

Vinton Business Center Pad Site



**ROANOKE REGIONAL
PARTNERSHIP**

2201 Hardy Road
Roanoke County

GENERAL

Vinton Business Center Pad Site

City/County:	Roanoke County
Town/Community:	Vinton
Type of Park:	Business Park
Technology Zone:	No
Virginia Enterprise Zone:	No
Foreign Trade Zone:	Yes
Available:	Yes
Principal Contact:	John Hull
Principal Phone:	540-343-1550 ext. 103
Principal E-mail:	john@roanoke.org



An asterick (*) denotes explanation in note section

Site Specifications

Total Acreage:	18	Construction Suitable Acreage:	18
Largest Contiguous Acreage:	18	Zoning Classification:	PTD
Plan Designation:	NA	Build to Suit:	Yes
Subdividable:	No	Range of Site Sizes:	NA
Existing Structures on Site:	No	Type of Structure:	No
Outside Storage Available:	No	Other:	NA

Geography and Topographical Features

Topography:	Pregraded pad	% of Site Cleared:	100
% Wooded:	0	% Crop:	0
Level:	Yes	Rolling:	No
Hilly:	No	Rock Outcroppings:	No

Environmental Features

% of Site in 100 year flood plain:	0	Soil Borings Available:	Yes
US Army Wetlands Study:	Yes	DEQ Status Letter:	Yes
Phase I enviro. audit:	Yes	Phase II enviro. audit (if needed):	NA
Brownfield:	NA	Contamination (if any):	NA
Remediation Plan:	NA	Archaeological Assessment:	Yes
Storm Water Management Plan:	Yes	Rare & Endangered Species:	NA

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UTILITIES

Electric Power

Provider:	Appalachian Power	On Site:	Yes
Voltage:	138 kV	Phase:	3
Distance to Dist. Line (ft):	0	Other:	NA

Natural Gas

Provider:	Roanoke Gas Company	On Site:	Yes
Distance from Site (ft):	0	Line Size (in):	4
Pressure:	30-40 psi	Other:	

Water

Provider:	Town of Vinton	Service:	Yes
Distance from Site (ft):	0	Line Size (in):	8
Wells on Site:	No	Name of Treatment Facility:	NA
Surface Water Source:	NA	Capacity:	NA

Water Waste Treatment

Provider:	Town of Vinton	Service:	Yes
Distance from Site (ft):	0	Line Size (in):	8
Septic Systems Practical:	NA	Receiving stream on/adj. to site:	NA

Telecommunications

Provider(s):	Verizon, Cox	Redundant Routes:	Yes
Wireless Broadband:	Yes	Fiber Optic:	Yes
Distance to Fiber (ft):	0	Other:	NA

Solid Waste Disposal

Provider:	Private	On-Site Pickup:	Yes
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TRANSPORTATION

Rail

Rail Access:	No	Name of Railroad:	Norfolk Southern
Rail Siding Permitted:	No	Distance from Site (ft):	NA

Highway

Distance to Interstate (mi):	5	Interstate:	581
Distance to 4-lane Arterial (mi):	1	Name & Route #:	VA Route 24
Name of Service Street:	Cardinal Park Drive		

Air

General Aviation:	Roanoke-Blacksburg Regional Airport	Distance (mi)	8
Runway Length (ft):	6800		
Commercial Airport:	Roanoke-Blacksburg Regional Airport	Distance (mi):	8
Runway Length (ft):	6800		

OWNERSHIP

Ownership (public/private):	Public	Sale Price (\$/acre):	\$60,000
Available for Lease:	NA	Lease Price (\$/acre):	NA
Owner:	Town of Vinton	Owner Phone:	540.983.0607
Principal Contact:	John Hull	Principal Phone:	540-343-1550 ext. 103
E-mail:	john@roanoke.org	Submit Date:	4-5-2017



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NOTES

Pad site is 18 acres in total size featuring a 6.5 acre pregraded building pad.

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ADDITIONAL IMAGES



Jurisdictions Storm Water Management Area Available Sites

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1 inch equals 300 feet

