



RANGE
COMMERCIAL PARTNERS

BILLIUPS

BILLIUPS FUNERAL HOME

2500

CHAS. J. BILLIUPS
FUNERAL DIRECTOR

Investment Opportunity

CHURCH HILL REDEVELOPMENT SITE

2500 E Marshall Street, Richmond, VA

THE PROPERTY

Range Commercial Partners is pleased to present for sale 2500 E Marshall Street, Richmond, VA.

Built in 1917, the property served as one of the oldest funeral homes in Richmond, Billups Funeral Home, for over 100 years and still bares the original, historic signage. Its location in the newly revitalized historic Church Hill neighborhood makes it the ideal site for multiple adaptive reuses including multi-family, student housing, office, or mixed use. The property consists of 13,695 SF of existing improvements on 0.29 acres and includes a surface lot, a garage, and a sub-basement.

Property Details

Address	2500 E Marshall Street	Site Size	±0.29 Acres
County	City of Richmond	Building SF	±13,695 & Parking Lot
Floors	3 + Garage & Sub-basement	Zoning	R0-2-PE2
Year Built	1917	Parking	Surface Lot
Parcel ID	E-000-0384-023	Ingress/Egress	Fronts both Marshall St & 25th St





Investment Highlights

- ▼ The building is currently vacant (with 100 years of history as a prominent part of the community)
- ▼ Off street parking with rear alley access
- ▼ Located in the heart of a vibrant and historic neighborhood, within walking distance of dozens of local restaurants and businesses, historical homes, churches, and parks
- ▼ Easy Access to the Downtown Expressway, I-64, and I-95
- ▼ Existing bathrooms on all three floors
- ▼ Current zoning for residential or office uses and is parking exempt

- ▼ **Designed by Marcellus Wright (1881-1962),** the architect behind some of the city's most iconic buildings, including the Mosque of Acca Temple (Now the Altria Theatre) and the John Marshall Hotel (Now the Residences at the John Marshall).



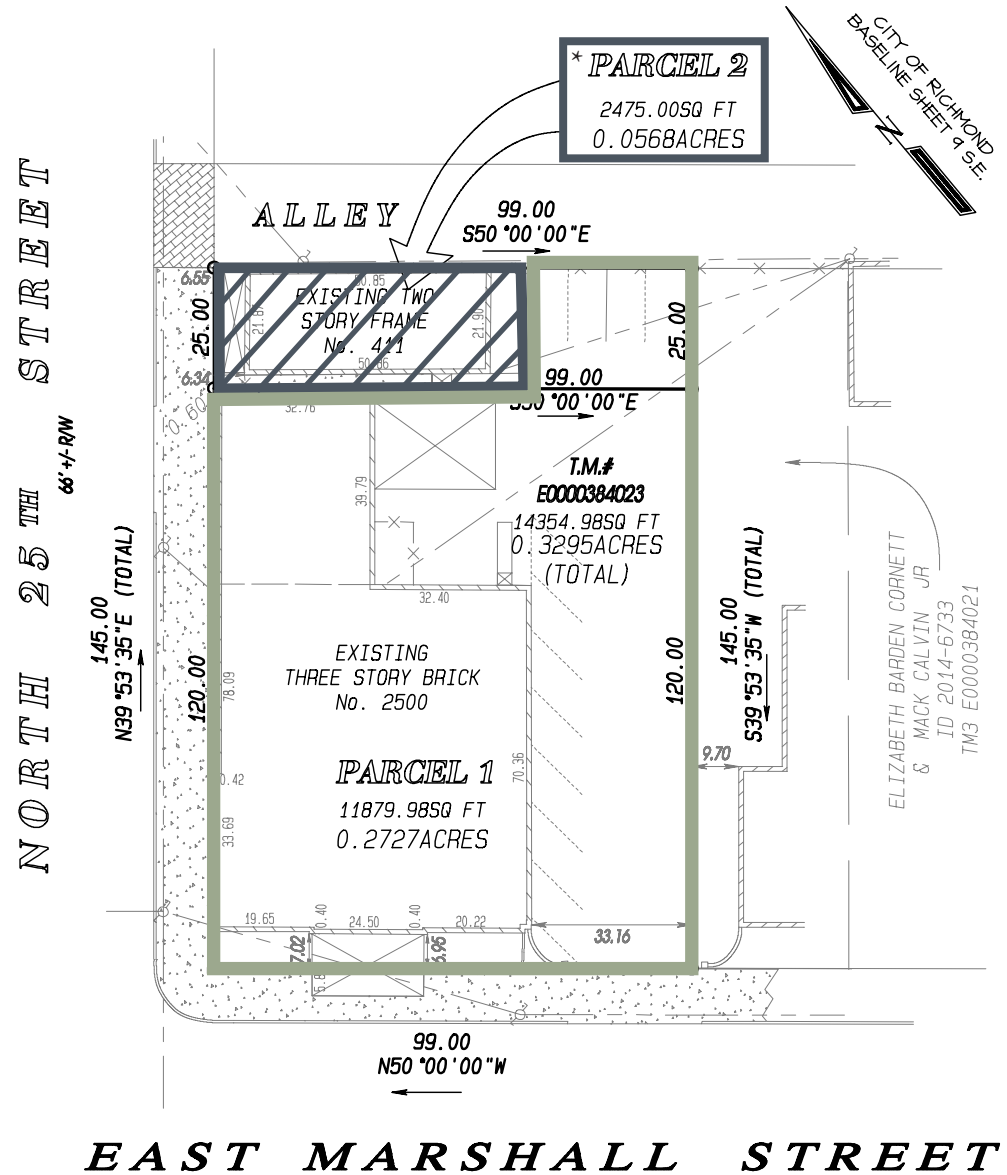
The facade of the Billups Funeral Home is classical confection that melds Greek, Roman and Renaissance elements to channel the mannerism of Michelangelo while expressing the unbridled exuberance of the 1920s.



-Architecture Richmond



Site Plan *Parcel 2 not included in sale





RENOVATION POTENTIAL

Potential Multi-Family Plan
16 Units Across 3 Floors

Zoned for Residential or Office

Site Situated in a Richmond 300 Focus Area

The Richmond 300 Master Plan designates the micro market in which the site is situated as a focus area for continued development and growth. The site falls within a neighborhood mixed use node, encompassing Jefferson, Marshall, and 25th.

Sample Block Plan



HISTORIC CHURCH HILL

Experience Church Hill, one of Richmond's top revitalizing, growing and developing submarkets.

The cobblestone streets of Church Hill are teeming with history and are home to some of the oldest structures in the country, including the site of Patrick Henry's "Give me Liberty, or Give Me Death" speech. As an incredibly walkable neighborhood, Church Hill allows residents to easily get to an unmatched number of parks, sweeping overlooks of the James River and downtown skylines, some of Richmond's hottest restaurants, unique shops, and even the Virginia Capital Trail Richmond Trailhead.

There is a strong sense of community in Church Hill fueled by annual festivals like the Church Hill Irish Festival, which draws crowds of thousands every March and will be celebrating its 40th year in 2025. Neighbors also gather at pop up markets like Union Market's Block Party and the weekly Pizza Bones Farmer's Market.

Church Hill has had a rejuvenation in the last decade with more businesses entering the area, residential development reaching new highs, and property values steadily rising. In this neighborhood, history and progress coexist to create one of Richmond's most unique areas.



The Future of the Area

4.8%

Increase in Population
(In the last 5 years)

898

Multi-family Units Under
Construction or Proposed

12.95%

Multi-family Rent Growth
(Cumulative in the last 5 years)



High Concentration of Award-Winning Restaurants

Sub Rosa Bakery
(4x James Beard Semifinalist)

The Roosevelt
(2x James Beard Semifinalist - Best Chef)

Metzger Bar & Butchery
(2x James Beard Semifinalist - Best Chef)

Alewife
(Best New Restaurant- Southern Living, GQ, Esquire)

The Hill Cafe
(35+ Year Neighborhood Staple)



- Grisette
- Union Market
- Patrick Henry Pub
- Proper Pie Co.
- Liberty Public House
- Riverbend Roastery
- Alamo BBQ
- Spotty Dog Ice Cream

- North End Juice Co.
- Slurp Ramen
- The Emerald Lounge
- Pizza Bones
- Cobra Burger
- Kahlo's Taqueria & Bar
- Fat Rabbit Bakery
- Honey Bee Bakery



Numerous Boutique Retail Shops, Gyms, Yoga Studios, Markets, Salons, and More



Tradition of Historic Building Condo Conversions in the Area

- Nolde Bakery Lofts
- Pohlig Box Factory Apts
- Former 2300 Club
- Church Hill Gables
- The Reserve

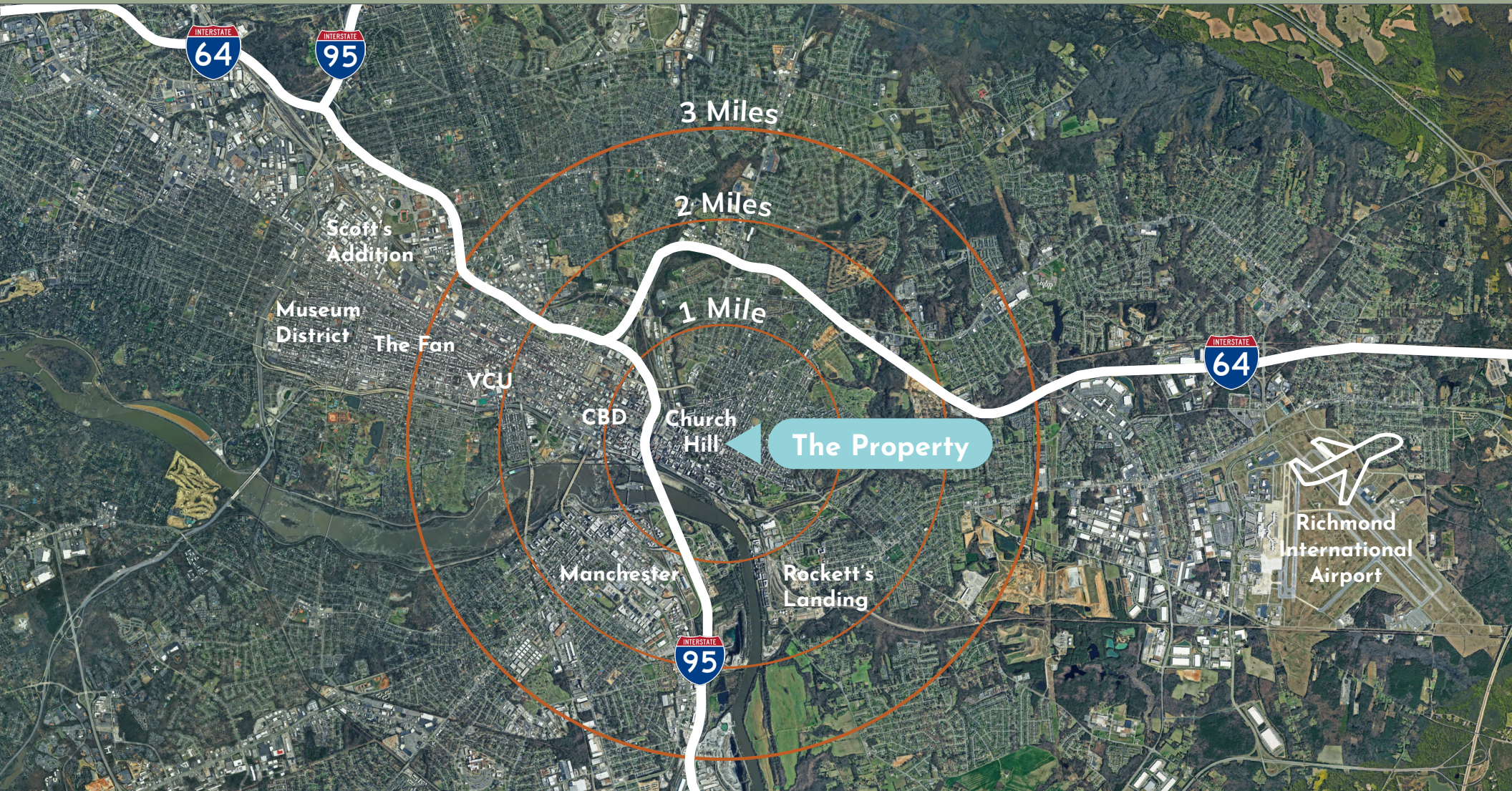
--- 15 Min Walk to Virginia Capital Trail - 51.7 Mile Bike and Pedestrian Trail

IMMEDIATE ACCESS

5 Min
Drive To
 I-95

6 Min
Drive To
 I-64

5 Min
Drive To
Richmond CBD





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