

Offering Memorandum



Rocky Mount Mixed-Use

65 Parkers Drive | Rocky Mount, VA 24151



**COMMONWEALTH
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Comprehensive Property Solutions

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FOR MORE INFORMATION:

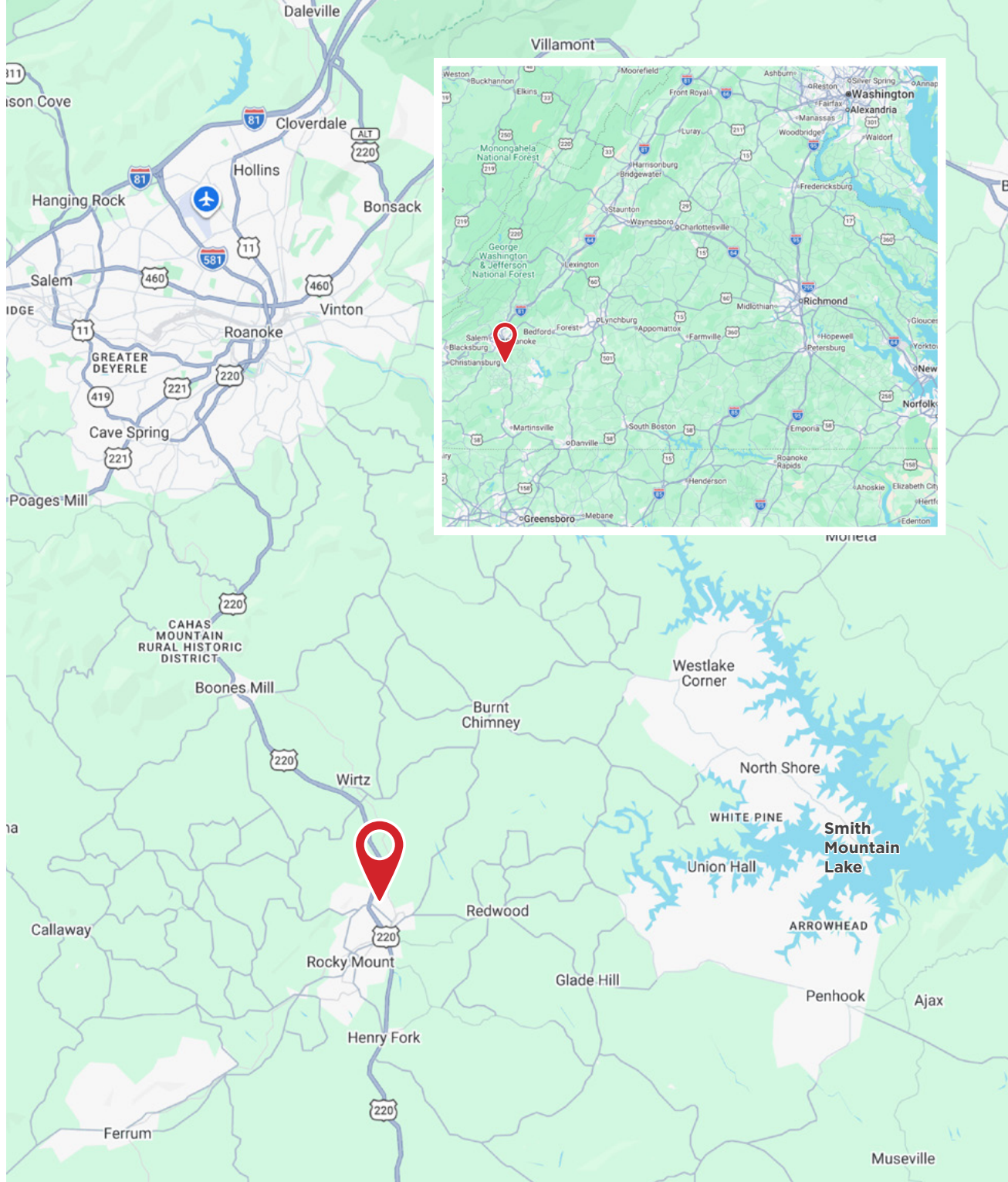
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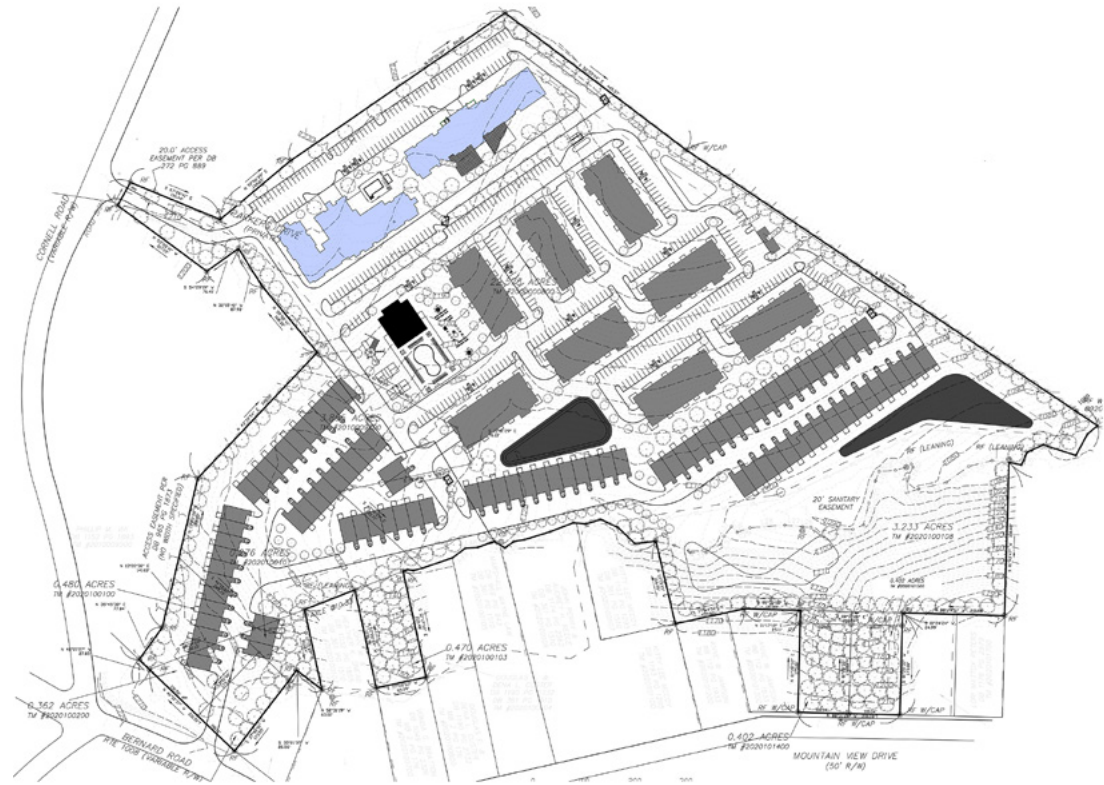
EXECUTIVE SUMMARY

Commonwealth Commercial Partners, LLC is pleased to present ±33.8 acres located at 65 Parkers Drive in Rocky Mount, Virginia. This offering consists of eleven (11) contiguous tax parcels totaling approximately 33.8 acres and is currently zoned R-3 and R-1, allowing for residential development by right. R-3 zoning accommodates higher-density residential development, generally allowing up to eight (8) or more units per acre and permitting uses such as single-family homes, townhomes, and multifamily residences. R-1 zoning permits traditional single-family residential development. The existing zoning framework provides flexibility across product types while allowing developers to move forward without the uncertainty of rezoning. The property benefits from strong frontage and direct access along U.S. 220, offering excellent visibility and regional connectivity. The site's size and configuration support a well-planned residential community with phased development potential and multiple access points. Utilities are available, and significant due diligence materials have been completed, including engineering, traffic studies, topography, and market research, providing a clear path toward development. Located approximately five minutes from Downtown Rocky Mount and approximately thirty minutes from the City of Roanoke via U.S. 220, the property is positioned to serve both local demand and the broader regional employment base. The site is also located less than 10 minutes to Summit View Business Park, a ±540-acre regional employment center currently home to projects including ValleyStar Credit Union's administrative campus, Stik-Pak Packaging, and Traditional Medicinals. The development of the park reflects the county's commitment to attracting new businesses and expanding job opportunities throughout the region. This proximity to growing employment hubs further supports long-term residential demand, making the property an attractive opportunity for residential developers seeking scale and certainty in an established growth corridor.

PROPERTY OVERVIEW

65 Parkers Drive | Rocky Mount, VA 24151

Parcel ID: 2010009600, 2000000800, 2020100108, 2020101500, 2020101400, 2010009400, 2020100100, 2020100200, 2020100300, 2020100101, and 2020100103



PROPERTY OVERVIEW

33± Acres of prime development land in the town of Rocky Mount

Conceptual plans suggest the site could support approximately 120 Townhomes, 320 Apartment units, 100 Senior Living units, and 100 Hotel units

Currently zoned R-1 and R-3

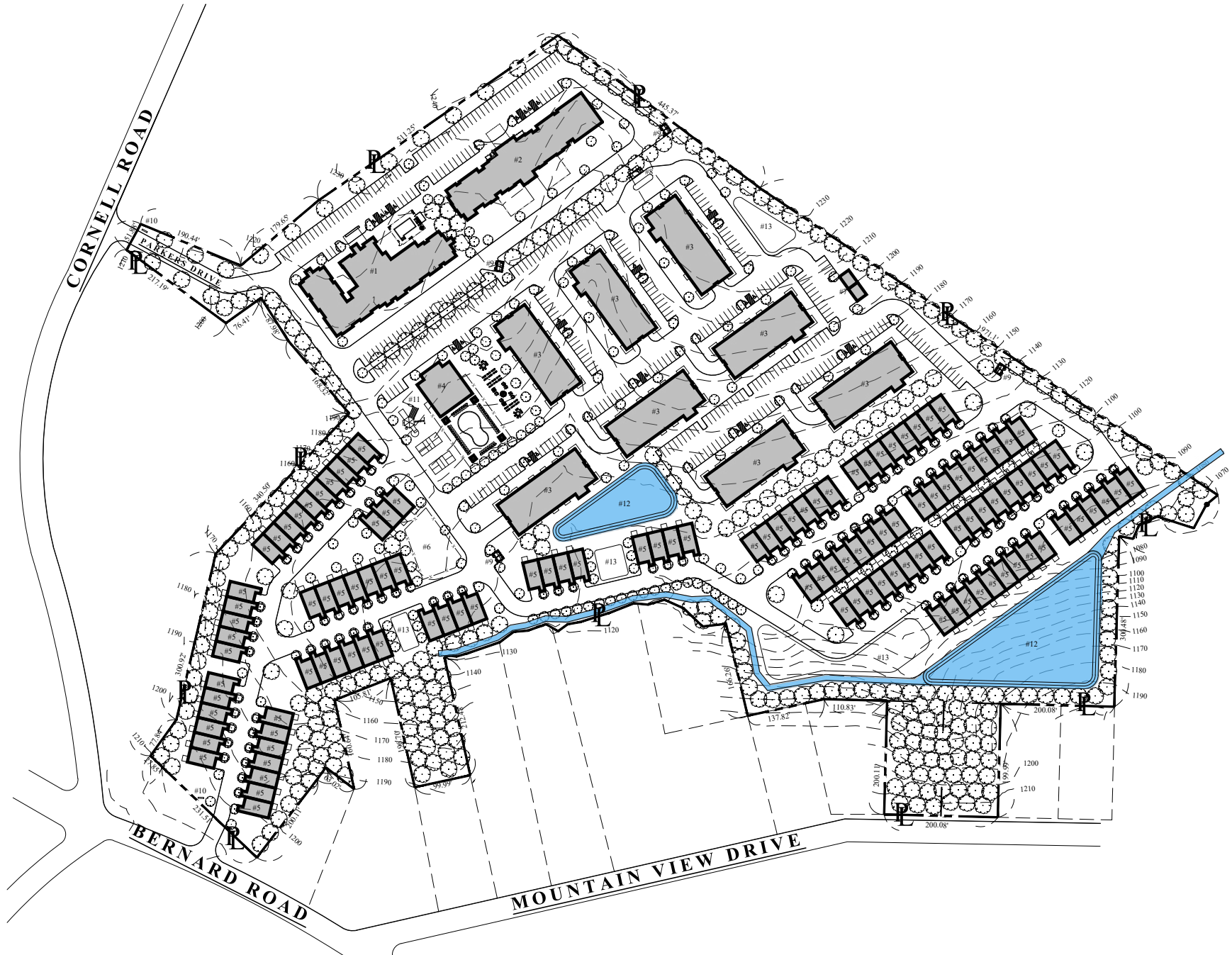
The property features direct frontage and access along U.S. 220 and is conveniently located just five minutes from downtown Rocky Mount

Utilities on site

Significant due diligence available, to include engineering, traffic studies, topography, market research and more

Sale Price: \$9,000,000

CONCEPTUAL SITE PLAN



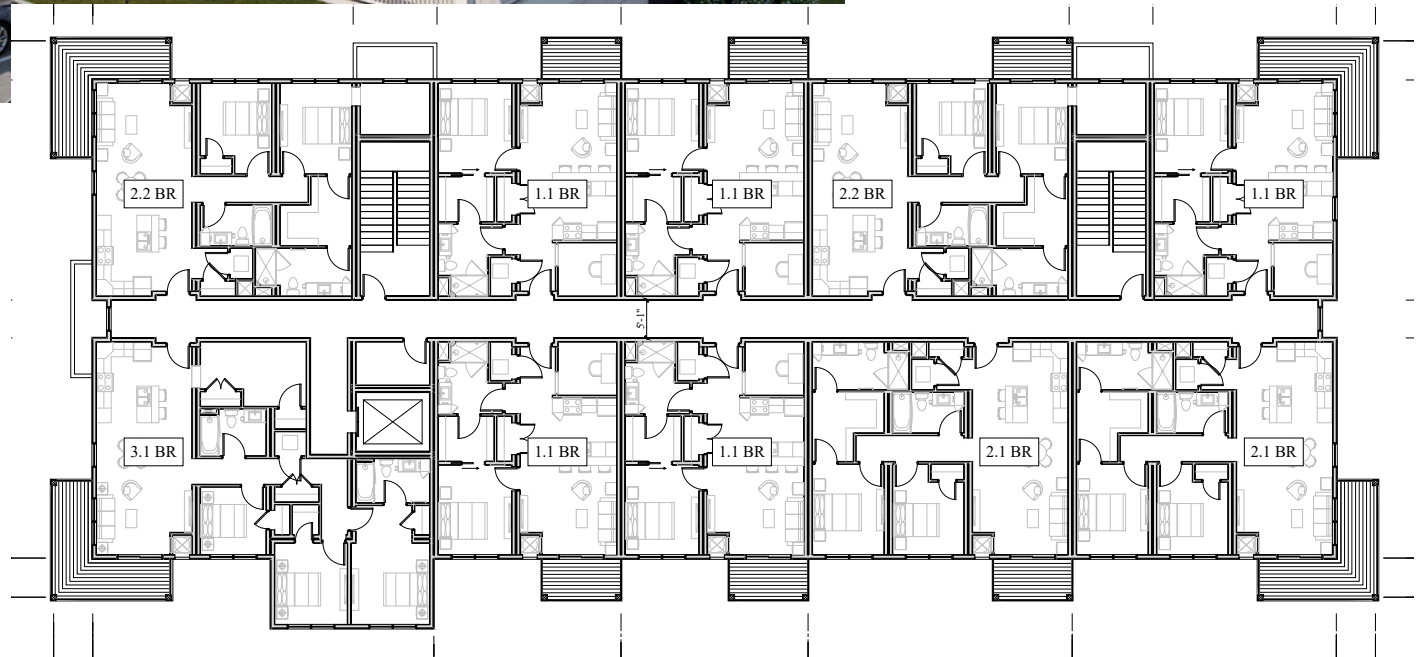
HOTEL CONCEPT



SENIOR LIVING CONCEPT



APARTMENT CONCEPT



TOWNHOME CONCEPT



MARKET OVERVIEW

ROCKY MOUNT SNAPSHOT

Rocky Mount & Franklin County remain dynamic growth regions within Southwest Virginia, buoyed by strong housing trends, ongoing industrial investment, expanding community infrastructure, and quality-of-life amenities that invite continued residential and mixed-use development interest. Proximity to downtown services, regional recreation—including Smith Mountain Lake and surrounding parks—and cultural heritage trails adds demand drivers for long-term land value growth. The presence of local entertainment venues such as the **Harvester Performance Center**, which draws regional visitors for live music and community events, further contributes to the area's visibility, tourism activity, and overall lifestyle appeal.

Dining, Breweries & Local Businesses

- › Downtown Rocky Mount features a **growing mix of restaurants, pubs, coffee shops, and breweries**, including locally owned establishments that contribute to evening and weekend activity.
- › Businesses such as **Twin Creeks Distillery**, wine bars, and live-music pubs reinforce Rocky Mount's identity as a **regional destination for food, drink, and entertainment**.

Community Events & Foot Traffic

- › Downtown hosts **large-scale community events and festivals**, drawing thousands of visitors and supporting local retail and restaurants.
- › Seasonal events, markets, and music festivals contribute to **consistent foot traffic and regional visibility**.

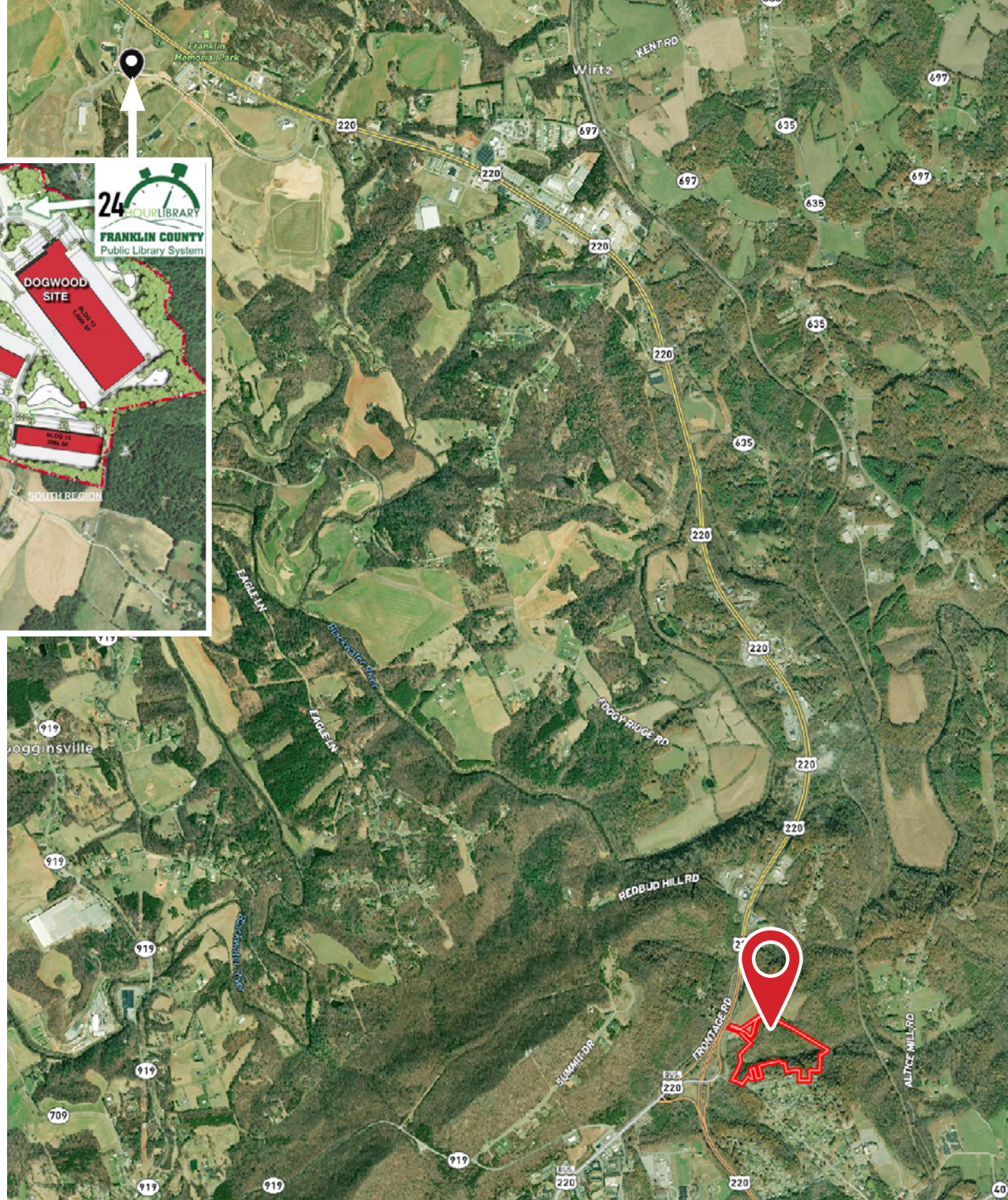


MARKET OVERVIEW

SUMMIT VIEW BUSINESS PARK



Summit View Business Park is a 540 acre newly planned industrial and business development offering ready-to-build pad sites with in-place utilities and established road infrastructure. Strategically positioned in the Rocky Mount area, the park benefits from proximity to multiple aviation facilities, including international, commercial, and general aviation airports throughout the region. Norfolk Southern's bulk transfer terminal, located approximately 20 miles from the site, provides convenient access to rail-served logistics and the movement of bulk commodities such as food ingredients, construction materials, metals, and manufacturing inputs. The development will also feature a public recreation area with walking trails and multipurpose athletic fields, enhancing the overall campus environment. Summit View Business Park is already home to, or currently under development with, several major employers including the ValleyStar Credit Union administrative campus, the Stik-Pak packaging facility, and the Traditional Medicinals tea manufacturing plant.





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