

Vacant Lot For Sale

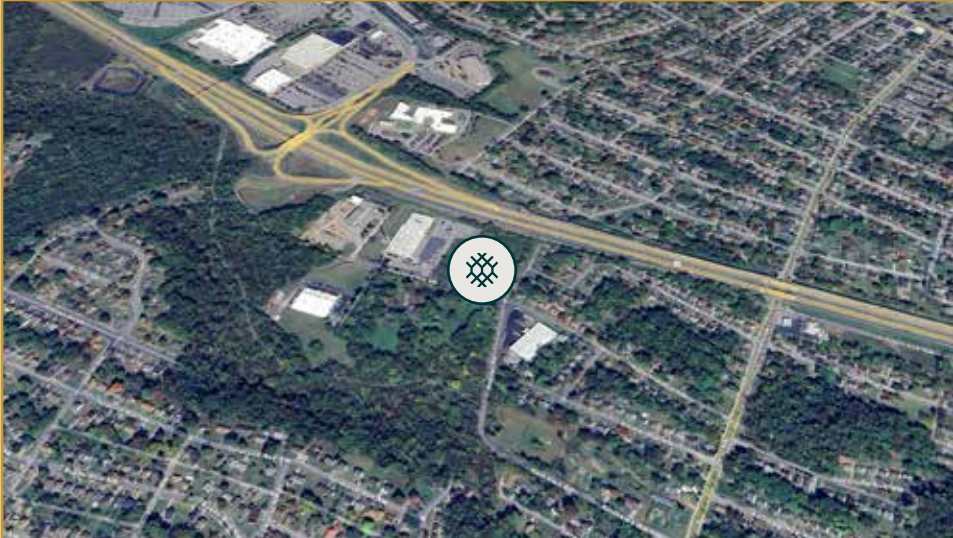
1221 ROCKLAND AVE NW, ROANOKE, VA 24012



Walker Oglesby, Managing Broker
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Property Overview



FOR SALE \$590,000

This prime 4.71-acre tract offers a strategic development opportunity in the heart of Roanoke's industrial corridor. Zoned I-1 (Light Industrial), the parcel provides exceptional visibility from I-581 and easy connectivity to I-81, making it an ideal location for regional distribution, light manufacturing, or corporate facilities.

Positioned among established industrial users, the site benefits from recent infrastructure improvements and proximity to the city's greenway network. The property's generous scale and direct access to major transit routes present a rare chance for investors or owner-users to secure a high-impact foothold in the Roanoke market. Establish deep roots in a proven industrial hub designed for long-term growth.

Sale Price	\$590,000
Property Type	Vacant Lot
Lot Size	4.71 AC
Price Per Acre	\$125,265
Zoning Description	Light Industrial District
APN/Parcel ID	2130802



Exterior Property Photos



Survey



Commercial Real Estate
Due Diligence Management
3465 S. Arlington Road, Suite E163
Arlon, OH 45312
655.230.8121
www.amnland.com

ALTA/NSPS Land Title Survey

Roanoke, VA
Surveyor Certification
Roanoke
0 Rockland Avenue, NW
Roanoke, VA 24012
County of Roanoke City

To: Premier Real Estate Holdings I LLC, Fidelity National Title Insurance Company, Old National Bank, the successors and/or assigns, or their interests may appear, and American National, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof.
The Network was completed on December 4, 2024.

ORIGINALLY SIGNED BY:
LUCK W. BRIDENBACHER
FEBRUARY 20, 2025

John W. Shoemaker
Professional Land Surveyor No. 0403 00186
Date of First or Most Recent Exam. December 6, 2024
Date of last renewal February 20, 2025
Date of this Printing February 20, 2025
Network reference 202405251-1
Survey Prepared By:
First Order, LLC
4325 Holladay Road, Suite B
Baltimore, PA 21207
Phone (410) 365-2907
Fax (410) 365-2925
www.firstorderllc.com
Project No. 25240246

Legal Description

The Land is described as follows:

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Roanoke, VA and being more particularly described as follows:
All that certain tract of land located at the northerly corner of Rockland Ave., N.W., and Court Street, N.W., situated in the City of Roanoke, Commonwealth of Virginia, designated as Tract "B" on the subdivision plat prepared by Computer Group, L.P.A., Inc., S.P. Porter & Son, dated June 18, 2002, a copy of which is recorded in the Clerk's Office of the Circuit Court of the City of Roanoke in Plat Book # Page 2474, constituting 4.712 acres as shown on such subdivision plat; provided, however, that the portion of Tract "B" designated as "Dine A-B-C" located at the northerly corner of Tract "B" is conveyed without warranty, express or implied.

Being the same tract of land described in a Title Report prepared by Fidelity National Title Insurance Company Commitment No. 202401919A, dated February 13, 2024.

Zoning Notes

T-17 LIGHT INDUSTRIAL DISTRICT		
STATUS	REQUIRED	OBSERVED
PERMITTED USE	LIGHT INDUSTRIAL	VACANT LAND
MINIMUM LOT	10,000 S.F.	205,235 S.F.
MINIMUM LOT WIDTH/MOUNTAGE	100 FT	442 FT
MAXIMUM DENSITY	90R	0R
MAXIMUM BUILDING HEIGHT	NONE	0 FT
FRONT SETBACK	0 FT	0 FT
STREET SIDE SETBACK	0 FT	0 FT
INTERIOR SIDE SETBACK	0 FT	0 FT
REAR SETBACK	0 FT	0 FT
MINIMUM NUMBER OF PARKING SPACES REQUIRED	41 SPACES**	0 SPACES
MAXIMUM NUMBER OF PARKING SPACES ALLOWED	NONE	0 SPACES

**SEE TABLE FOR 90R S.F. OF LOT AREA = 205,235 / 4500 = 45 SPACES

Legend of Symbols & Abbreviations

(THIS IS A STANDARD LEGEND; NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊙ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⚡ WATER WAVE
⊕ BENCHMARK TOPO	⚡ CITY WIRE	⚡ WYOMAN / FDC
Ⓜ RECORD DATA	⚡ LIGHT POLE	⊙ GAS MANHOLE
Ⓜ SURVEYED DATA	⚡ STREET LIGHT POLE	Ⓜ UNDERGROUND
POB POINT OF BEGINNING	Ⓜ ELEC. TRANSFORMER	Ⓜ GAS VALVE
POC POINT OF COMMENCEMENT	Ⓜ ELEC. MANHOLE	Ⓜ GAS METER
R/W RIGHT OF WAY	Ⓜ ELEC. MANHOLE	Ⓜ GAS METER
SBL SET BACK LINE	Ⓜ ELECTRIC METER	Ⓜ GAS METER
RSP REINFORCED CONCRETE PIPE	Ⓜ ELECTRIC BOX	Ⓜ HYDRAE MARK
CMF CORRUGATED METAL PIPE	Ⓜ CABLE BOX	Ⓜ TELEPHONE WHOLE
PVC PLASTIC PIPE	Ⓜ UNDERGROUND	Ⓜ TELEPHONE BOX
HDPE HIGH DENSITY POLYETHYLENE PIPE	Ⓜ CABLE METER	Ⓜ TELEPHONE MARKER
CP CAST IRON PIPE	Ⓜ TRAFFIC POLES	Ⓜ SIGNING
DP DUCTILE IRON PIPE	Ⓜ TRAFFIC SIGNAL	Ⓜ FLAG POLE
L/S LANDSCAPING	Ⓜ TRAFFIC WHOLE	Ⓜ HOLLAND
U.G. UNDER GROUND	Ⓜ TRAFFIC SIGNAL BOX	Ⓜ LIGHT BOLLARD
-X- FENCELINE	Ⓜ GREN MANHOLE	Ⓜ BORE HOLE
-C- COAXIAL TELEVISION LINE	Ⓜ CLEAN OUT	Ⓜ MONITORING WELL
-E- ELECTRICAL LINE	Ⓜ STORM DRAIN MANHOLE	Ⓜ MAIL BOX
-G- GAS LINE	Ⓜ STORM INLET	Ⓜ SIGN
-T- TELEPHONE LINE	Ⓜ CURB INLET	Ⓜ METAL TANK COVER
-W- WATER LINE	Ⓜ ROUND STORM INLET	Ⓜ AIR COMPRESSION
-DN- DOWNGRADE ELECTRIC WIRELINE	Ⓜ UNKNOWN MANHOLE	Ⓜ ADA PARKING
— TREELINE	Ⓜ DECIDUOUS TREE	Ⓜ HED SIGN
	Ⓜ EVERGREEN TREE	Ⓜ SIGNING CONTROL MARK

Significant Observations

Ⓜ FENCE CROSSES BOUNDARY LINE BY UP TO 12".

Zoning Notes

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6 (XX).

Vicinity Map

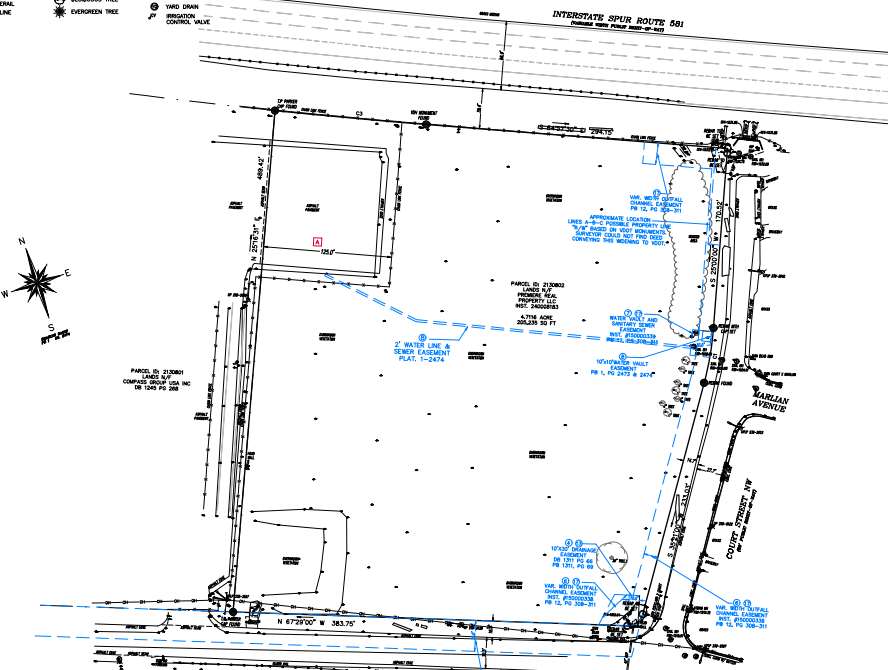


General Notes

- PARKING PROVIDED - NO STRIPED PARKING OBSERVED AT TIME OF SURVEY.
- PROPERTY IS KNOWN AS PARCEL ID 210080 IN THE CITY OF ROANOKE, ROANOKE COUNTY, VIRGINIA.
- LOT AREA = 205,235 S.F. OR 4.716 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THE SURVEYOR NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATIONS. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EXPOSURE. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY HAS ACCESS TO ROCKLAND AVENUE A PUBLIC RIGHT OF WAY.
- THE SUBJECT PARCELS CREATE A MATHEMATICALLY CLOSED FIGURE. THE SURVEYOR OBSERVED NO GAPS, CORERS, OR STRIPS ALONG COMMON BOUNDARY LINES AND RIGHTS OF WAY.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARLY MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THERE ARE NO OFFITE EASEMENTS OR SERVICES BOUNDING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.
- THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING METADANS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

Notes Corresponding to Schedule B

- Easement granted to Appalachian Electric Power Company recorded in Deed Book 830 of Page 811 - NOT PLOTTED ON SURVEY, REFERENCED DOCUMENT, MAP BOOK 1, PAGE 36, NOT SUPPLIED.
- Terms, provisions, conditions and easements set forth in that certain Deed recorded in Deed Book 131 of Page 68 - PLOTTED ON SURVEY.
- Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded as instrument No. 148000508 - NOT PLOTTED ON SURVEY.
- Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded as instrument No. 150000336 - PLOTTED ON SURVEY.
- Terms, provisions, conditions and easements set forth in that certain Agreement recorded as instrument No. 150000336 - PLOTTED ON SURVEY.
- All matters shown on Plat recorded in Plat Book 990 at Page 421 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ITEMS SHOWN, REFLECT SUBJECT PROPERTY PRIOR TO DIVISION.
- All matters shown on Plat recorded in Plat Book 1131 at Page 238 - THE BOUNDARY SHOWN REFLECTS CURRENT CONDITIONS.
- All matters shown on Plat recorded in Plat Book 1234 at Page 385 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ITEMS SHOWN, REFLECT SUBJECT PROPERTY PRIOR TO DIVISION.
- All matters shown on Plat recorded in Plat Book 1248 at Page 274 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ITEMS SHOWN, REFLECT SUBJECT PROPERTY PRIOR TO DIVISION.
- All matters shown on Plat recorded in Plat Book 1311 at Page 69 - PLOTTED ON SURVEY, NO PLOTTABLE ITEMS SHOWN.
- All matters shown on Plat recorded in Plat No. 5609-01 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ITEMS SHOWN.
- All matters shown on Plat recorded in Plat Book 1 of Page 265 - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- All matters shown on Plat recorded as Plat No. 4353 - NOT PLOTTED ON SURVEY, IS NOT LOCATED ON/DOES NOT TOUCH THE SUBJECT PROPERTY.
- All matters shown on Plat recorded in Plat Book 12 of Page 308-311 - PLOTTED ON SURVEY.
- Terms, provisions, conditions and easements set forth in that certain Deed recorded in Deed Book 1132 at Page 235 - NOT PLOTTED ON SURVEY.
- Terms, provisions, conditions and easements set forth in that certain Outlot Deed recorded in Deed Book 1307 at Page 105 - NOT PLOTTED ON SURVEY, IT IS A BLANK OUTLOT COVERING THE SUBJECT PROPERTY.



FLOOD NOTING:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Flood No. 510230, which bears an effective date of September 26, 2002. See also 510230-01 and is NOT in a Special Flood Hazard Area.

SCALE: 1" = 50'	
0	25
50	75
100	125
150	175
200	225
250	275
300	325
350	375
400	425
450	475
500	525
550	575
600	625
650	675
700	725
750	775
800	825
850	875
900	925
950	975
1000	1025

SCALE: 1" = 50'
0 25 50 75 100
Sheet 1 of 1



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