SF:</b>	25,417	<b>Base Zoning:</b>	DOWNTOWN DISTRICT (D)
<b>Property Frontage:</b>	248 FEET	<b>Overlay Zoning:</b>	NONE
<b>Average Depth:</b>	110 FEET	<b>Special District:</b>	NONE

### STRUCTURE INFORMATION

<b>Year Built:</b>	N/A	<b>Size SF:</b>	N/A
<b>Number of Stories:</b>	N/A	<b>Structure:</b>	N/A

### FLOOD ZONE INFORMATION

% of Property in 100 Year Flood Plain: 0

### ASSESMENT INFORMATION

<b>Assessment Date:</b>	1/1/2011
<b>Land Assessment:</b>	\$685,200
<b>Improvements:</b>	23,800
<b>Total:</b>	\$709,000

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### UTILITIES

<b>Gas Line Provider/Line Size:</b>	ROANOKE GAS	6"
<b>Water Line Provider/Line Size:</b>	WESTERN VIRGINIA WATER AUTH.	8"
<b>Sewer Line Provider/Line Size:</b>	WESTERN VIRGINIA WATER AUTH.	18"

### ENTERPRISE ZONE ONE A INCENTIVES

This site's location in state-designated Enterprise Zone One A makes available a number of developer assistance tools from the Commonwealth of Virginia and from the City of Roanoke. Available incentives include:

### REAL PROPERTY INVESTMENT GRANTS

The Commonwealth of Virginia offers eligible businesses located in an Enterprise Zone for a grant up to 20% of qualified zone improvements. New construction projects require a minimum investment of \$500,000, calculating the grant on funds expended over and above the minimum investment. Real property improvement grants for projects costing less than \$5 million is limited to \$100,000 over five years; projects costing \$5 million or more may be eligible to collect grants up to \$200,000 over a five year period.

### JOB CREATION AND TRAINING GRANTS

Qualifying businesses located within an Enterprise Zone are eligible for grants of \$500-800 per year for a period of five years for each job create above four. Retail, local service and restaurant/beverage service businesses are not eligible. Grants are issued as part of the state Enterprise Zone program and are limited to a maximum of 350 eligible jobs per year. The City of Roanoke may make local job training grants available at the discretion of the City's Economic Development Department.

### UTILITY HOOKUP AND DEVELOPMENT FEES REBATES

Water, Fire and Sewer hookup fee rebates may be made available by the City of Roanoke to businesses, building firms or building owners located in Enterprise Zone One A. Rebates are offered on a sliding scale commensurate with the level of investment.

Development fees (building permit and comprehensive development plan review) rebates may also be made available by the City for properties located in Enterprise Zone One A. Rebates are similarly offered on a sliding scale based on level of investment.

### OWNERSHIP

<b>Ownership Type:</b>	PUBLIC	<b>Sales Price (\$/acre)</b>	N/A
<b>Available for Lease:</b>	N/A	<b>Lease Price (\$/acre)</b>	N/A
<b>Owner:</b>	REVELOPMENT & HOUSING AUTHORITY	<b>Owner Phone:</b>	
<b>Primary Contact:</b>	SEAN C. LUTHER	<b>Primary Phone:</b>	540-342-2028
<b>Primary E-mail:</b>	SEANL@DOWNTOWNROANOKE.ORG	<b>Submit Date:</b>	

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### NOTES

Highly visible and situated between two significant traffic corridors, Williamson Rd-19,000 vehicles per day and Interstate 581-79,000 vehicles per day, the Williamson at Franklin site is less than half a mile for an interstate interchange and is just blocks from the Historic Farmers Market and the Market District hub of retail and restaurants. Elmwood Park, one of the city's largest, is located directly across Williamson Road and offers tremendous view opportunities for larger scale development.

The site is located adjacent to the global headquarters of Meridium and offers direct proximity to the largest business center in Southwestern Virginia. Downtown Roanoke is home to significant regional financial headquarters, Carilion Clinic, the local headquarters of Norfolk Southern and others employing 14,000 workers. Also within walking distance are the region's main cultural attractions including the Taubman Museum of Art and Center in the Square.

The site can be combined with an adjacent parcel (#4013321) for a combined development site of just under 1 acre. The price for the site has not been set. Proposals should be directed to the City of Roanoke Development and Housing Authority.

# WILLIAMSON ROAD AT FRANKLIN ROAD

DOWNTOWN DEVELOPMENT OPPORTUNITY

## SITE MAP

