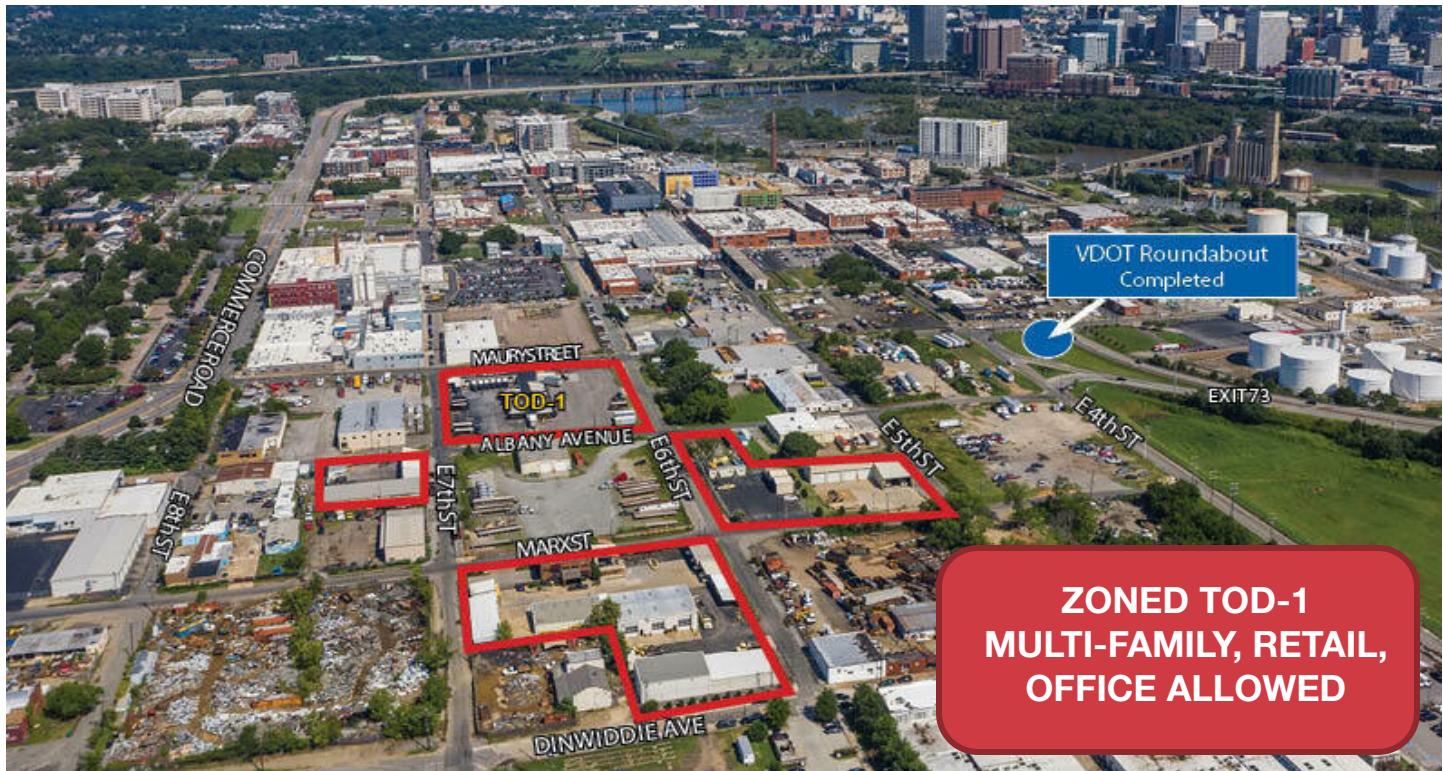


FOR SALE

[VIEW PROPERTY WEBSITE](#)

Revitalized Manchester District Development

Maury Street & Marx Street, Richmond, VA 23224



Exclusive Agents:

Robert E. Porter, Jr., CCIM, SIOR
804.521.1441
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Working Hard, Working Smart... For Our Customers



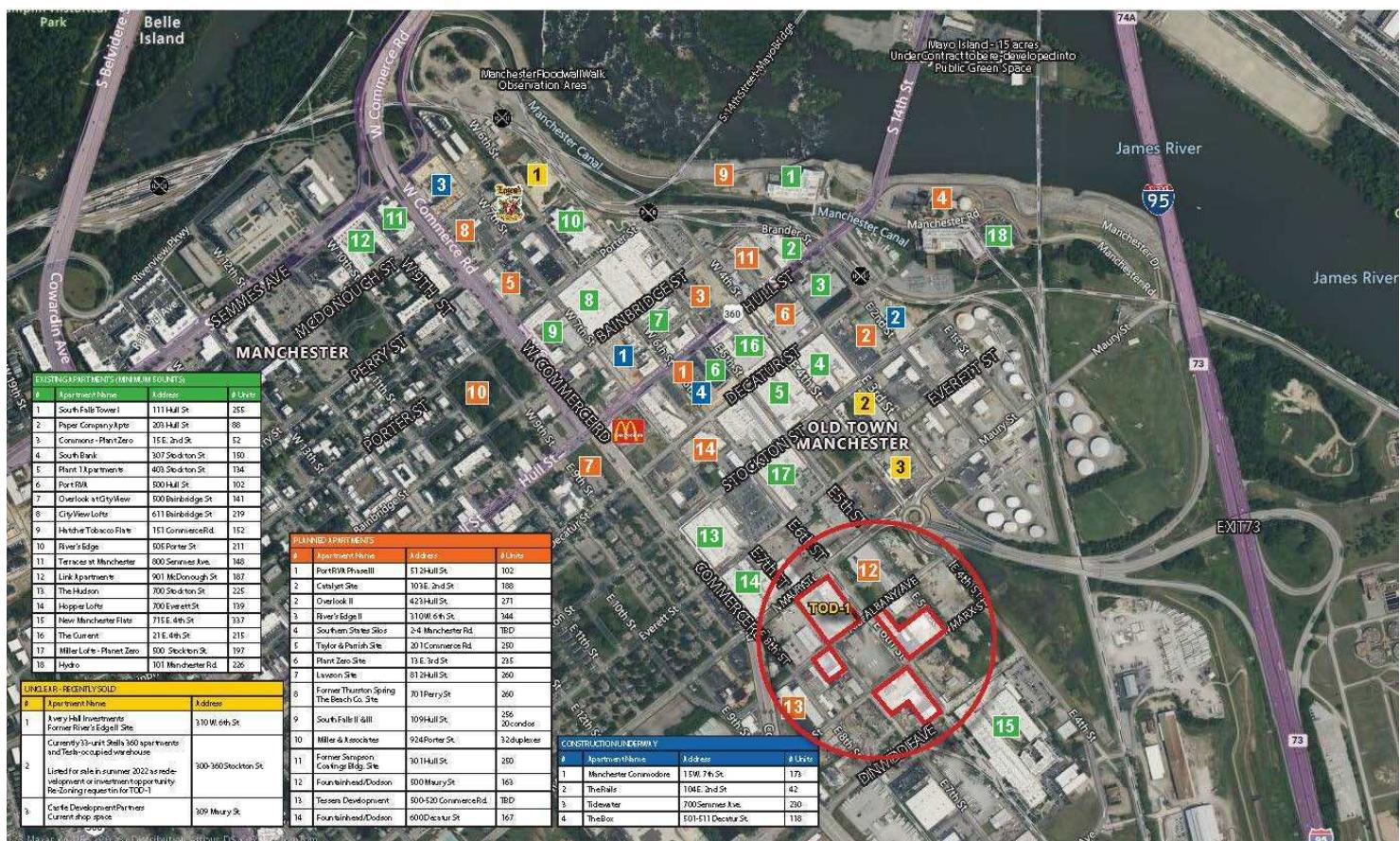
Historic Manchester District Portfolio

- 5.07 total acres (current office/shop facilities)
- 2 acres fronting Maury St. is Zoned TOD-1
- Located South of Downtown Richmond
- Immediate I-95 access at Maury Street (Exit 73)
- I-95 Exit redesign at Maury Street/roundabout installation completed in 2022
- Located in revitalized Manchester district
- Opportunity Zone & Enterprise Zone location
- Master planned for Destination Mixed-Use
- Call for more information

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Redevelopment Opportunity

TARGETED MANCHESTER AREA | MULTI-FAMILY DEVELOPMENTS June 7, 2023



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Maury Street & Marx Street, Richmond, VA 23224

Redevelopment Opportunity



PARCEL SUMMARY

Tax Parcel: S000-0221-003

Tax Parcel: S000-0221-011

Tax Parcel: S000-0221-002

Tax Parcel: S000-0221-001

Acreage: 2.00 Acres

PROPERTY HIGHLIGHTS

- Zoned TOD-1
- 600 Maury Street: 0.0541 Acre
- 610 Maury Street: 0.898 Acre (Includes Office)
- 601 Albany Street: 0.0541 Acre
- 603 Albany Street: 0.8996 Acre
- Includes Alleyway

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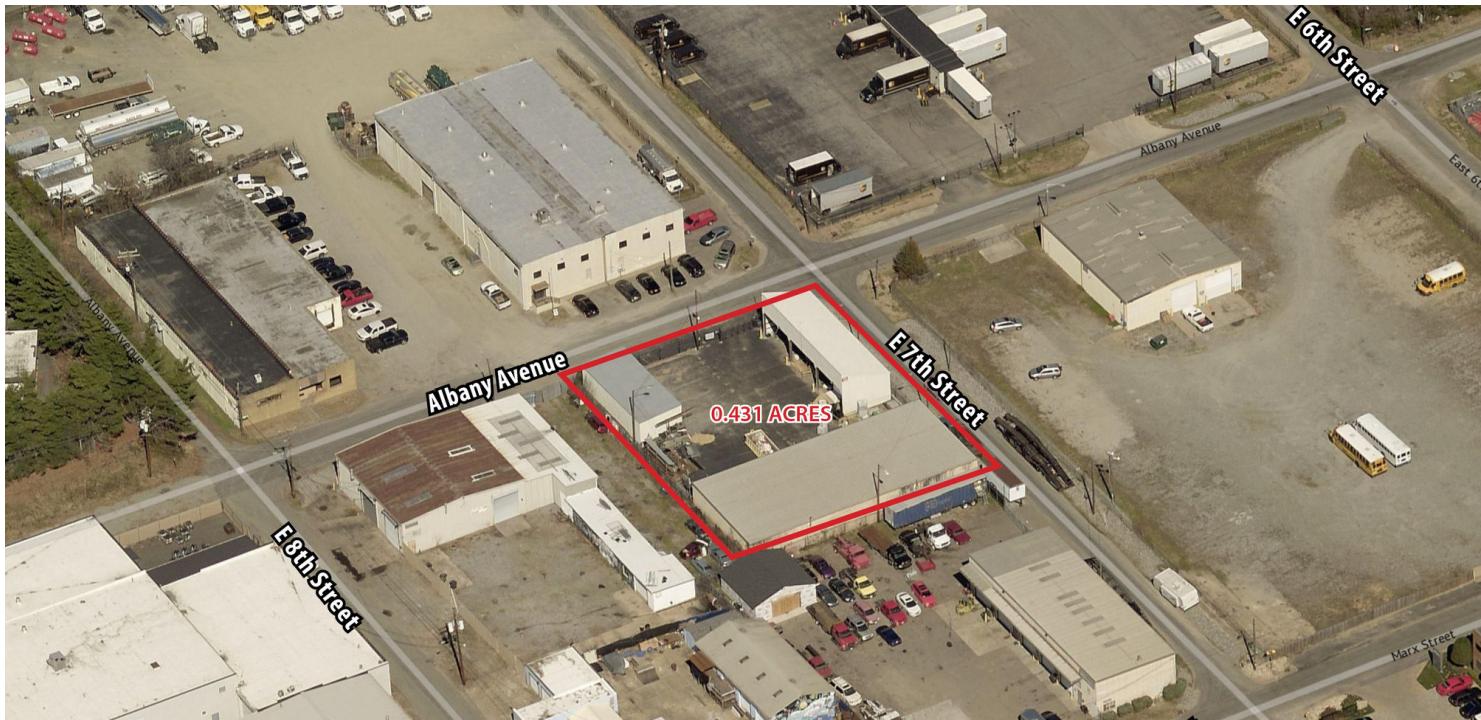
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Redevelopment Opportunity



PARCEL SUMMARY

Tax Parcel: S000-0273-007

Acreage: 0.431 Acre

PROPERTY HIGHLIGHTS

- Zoned M-2
- 700 Albany Avenue: 0.431 Acre (Includes 5,750 SF Shop Building)
- Additional Covered Storage Structures On Site

Market: Richmond

Submarket: Manchester

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PARCEL SUMMARY

Tax Parcel: S000-0271-002

Tax Parcel: S000-0271-001

Tax Parcel: S000-0271-018

Tax Parcel: S000-0271-017

Tax Parcel: S000-0271-016

Tax Parcel: S000-0271-010

Acreage: 1.1362 Acres

PROPERTY HIGHLIGHTS

- Zoned M-2
- 508 Albany Avenue: 0.1081 Acre
- 510 Albany Avenue: 0.1117 Acre
- 519 Marx Street: 0.1117 Acre
- 517 Marx Street: 0.1081 Acre
- 515 Marx Street: 0.1129 Acre
- 507 Marx Street: 0.5837 Acre (Includes 6,004 SF Shop)

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Redevelopment Opportunity



PARCEL SUMMARY

Tax Parcel: S000-0322-005

Tax Parcel: S000-0322-001

Tax Parcel: S000-0322-009

Acreage: 1.4996 Acres

PROPERTY HIGHLIGHTS

- Zoned M-2
- 600 Marx Street: 0.4996 Acre (Includes 4,500 SF Shop Buildings)
- 608 Marx Street: 0.5004 Acre (Includes 2,000 SF Office/Shop Buildings)
- 601 Dinwiddie Avenue: 0.4996 Acre (Includes 4,560 SF Shop Building)

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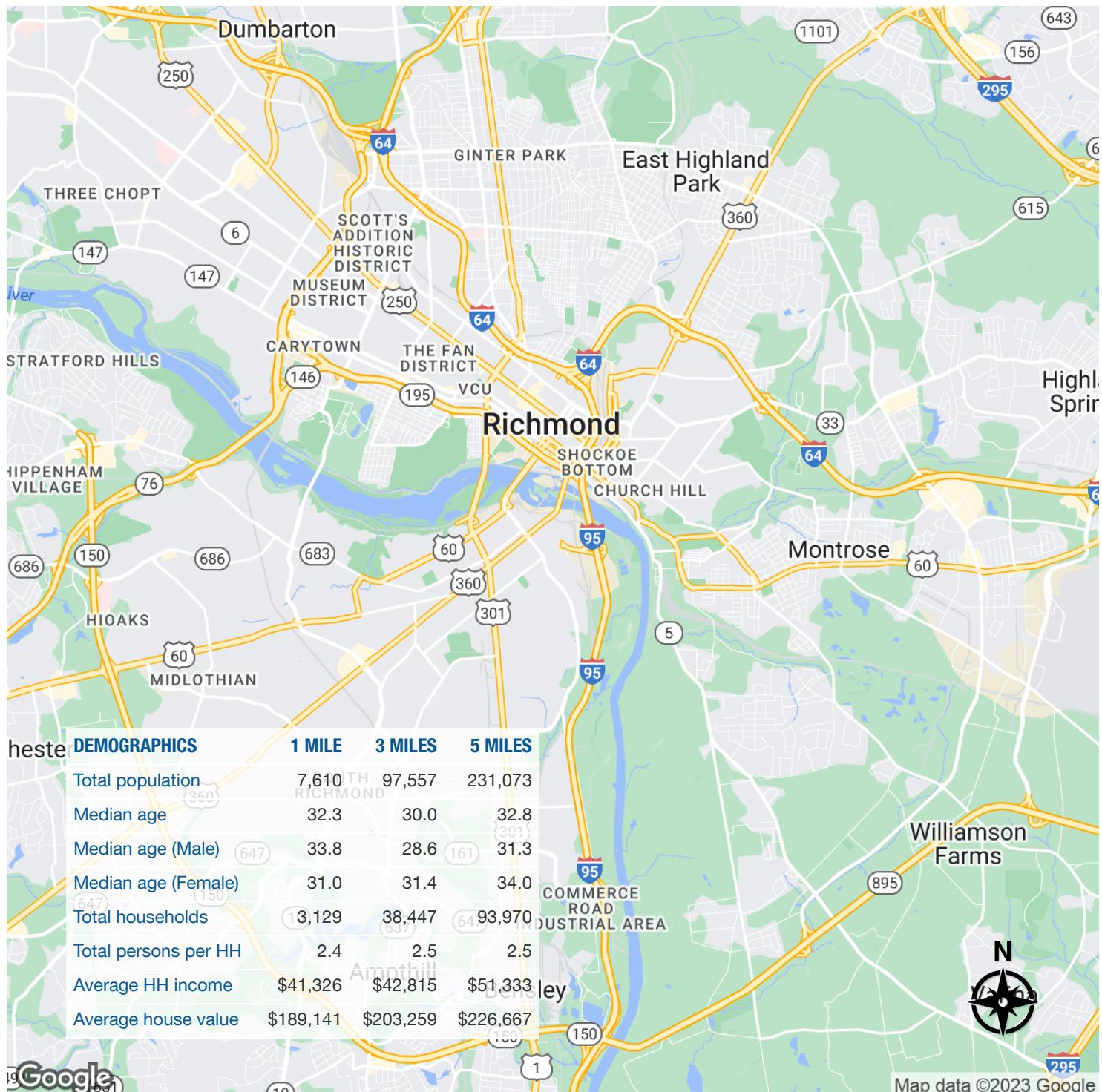
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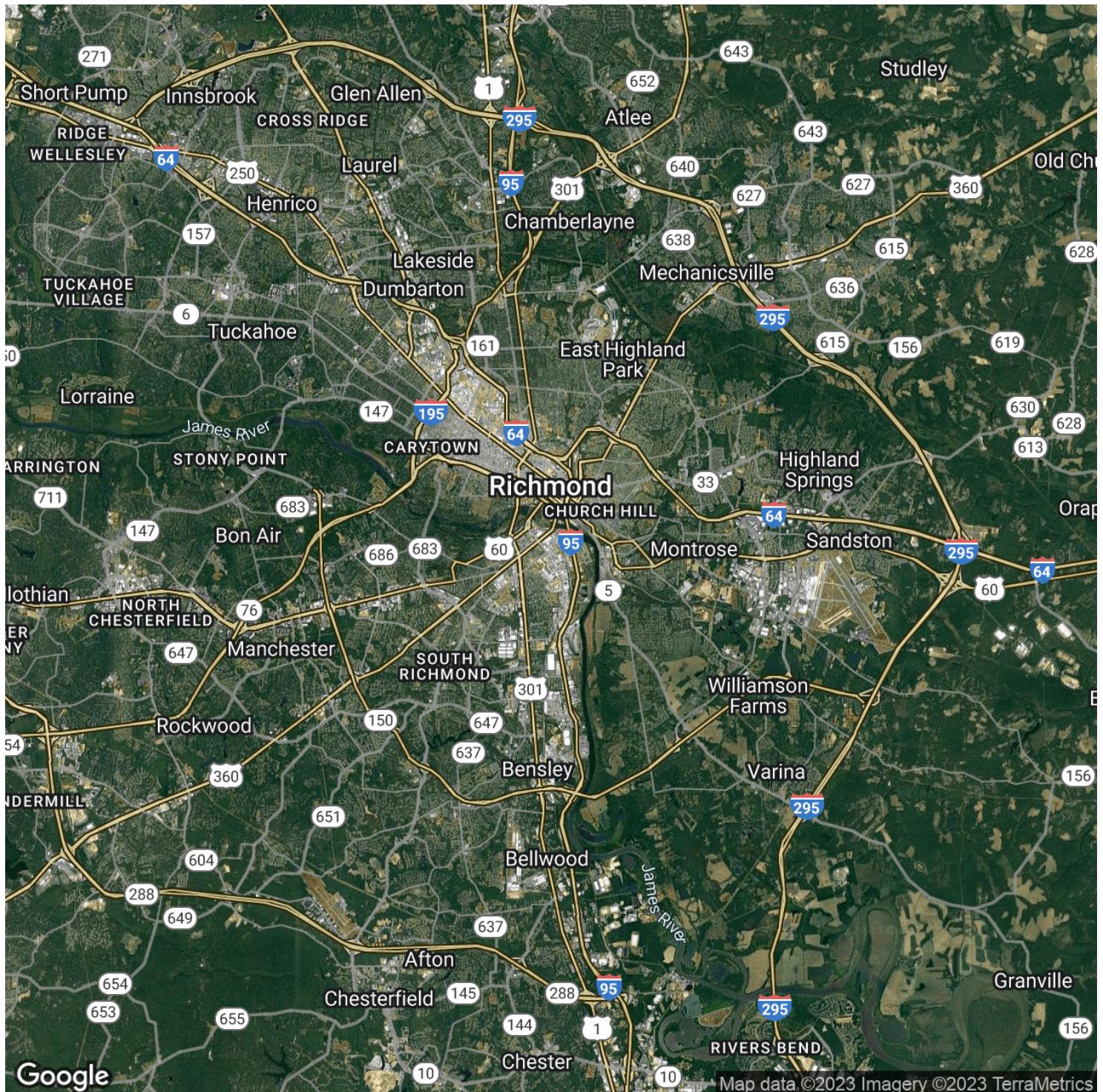
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