

7.9 ACRES
EMPORIA, VA

RESIDENTIAL DEVELOPMENT LAND



Exclusively offered by:

Alan Meetze
Hamner Development Company &
Linnea Property Group LLC



Alan Meetze

Linnea Property Group LLC

Hamner Development Company

757-871-3738

alan@linneapg.com

Parcel B1: 6.74 ac

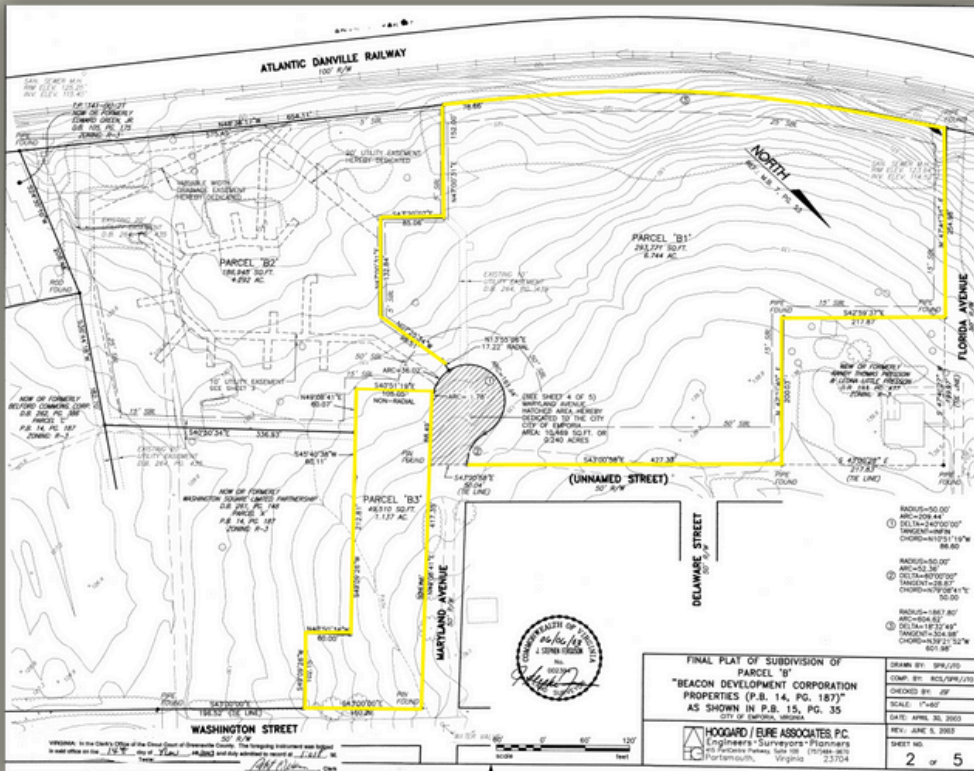
Tax Map 121-5-0-B1

Parcel B3: 1.14 ac

Tax Map 121-5-0-B3

Approx 7.9 ac total

Emporia, VA 23847



- Zoned R-3 Multifamily
- Various development concepts
- Utilities available
- Quick access to I95 and Rt 58
- Major crossroads
- QCT location
- Pricing based on concept and density

The Opportunity

The subject parcels offer a rare and desirable combination of:

- multifamily zoning
- municipality that welcomes residential development including workforce housing
- viable price point

The site has potential for various concepts from single family to apartments.

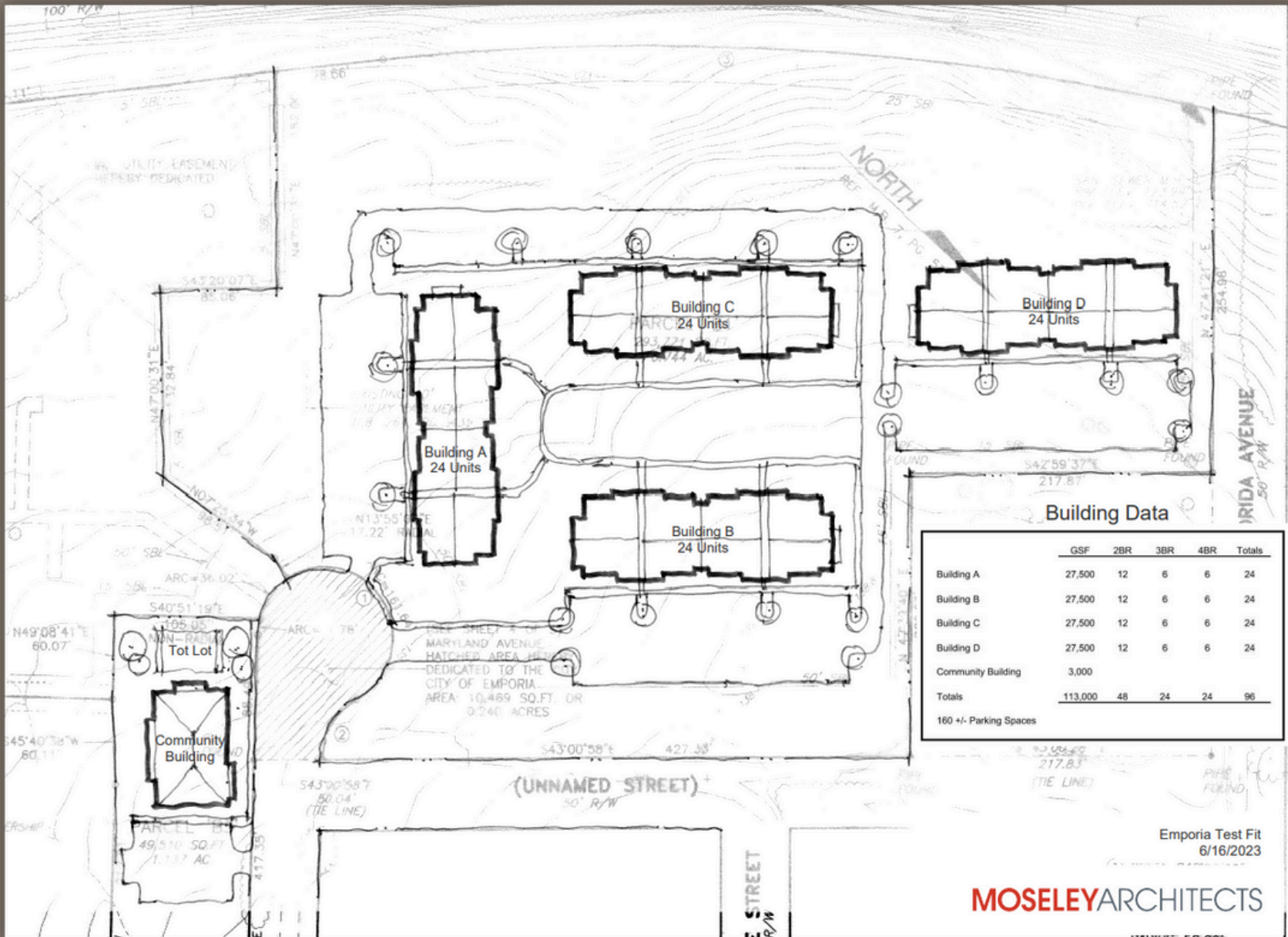


Zoning

The city has proposed an adjustment to R-3 zoning that would allow for a density increase based on a revised square footage formula as well as a lot coverage ratio boosted from 40% to 60%.

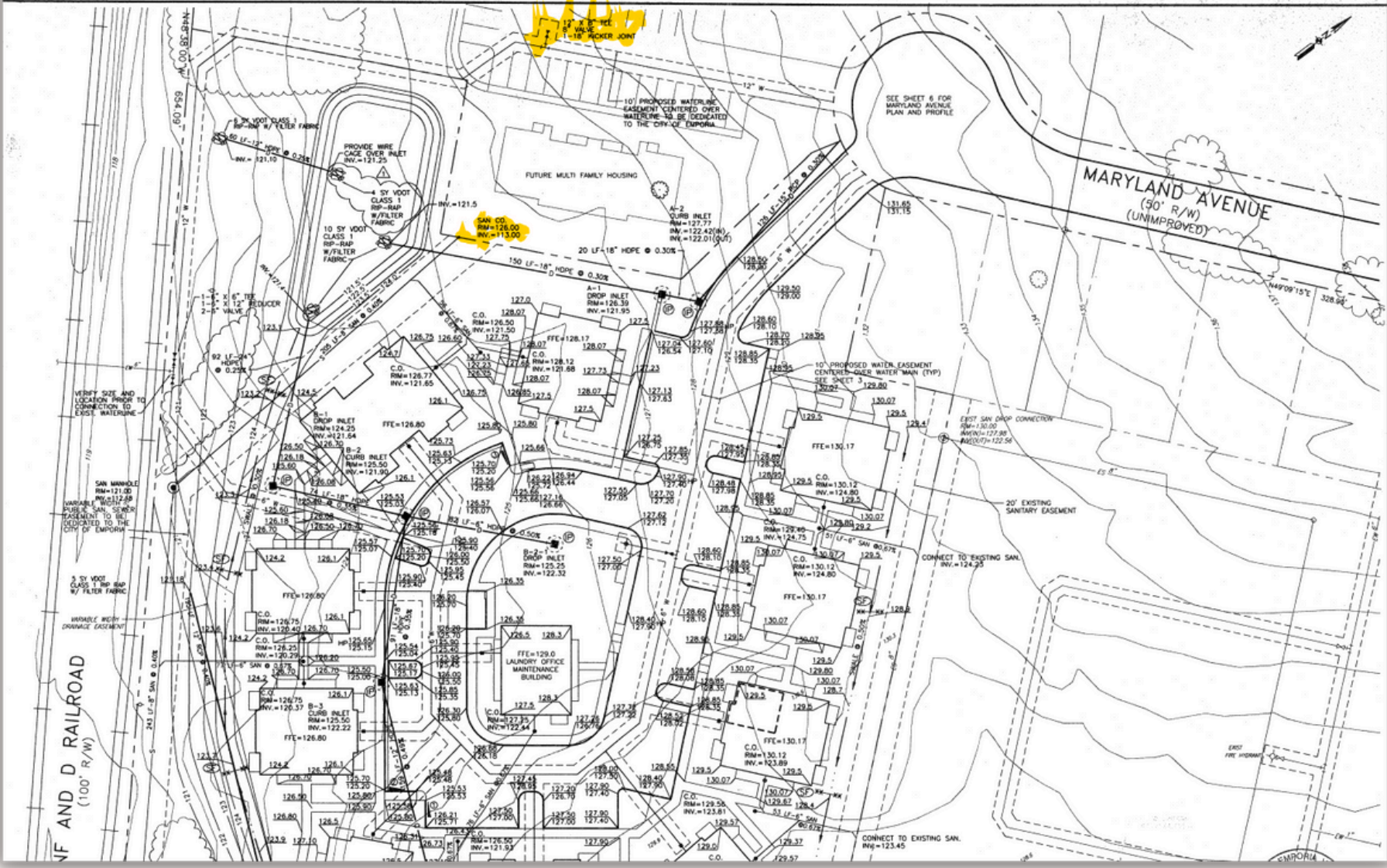
Emporia has displayed a receptive posture towards residential development from single family to affordable apartments.



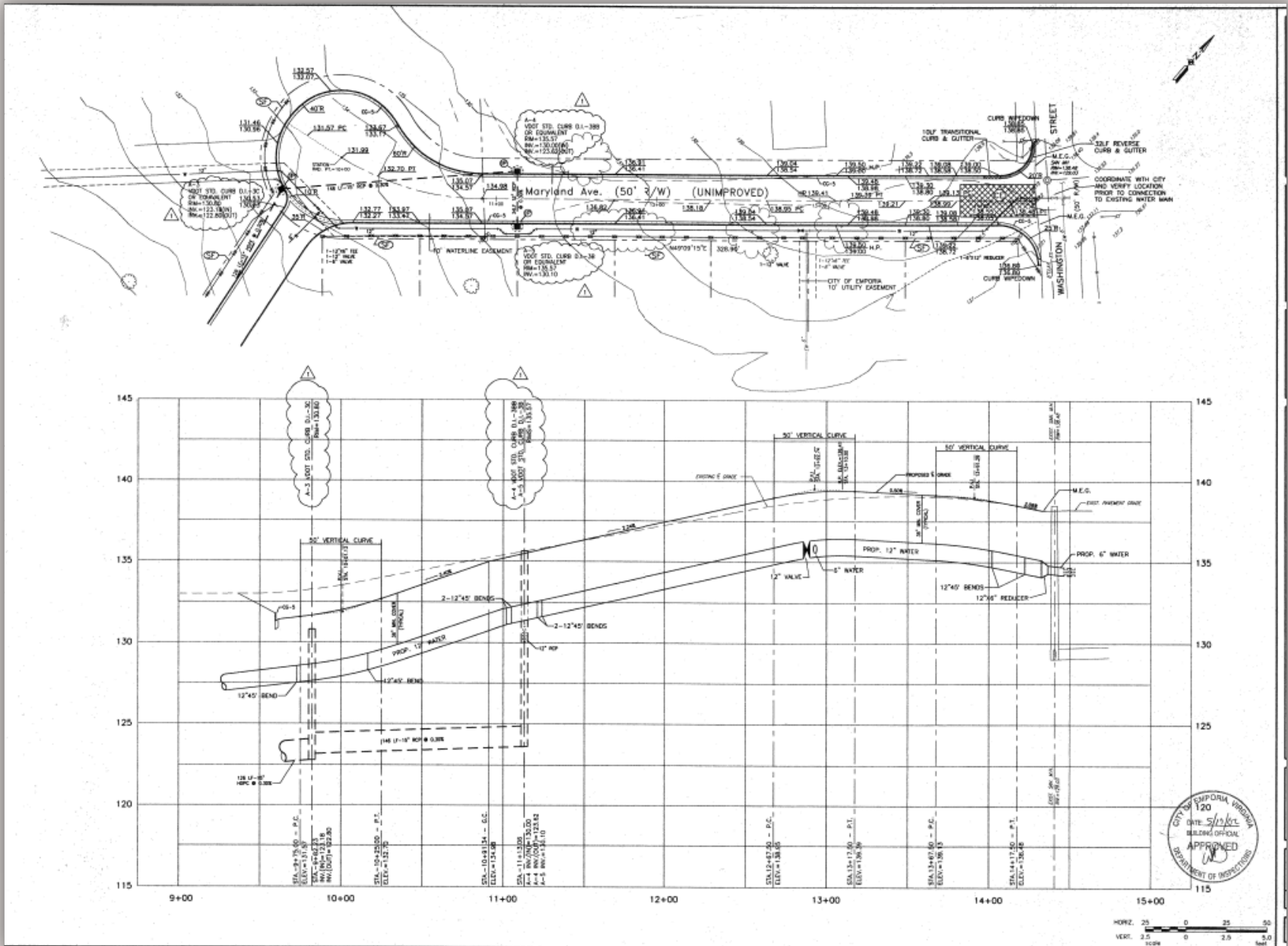


While the above is a rough concept plan, it does show the potential for apartment density

MATCHLINE - SEE SHEET 5



Utilities



Utilities detail



Dominion Energy Virginia

Transmission Right of Way Agreement (VA) (Danger Tree) - (Page 1)

After Recordings Return to:
 Dominion Energy Virginia
 Attn: Charlotte P. McAfee
 P.O. Box 26866
 OJRP, 12th Floor
 Richmond, VA 23261

Tax Map No. 121-5-B1

THIS AGREEMENT (the "Agreement") made as of this 2nd day of July, 2019, between BEACON DEVELOPMENT CORPORATION, a Virginia corporation, hereinafter called "GRANTOR" ("GRANTOR" wherever used herein being intended to include the grantor, whether one or more or masculine or feminine, and the respective heirs, executors, administrators, personal representatives, successors, successors in interest and assigns of each grantor), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, hereinafter called "COMPANY" ("COMPANY" wherever used herein being intended to include Virginia Electric and Power Company and its successors, assigns, apportionees, permittees, licensees and invitees).

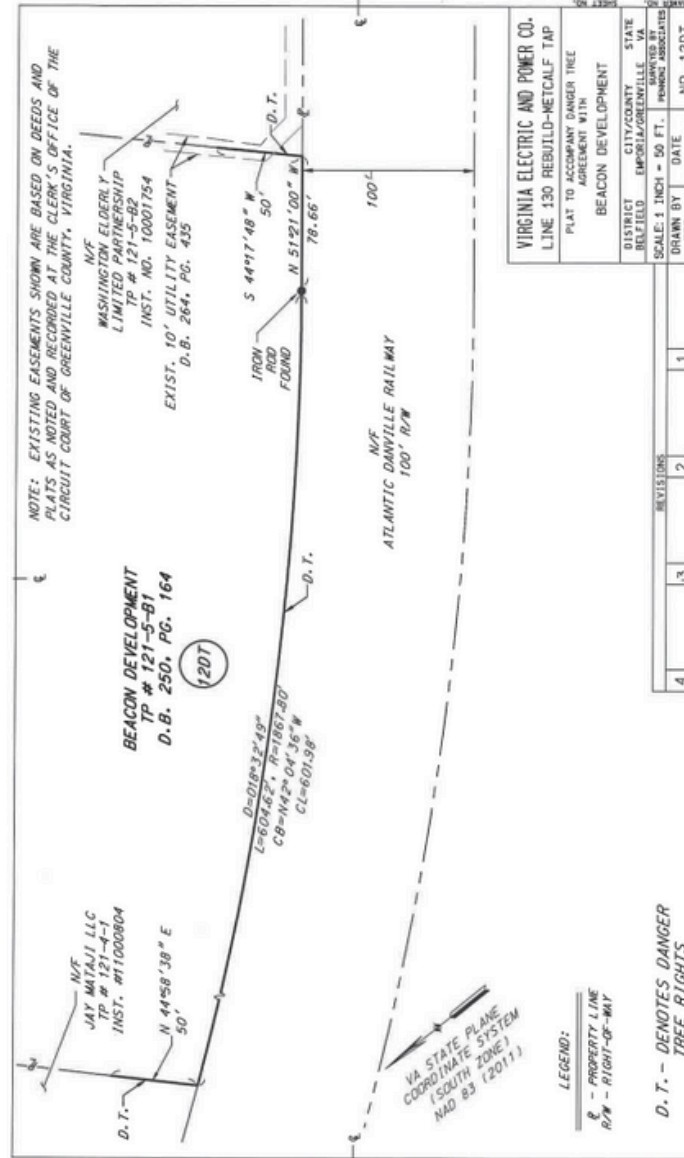
WITNESSETH:

That for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, GRANTOR grants and conveys unto COMPANY the perpetual rights and privileges to cut, remove, trim and top any tree, limb, shrub, or vegetation on GRANTOR's property located in the City/County of Emporia/Greenville, Virginia, said property being shown on Plat No.12DT, made by PENNONI ASSOCIATES, dated 04-02-19 and entitled "PLAT TO ACCOMPANY DANGER TREE AGREEMENT WITH BEACON DEVELOPMENT," a copy of which is attached hereto and by this reference made a part hereof ("Plat"), which, in the sole opinion of COMPANY, constitutes a hazard to or may endanger the safe and proper operation of any lines, poles, towers, structures, cables, conduits, wires, attachments, ground connections, equipment, accessories and/or appurtenances associated with electric transmission and/or distribution facilities of COMPANY (collectively, the "Facilities") or, in falling or being felled, cut, or uprooted could come within ten (10) feet of any of the Facilities.

For the purpose of exercising the rights and privileges granted herein, COMPANY shall have the right of ingress and egress over such private roads as may now or hereafter exist on the property of GRANTOR. If there are no public or private roads reasonably convenient for the exercise by COMPANY of the rights and privileges granted herein, COMPANY shall have the right of ingress and egress over the property of GRANTOR as needed to exercise the rights and privileges granted herein in such manner as shall occasion the least practicable damage and inconvenience to GRANTOR. Any damage to the property of Grantor caused by COMPANY's exercise of the rights and privileges granted herein shall be repaired by COMPANY at its expense.

Unless otherwise requested in writing by GRANTOR all trees, limbs, shrubs, or vegetation felled, cut, or uprooted by COMPANY will be disposed of by COMPANY after they are felled, cut, or uprooted.

This document prepared by Virginia Electric and Power Company
 (Page 1 of 4 Pages)
 Form No. 730628A1 (Dec. 2018)



VIRGINIA ELECTRIC AND POWER CO.	
LINE 130 REBUILD-METCALF TAP	
PLAT TO ACCOMPANY DANGER TREE AGREEMENT WITH BEACON DEVELOPMENT	
DISTRICT BELFIELD	CITY/COUNTY EMPIRIA/GREENVILLE VA
STATE BELFIELD	PENNONI ASSOCIATES
SCALE: 1 INCH = 50 FT.	DATE 04-02-19
DRAWN BY TFF	NO. 12DT

REVISIONS			
1	2	3	4

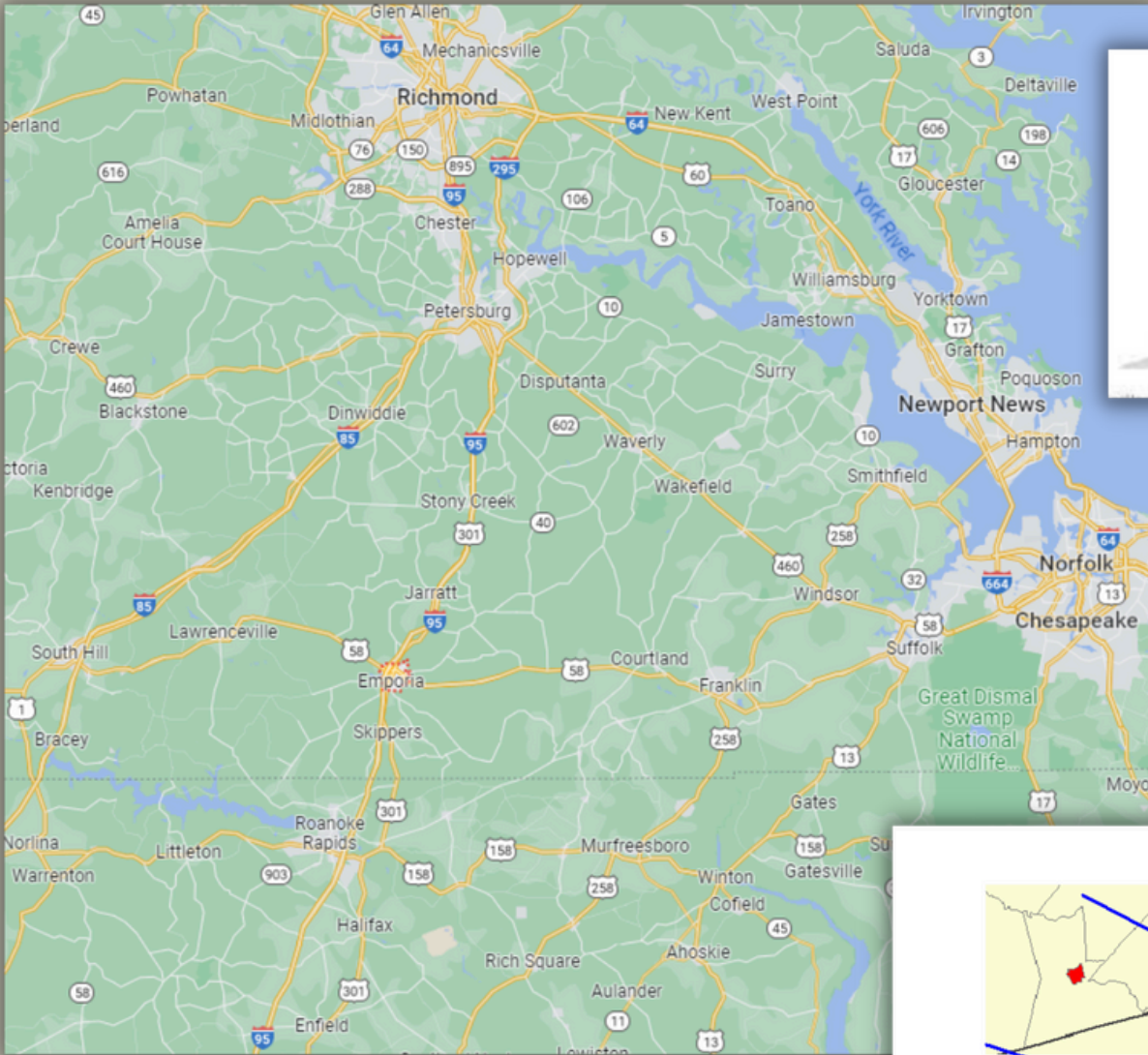
LEGEND:
 & - PROPERTY LINE
 R/W - RIGHT-OF-WAY

D. T. - DANGER TREE RIGHTS

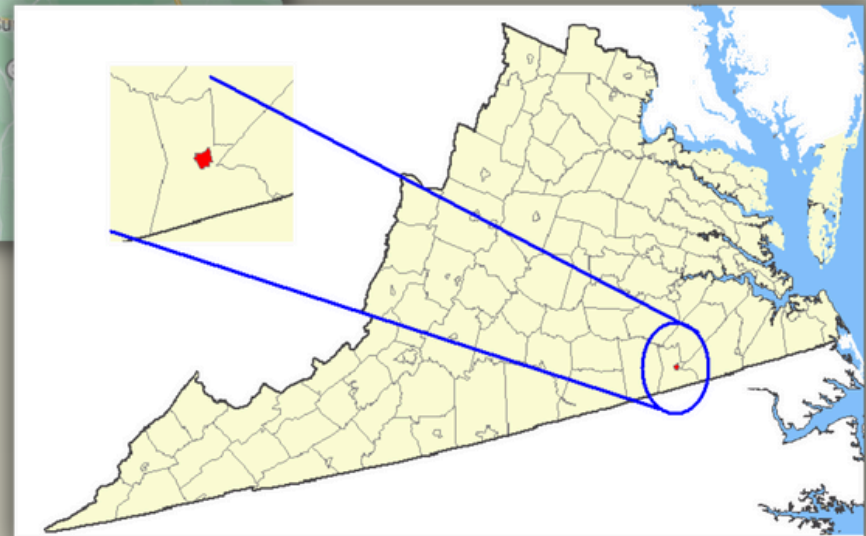
Power easement



Major crossroads location with direct interstate access



Emporia, VA
Within 1 hr of Richmond
and Hampton Roads



Although Emporia is surrounded by Greensville County, it is an independent city and not part of the county. The county does share the school system with the City of Emporia



Linnea Property Group LLC, along with co-listing agent Hamner development Company, is the exclusive agent for the seller and represents the seller in any potential transaction herein. All information provided is confidential and furnished solely for the consideration of the acquisition of the subject property. The materials in this package and any information provided are from sources deemed reliable and neither agent nor seller make any representations or warranties as to the accuracy. Prospective buyers are responsible for their own investigations in regards to the subject property including but not limited to physical condition, environmental, zoning and development potential.

For additional information please contact:

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