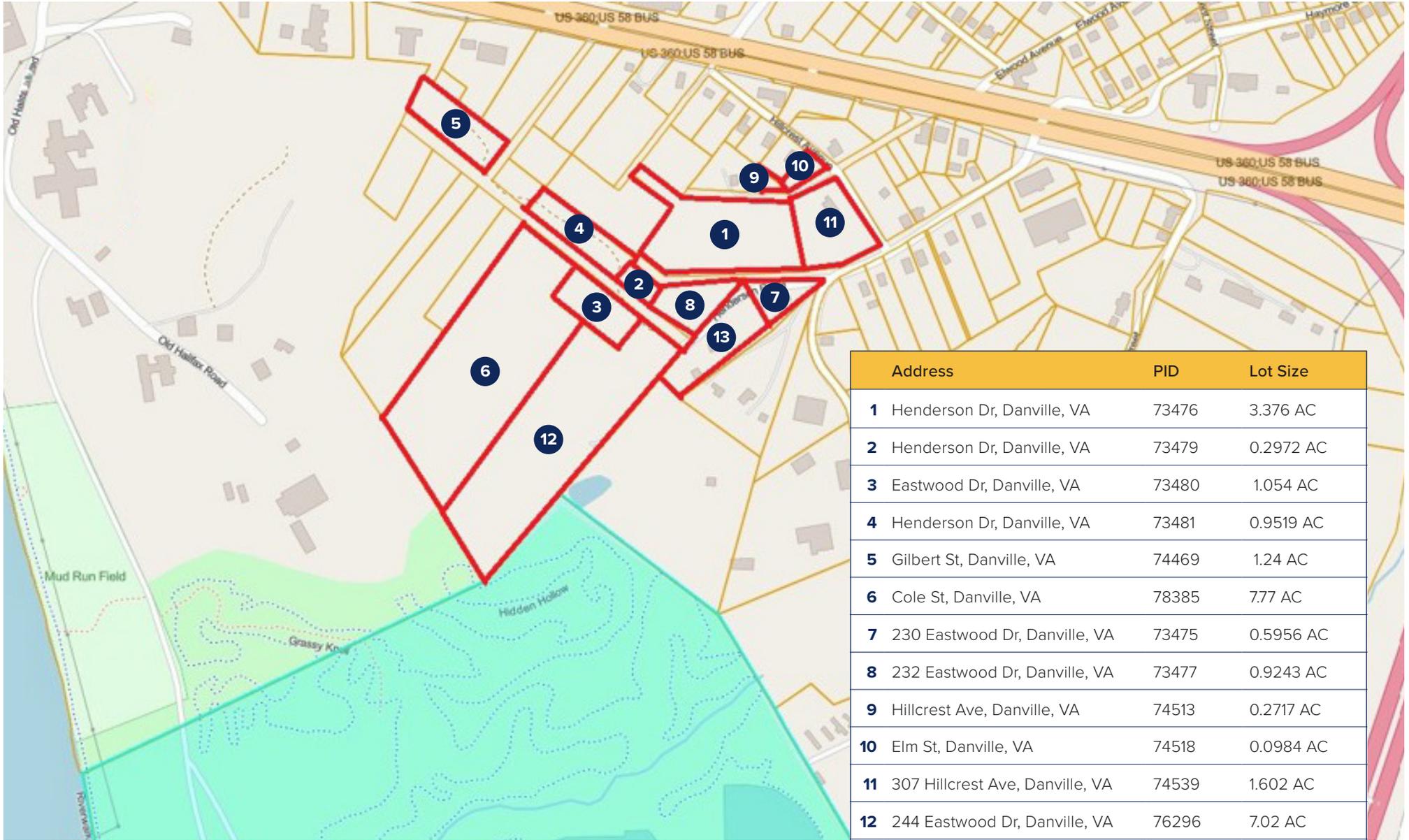




FOR SALE
\$1,500,000



26+/- Acres Zoned for Multifamily Development
Bordering Daniel Memorial Park in Downtown Danville \$1,500,000



	Address	PID	Lot Size
1	Henderson Dr, Danville, VA	73476	3.376 AC
2	Henderson Dr, Danville, VA	73479	0.2972 AC
3	Eastwood Dr, Danville, VA	73480	1.054 AC
4	Henderson Dr, Danville, VA	73481	0.9519 AC
5	Gilbert St, Danville, VA	74469	1.24 AC
6	Cole St, Danville, VA	78385	7.77 AC
7	230 Eastwood Dr, Danville, VA	73475	0.5956 AC
8	232 Eastwood Dr, Danville, VA	73477	0.9243 AC
9	Hillcrest Ave, Danville, VA	74513	0.2717 AC
10	Elm St, Danville, VA	74518	0.0984 AC
11	307 Hillcrest Ave, Danville, VA	74539	1.602 AC
12	244 Eastwood Dr, Danville, VA	76296	7.02 AC
13	234 Eastwood Dr, Danville, VA	76299	1.508 AC

26 Acres Zoned By Right for High Density Multifamily with utilities available to the site

- ✓ High Unit Yield By Right
- ✓ Rural Opportunity Zone 2.0 Eligible + Located in a Qualified Census Tract 51590001302



✓ Site Optionality

In addition to conventional multifamily, the site would be suitable for Build to Rent, Mixed Income Apartments, or a phased multi-product development

✓ Structural Undersupply

Documented demand demonstrates the need for hundreds of new apartments in Danville, especially institutional quality communities to offset aging rental stock

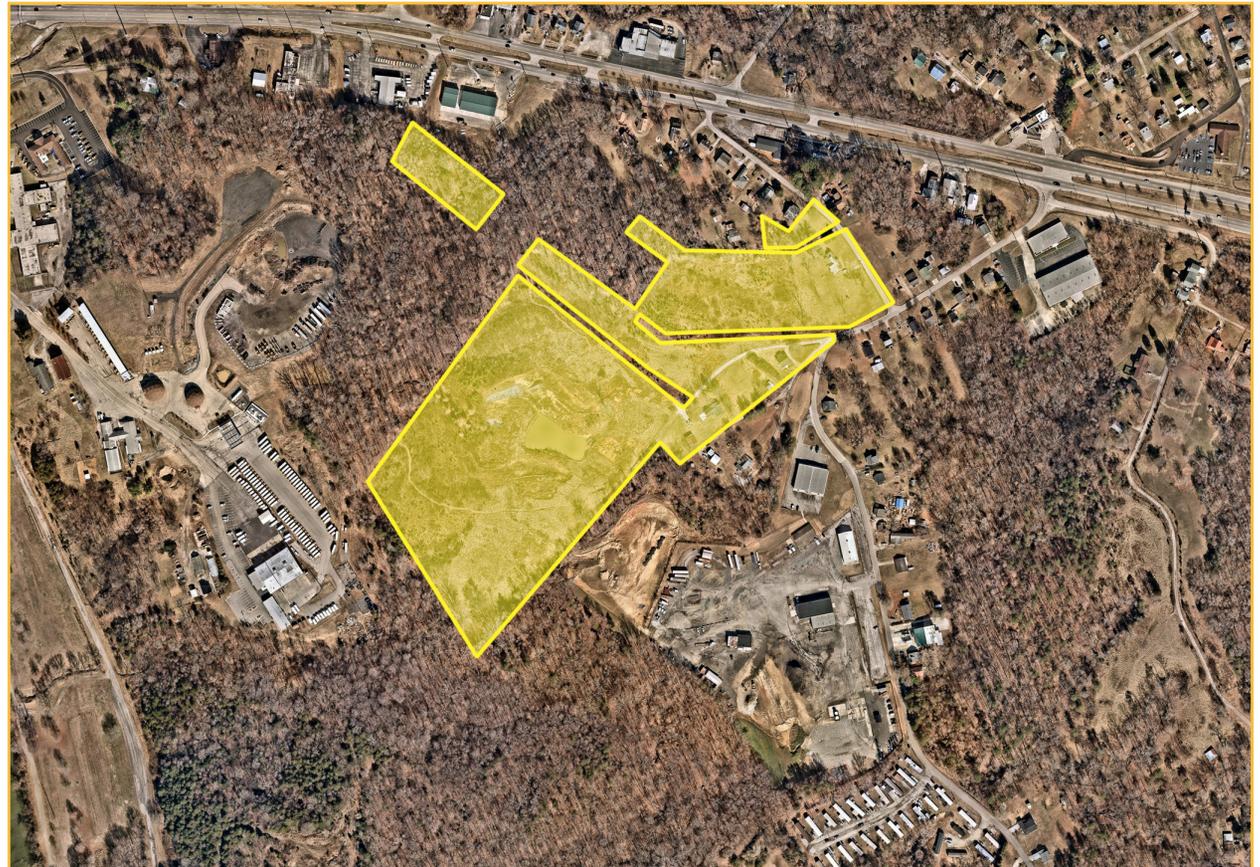
✓ Economic Inflection Point

The regional economy has diversified beyond its legacy textile base into advanced manufacturing and logistics, technology, and healthcare

Danville represents a classic early-cycle secondary market: accelerating job growth, measurable housing deficit, minimal institutional competition, and a local government aligned with residential expansion.

New multifamily product delivered at today's basis has the potential to achieve outsized stabilized yields relative to larger Virginia metros while benefiting from long-term regional economic diversification.

The city is now attracting advanced manufacturing, logistics, healthcare, and technology-driven employers, generating thousands of new jobs and positioning the region for sustained economic expansion. However, housing production has not kept pace with employment growth, resulting in a documented shortage of both rental units and single-family homes.



PHOTOS



**SR + ZR
ZONING**



**26+/-
ACRES AVAILABLE**



**FOR SALE
\$1,500,000**



Welcome to Danville



Accelerated economic development through international recruitment:

There are 11 companies with eight different foreign headquarters operating in Danville or just outside the city limits.



Danville was recognized internationally by FDI Intelligence as one of the **Top 10 micro cities** for economic potential.

2018 Site Selection Magazine placed Danville in the top 50 micro cities in economic activity in the nation. Danville is in its eighth year of implementing an award-winning redevelopment plan for the River District, which encompasses downtown and the adjoining historic tobacco warehouse district. This development plan has produced a more than three-fold return on investment, with \$35 million in public seeding and investment and nearly \$150 million in private investment. Four public streetscape phases are now complete and buildings continue to be repurposed for residential units and for locating, starting or growing businesses, including retail shops and restaurants.

Outdoor Recreation

- ✓ 18 Parks Totaling More than 922 Acres
- ✓ 30-plus miles of Single-Track Mountain Bike Trails
- ✓ 17 Athletic Fields
- ✓ 26 Playground Units
- ✓ More than 26 Picnic Shelters and Picnic Sites
- ✓ 11.7 Miles of Paved Trail Along the Dan River

Industry

Danville, VA is a recipient of the Virginia Economic Developers Association Community Economic Development Award for workforce development programming. There have been four new industry announcements and four expansions in the region in the last two years. Through the City's partnership with The Launch Place, 13 new high growth and tech entrepreneurial startups have been announced in the last four years.

Education

There are over 14 educational institutions within a 2 ½ hours drive and more than 120 colleges and universities in the Commonwealth of Virginia alone.

Location

- ✓ Amtrak Service
- ✓ Access to Interstates
- ✓ Drivable to Richmond, Washington DC and Research Triangle Park, NC



Danville Economic Growth

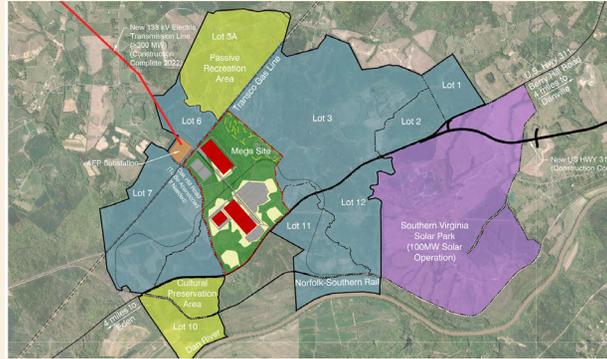
The combination of strategic economic policies, community engagement, and infrastructure improvements have positioned Danville for continued employment growth and economic development. **Major manufacturers thrive in the region:**

- ✓ Goodyear Tire and Rubber Company
- ✓ ABB, Inc.
- ✓ Nestle Refrigerated Foods
- ✓ IKEA's only North American manufacturing facility
- ✓ Virginia International Raceway
- ✓ Essel Propak
- ✓ Intertape Polymer
- ✓ Sartomer-Arkema, Inc

These are just a few of the companies that call Southern Virginia home.



Avio USA picks the Southern VA Multimodal Site for \$500M, 860,000 SF solid rocket motor plant expected to bring more than 1,000 jobs. A collaboration among Pittsylvania County, the Town of Hurt and the City of Danville, the Southern Virginia Multimodal Park is now more than 1,000 acres. Staunton River Plastics, a subsidiary of Ohio-based Rage Plastics, became the first tenant of Southern Virginia Multimodal Park when it opened a facility there in 2024. *VA Business February 23, 2026*



Southern Virginia Megasite at Berry Hill, Virginia's largest megasite, lands the biggest project Southside has ever seen. Tennessee-based Microporous, which manufactures components for electric vehicle batteries, said it will bring at least \$1.3 billion in investment to the region and create more than 2,000 jobs. *The Cardinal News November 13, 2024*



A major development transforming the City of Danville is Caesars Virginia, a resort and casino featuring a hotel, restaurants, and entertainment venues. The project is a major economic driver for the region and has already seen significant success, drawing approximately 100,000 visitors per month and generating substantial revenue for the city. *Danville-VA Gov*



Danville Economics



COST OF LIVING

23% less than Northeast US
40% less than Europe



ACCESSIBLE

1 day's drive to 60% of US Population and 2/3rd of the US Industrial Base



SKILLED WORKFORCE

\$68 million invested in scalable workforce

Affordable

- ✓ Cost of Living - 23% less than NE United States & 40% less than Europe
- ✓ Stable taxes and manufacturing costs 18% below the national average
- ✓ Robust fiber with speeds to 1 Terabyte per second
- ✓ Abundant supply of water and excess waste water capacity
- ✓ Major TRANSCO gas line
- ✓ Competitive electric rates

Accessible

- ✓ Within 1 day's drive to 60% of the US Population and 2/3rd of the US Industrial Base
- ✓ Designated Interstate 785 with connections to I-40 and I-85
- ✓ Rail service provided by Norfolk Southern
- ✓ Direct route to Mid-Atlantic Gateway at Port of Virginia
- ✓ Access to 7 domestic/international airports within 2.5 hours. An hour's drive from 4 commercial airports

Skilled Workforce

- ✓ Over \$68 M has been invested in creating a scalable workforce pipeline, supporting over 1,500 students annually to meet the labor needs of incoming industries
- ✓ The region has made significant investments in K-12 to higher education pipeline
- ✓ An industry led collaborative hub supported by applied research centers, community colleges, and universities

Public & Private Sector commitment to excellence in advanced manufacturing

- ✓ Over \$200 M invested
 - \$150 M in the Berry Hill Megasite
 - \$68 M in the advanced manufacturing precision machining educational pipeline
- ✓ Industry driven solutions for development, design, and workforce credentialed solutions
- ✓ The Institute for Advanced Learning and Research hosts the Piedmont Governor's School for Mathematics, Science, and Technology and the Academy for Engineering and Technology
- ✓ ACT Certified Workforce Ready Community with over 7,659 Region National Career Readiness Certificates (sovamegasite.org)



Development Pipeline

12 month Construction Starts Units: **0**

12 month Delivered Units: **0**

Under Construction Units: **0**

Total Market Rate Properties: **41**

Total Market Rate Units: **1,895**

Avg. Units per Property: **46**

Avg. Year Built: **1978**

Avg. Vacancy: **4%**

Avg Unit Size: **925 SF**



Dan River Falls: 190 Units

Delivered in 2024

	Avg SF	# Units	Units Mix %	Avg Rent	Avg Rent/SF
All 1 Beds	895	73	38.4%	\$1,383	\$1.55
All 2 Beds	1,362	46	24.2%	\$1,688	\$1.24
All 3 Beds	1,277	71	37.4%	\$1,694	\$1.24
Totals	1,150	190	100.0%	\$1,573	\$1.37

Pemberton Lofts: 112 Units

Delivered in 2012

	Avg SF	# Units	Units Mix %	Avg Rent	Avg Rent/SF
All 1 Beds	725	107	95.5%	\$1,240	\$1.71
All 2 Beds	950	5	4.5%	\$1,488	\$1.57
Totals	735	112	100.0%	\$1,251	\$1.70

The View at Franklin: 135 Units

Delivered in 2012

	Avg SF	# Units	Units Mix %	Avg Rent	Avg Rent/SF
All 1 Beds	852	45	33.3%	\$1,543	\$1.81
All 2 Beds	1,200	75	55.6%	\$1,831	\$1.53
All 3 Beds	1,376	15	11.1%	\$2,377	\$1.73
Totals	1,104	135	100.0%	\$1,796	\$1.63



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT

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