

LAND OFFERING MEMORANDUM

7.4 ACRES FOR DEVELOPMENT IN LEXINGTON, VA

ROUTE 39
LEXINGTON, VA 24450



OFFERING MEMORANDUM

NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C
Richmond, VA 23230



Relationships. Resources. Results.

PRESENTED BY:

JIM TUCKER, CCIM

Investment Broker/Marketing Strategist

office: (804) 396-4050

cell: (757) 870-4909

jim@networkscre.com

0225033840, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY



Property Summary

Price:	\$1,200,000
Lot Size:	7.35 Acres
Price / Acre:	\$163,265
Access:	Three points
Cross Streets:	Maury River Rd & Gallery Lane
Permitted Uses:	General Commercial
Frontage:	750 +/-
Drainage:	Excellent
Signal Intersection:	No
Utilities:	Public
Zoning:	B-1 Commercial
APN:	61-A-79

Property Overview

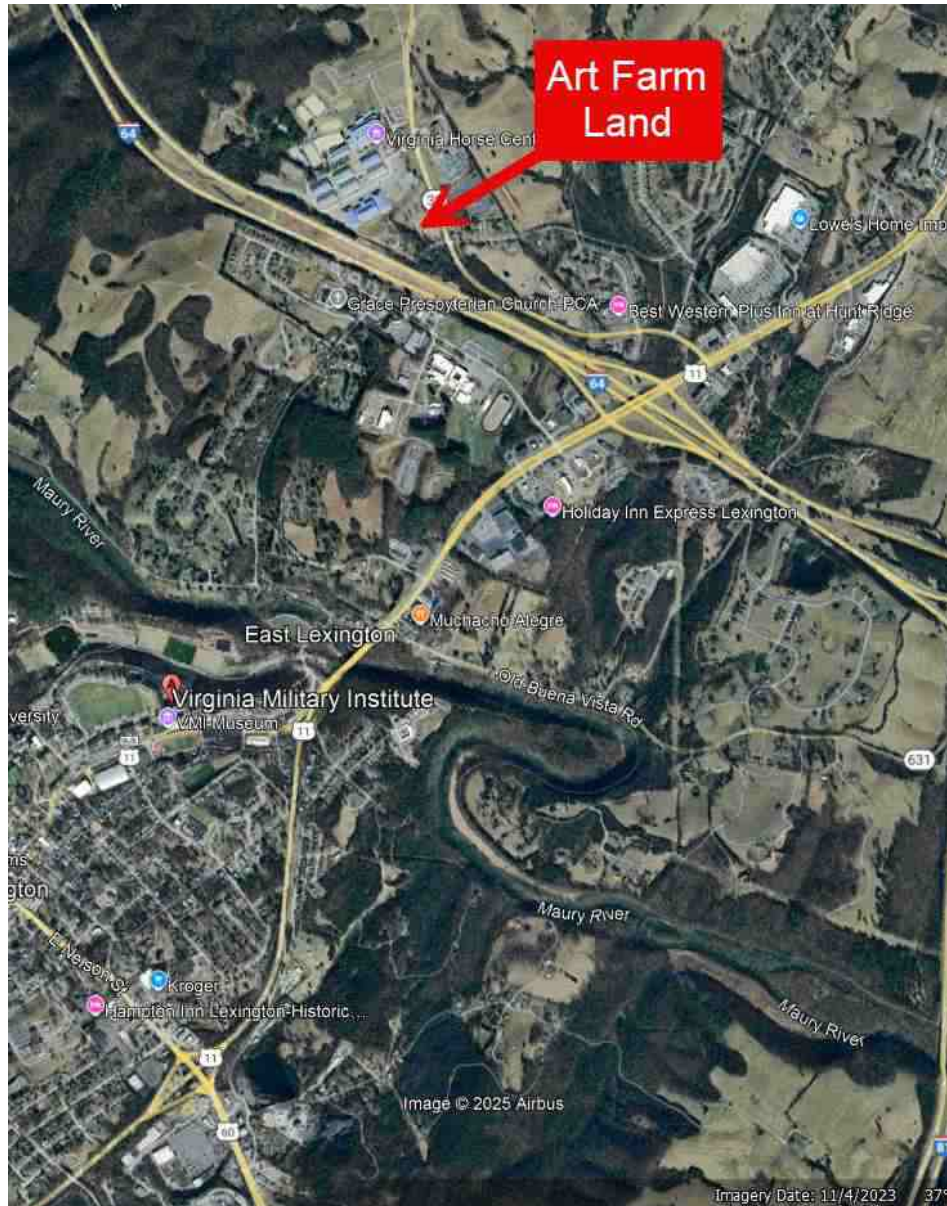
Adjacent to the Virginia Horse Center complex and a cluster of well-known hotels all at the north end of the picturesque Lexington Virginia community, this land parcel is positioned to be an outstanding contribution to the future. The site comprises 7.4 acres of land is located along I-64 at US 11 and I-81. It is flat and gently sloping to the south (see topo enclosed). The land is zoned B-1 Commercial (see zoning & permitted uses enclosed). Previous and current owners have engaged studies to support boutique lodging and cultural concepts and there is ample room on the site for entertainment venues as well.

Location Overview

Located at the intersection of I-81 & I-64, this is ideally suited for a lodging facility that brings and "experience" to the Lexington community. With two prestigious universities in Virginia Military Institute ("VMI") and Washington & Lee College and the Virginia Horse Center adjacent to the property, it is ideally suited to cater to the upscale visitor to the area.

PROPERTY DESCRIPTION

ROUTE 39 | LEXINGTON, VA 24450



The Art Farm in Lexington, VA

Lexington, Virginia is an attractive, multi-venue, destination tourist market. Two of Virginia's most prestigious educational institutions - VMI and W&L University - are located within the downtown Lexington District. Lexington's entire downtown district is listed on the National Register District of Historic Places.

Lexington's bucolic center is located just 2½ miles west of the Client's Site.

Lexington, with it population of 7000, is the county seat and the largest city in Rockbridge County. The next largest city in he County, Buena Vista, with a population of 6300, lies 6 miles to the east of Lexington. The local economy of the larger market area (to include Rockbridge County) has a population of 34000 residents and an employed base of 14000 workers. The market is diversified and not entirely reliant on tourism.

The single most important influence on the local economy and, for that matter, on the Proposed Hotel is the Horse Center (the "Center") located on Route 39 just two miles east of downtown Lexington. Since opening in 1987, the Center has hosted nearly 1,000 events of state, national and international importance - it has attracted 300,000 participants and almost 5 million spectators to its diverse annual programs.....and, the Horse Center has contributed \$ 30 million per year to the local economy. In 2002, the Center hosted 81 horse events spread over 242 days. A typical event includes 350 to 400 horses and approximately 4000 participants, spectators or exhibitors. Most events are multi-day programs, many are three or four day events.

The Lexington Area' lodging business has grown significantly since the inception of the Horse Center. Lexington's current lodging (about 1,200 rooms in total) has benefitted from the growth and expansion of the Horse Center. A recent study undertaken by the University of Virginia attributes annual lodging expenditures of \$6.3 million to activities and events at the Center. Hotels located closer to the Center would be expected to capture a significantly greater portion of revenues from activities at the Center.

NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

VIRGINIA HORSE CENTER EVENTS Calendar 2025

PROVISIONAL



JANUARY

- 10-12** Dog Owner Training Club of Lynchburg Agility Trials
16-19 Lexington Country I - Blue Ridge Champions Series* **HJ**
24-26 DC Fast Pitch Softball
31 USA BMX

FEBRUARY

- 1-2** USA BMX
8-9 DC Fast Pitch Softball
8-9 Eventing in Virginia - Jumper Derby & Dressage **EV D**
8-9 Virginia Winter Tournament **QH**
15-16 DC Fast Pitch Softball
21-22 Lone Star Rodeo **W**
27-28 Spring Welcome - Blue Ridge Champions Series* **HJ**

MARCH

- 1-2** Spring Welcome - Blue Ridge Champions Series* **HJ**
8-9 DC Fast Pitch Softball
8-9 Heart of Virginia Alpaca Show
14-16 IEA Zone 3 Finals **HJ**
15-16 Eventing in Virginia - Jumper Derby & Dressage **EV D**
18 Career Fest
22-23 Trimble's Ridge **HJ**
23 VHC Eventing Starter Trials* **EV**
27-30 VQHA March to Virginia and Virginia Maiden* **QH**

APRIL

- 3-5** Great American Ranch and Trail Horse Sale **W**
5 Rockbridge Bull & Oyster Fest
5-6 EquiSmartz 4-H Event
11-12 United Professional Horsemen's Association (UPHA) **PH**
11-13 Blue Ridge Arabian Classic*
12 Eventing in Virginia - Jumper Derby & Dressage **EV D**
17-19 VQHA Spring Breakout* **QH**
23-27 Lexington Spring Premiere A - Festival of Champions* **HJ**
30 Lexington Spring Encore A - Festival of Champions* **HJ**

MAY

- 1-4** Lexington Spring Encore A - Festival of Champions* **HJ**
7-10 Bonnie Blue National Horse Show* **SB**
15-18 Mid-Atlantic Dressage Festival* **D**
15-18 Keswick Horse Show A **HJ**
22-25 VHC Eventing* **EV**
29-31 Virginia Barrel Classic **W**

JUNE

- 1** Virginia Barrel Classic **W**
7 Overdrive Monster Trucks
7 Bit-N-Bridle Horse Show
7 4-H Qualifier Horse Show
12-14 Rockbridge Horse Show* **SB**
18-21 Shenandoah Classic Horse Show* **SB**
24-25 House Mountain Horse Show **HJ**
26-28 Equestrian Vaulting Region IX Championship
30 Firecracker Classic Pre-Show and Region 15 & 16 Arabian Championships

JULY

- 1-5** Firecracker Classic Pre-Show and Region 15 & 16 Arabian Championships
4-6 Balloons over Rockbridge
11-13 Dressage at Lexington **D**
25-27 JM Equine Barrel Race **W**
26 Eventing in Virginia - Jumper Derby & Dressage **EV D**
26-27 American Connemara Pony Region III Championship
31 East Coast Arabian Championships

AUGUST

- 1-3** East Coast Arabian Championships
5-10 Lexington National Horse Show A - Festival of Champions* **HJ**
15-17 National Barrel Horse Association Colonial Nationals **W**
16 Goose Creek Horse Show **HJ**
20-21 Virginia Classic Open Dressage **D**
22-24 2025 Sallie B. Wheeler USEF/USHJA National Hunter Breeding Championship* **H**
22-24 USHJA Young Hunter Pony National Championship* **H**
23-24 ERAHC Virginia Classic Andalusian Show
23-24 VHC Eventing Starter Trials & XC Schooling* **EV**
29-31 JM Equine Barrel Race **W**
30 Dairy Goat Society of Virginia Show
30 East Coast Halter Futurity **QH**
30-31 House Mountain Horse Show **HJ**

SEPTEMBER

- 4-7** VA 4-H State Championship Horse & Pony Show
11-13 Rockbridge Regional Fair & Expo / 4-H Livestock Show
12-14 Virginia Paint Horse Show **PH**
13-14 House Mountain Horse Show **HJ**
19-21 VA State Barrel Show Finals **W**
20 Rockbridge High School Corn Hole Tourney
20 Eventing in Virginia - Jumper Derby & Dressage **EV D**
24-27 ASHAV Horse Show **SB**
27 Open Trail Day **SB**
27-28 Barrel Racing Clinic **W**

OCTOBER

- 2-5** VADA Fall Show/USDF Region I Finals **D**
9-11 Friesian Grand National Championship
11 Eventing in Virginia - Jumper Derby & Dressage **EV D**
17-18 Beach Music Festival
18 Goose Creek Horse Show **HJ**
18-19 Therapeutic Riding Association of Virginia
19 Benefit Trail Ride for Breast Cancer
23-26 SWVHJA Horse Show **HJ**
27-30 American Trakehner Association Annual Meeting
30-31 VHC Eventing* **EV**

NOVEMBER

- 1-2** VHC Eventing* **EV**
6-9 VHSA Associate Championship Horse Show **HJ**
14-15 Southern Extreme Bull Riding Association (SEBRA) **W**
21-23 VQHA Virginia Harvest Festival* **QH**

DECEMBER

- 6** Rockbridge Christmas Basket Program
11-14 The Barracks Show **HJ**
20-21 DC Fast Pitch Softball

* Indicates VHC-owned events.
 All dates are subject to change or cancellation.
 Visit the website for the most up-to-date event schedule.



NETWORKS COMMERCIAL REAL ESTATE
 5006 Monument Avenue, Suite C
 Richmond, VA 23230

JIM TUCKER, CCIM
 Investment Broker/Marketing Strategist
 O: (804) 396-4050
 C: (757) 870-4909

jim@networkscre.com
 0225033840, Virginia



EV Eventing

H Hunter

J Jumper

PH Paint Horse

QH Quarter Horse

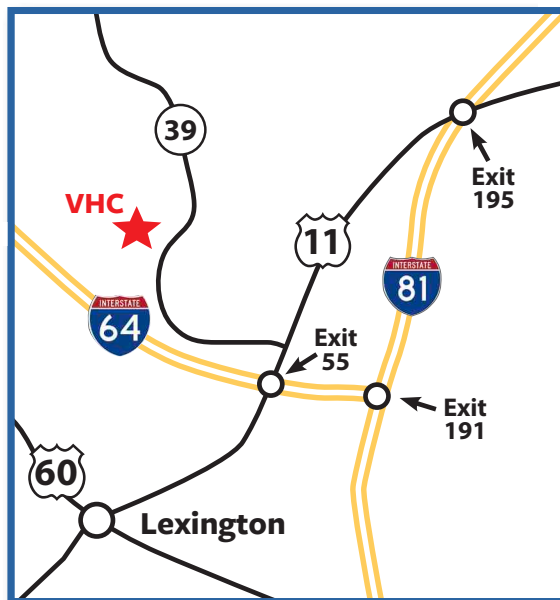
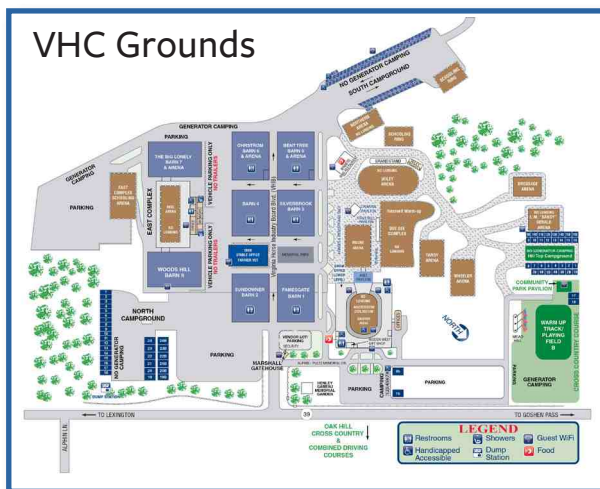
SB Saddlebred

W Western

UPDATED: Aug 15, 2025

487 Maury River Road
Lexington, VA 24450
t. (540) 464-2950

vahorsecenter.org

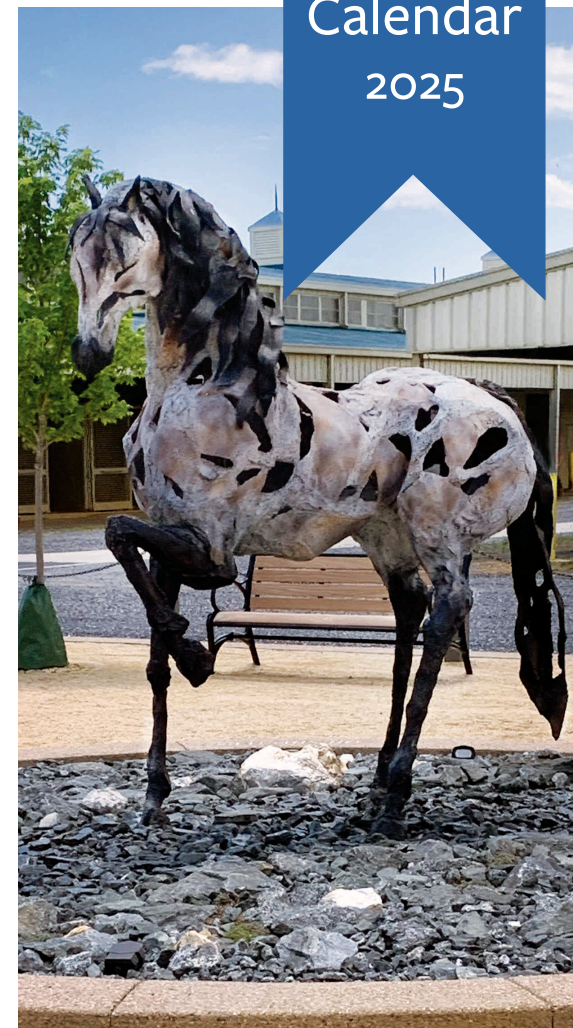


FROM THE NORTH: I-81 South to Exit 191. Proceed on I-64 West to Exit 55. Turn right on Route 11 North, and immediately left on Route 39 West. One mile ahead on the left.

FROM THE SOUTH: I-81 North to Exit 191. Proceed on I-64 West to Exit 55. Turn right on Route 11 North, and immediately left on Route 39 West. One mile ahead on the left.

FROM THE EAST: I-64 West to I-81 South. Follow the above directions "From the North".

FROM THE WEST: I-64 East to Exit 55. Turn left on Route 11 North, and proceed 1/4 mile to the stoplight. Turn left on Route 39 West. One mile ahead on the left.



Find us, follow us!

THE MISSION

The Virginia Horse Center Foundation provides a world-class facility hosting regional, national, and international equestrian events.

The Virginia Horse Center Foundation is a 501(c)(3)

not-for-profit commercial real estate
5006 Monument Avenue, Suite C
Richmond, VA 23230

NETworks
CRE.COM
Relationships. Resources. Results.

JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

LOOKING NORTH

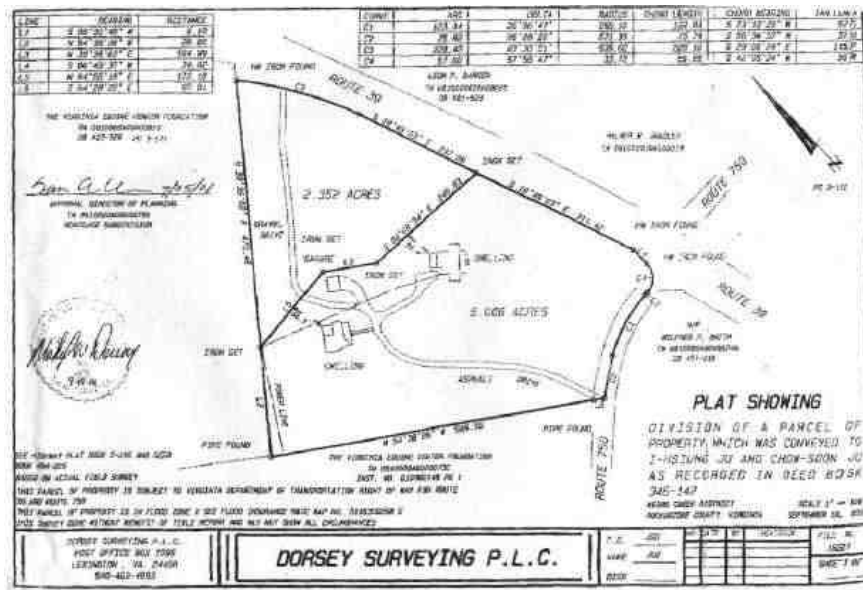


NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

7.4 ACRE SITE



NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230

JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

- 604B.02-11 Signs as provided in [Article 7](#).
- 604B.02-12 Manufactured homes nineteen (19) feet or greater in width as provided in [Article 7](#).
- 604B.03 Special Exceptions. In Residential Mixed R-2, special exceptions may be issued for the following uses:**
- 604B.03-1 Bed and breakfast homestay.
- 604B.03-2 Nursing home, Continuing Care Retirement Community.
- 604B.03-3 Public Utilities as defined, but not to include office complexes and equipment yards, power plants, substations, data centers, and water and wastewater treatment plants.
(Sec. 604B.03-3 Amended by Ord. of 10-27-14)
- 604B.03-4 Schools, private.
- 604B.03-5 Parks and playgrounds.
(Sec. 604B.00 Added by Ord. of 4-14-08)
- 604B.03-6 Wind Energy Systems and Micro Wind Systems per requirements in [Section 715.00](#) of these Regulations.
(Sec. 604B.03-6 Added by Ord. of 11-24-08)

605.00 GENERAL BUSINESS DISTRICT - B-1

- 605.01 Statement of Intent. Generally, this District covers that portion of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations. It is the intent of this Article that no private dump or landfill be allowed in the B-1 General Business District.
- 605.02 Permitted Uses. Within the General Business District B-1, the following uses are permitted:
- 605.02-1 Department stores, variety stores, specialty shops, discount shops, and appliance stores.
- 605.02-2 Bakeries and canneries.

- 605.02-3 Laundries, dry cleaning shops and clothes dyeing establishments.
- 605.02-4 One (1) or two (2) family dwellings meeting the area and setback requirements of the R-2 District if public water and sewer are available or the R-1 District if on a private drainfield and well or public water.
(Sec. 605.02-4 Amended by Ord. of 2-23-09)
- 605.02-5 Retail business or service establishments such as grocery, fruit, or vegetable stores, drug stores, barber and beauty and other personal service shops, hardware stores, clothing stores, liquor stores, florists, and food lockers.
- 605.02-6 Theaters, assembly halls, playhouses and dinner theaters.
- 605.02-7 Hotels and motels.
- 605.02-8 Banks and loan and finance offices, including drive-in types.
- 605.02-9 Churches and other places of worship, church school buildings, and cemeteries.
- 605.02-10 Libraries.
- 605.02-11 Hospitals, general.
- 605.02-12 Funeral home and/or mortuary.
- 605.02-13 Automobile service stations and garages (with major repair under cover).
- 605.02-14 Clubs and lodges.
- 605.02-15 Automobile sales.
- 605.02-16 Lumber and building supply (with storage under cover).
- 605.02-17 Plumbing and electrical supply (with storage under cover).
- 605.02-18 Carpenter, electrical, plumbing, heating, welding sheet metal, appliance, bicycle, watch and shoe repair, painting, publishing, lithographing, upholstering, gunsmith or similar shops provided that any use shall be conducted within a completely enclosed building and provided that no part of a building for such use shall have any opening other than stationary windows or required fire exits within one hundred (100) feet of any residential district.
- 605.02-19 Reserved. (Sec. 605.02-19 Deleted by Ord. of 10-27-14)

- 605.02-20 Restaurants, cafes, dairy product stores and soda fountains, and drive-in eating and refreshment establishments.
- 605.02-21 Newspaper offices and printing shops.
- 605.02-22 Business and professional offices.
- 605.02-23 Greenhouses.
- 605.02-24 Police, fire, and rescue squad stations.
- 605.02-25 Post offices.
- 605.02-26 Veterinary clinics, kennels and animal hospitals provided that any structure or premise used for such purposes shall be distant at least two hundred (200) feet from any residential district.
- 605.02-27 Swimming pools, skating rinks, golf driving ranges, miniature golf courses, riding academies, livery stables, amusement parks, or similar recreational use or facility, if located at least two hundred (200) feet from any residential district.
- 605.02-28 Bus stations and taxi stands.
- 605.02-29 Radio and television broadcasting studios.
- 605.02-30 Public buildings and properties of a cultural, administrative, or service type.
- 605.02-31 Reserved. (Sec. 605.02-31 Deleted by Ord. of 2-23-09)
- 605.02-32 Parking garages and parking lots.
- 605.02-33 Business and vocational schools.
- 605.02-34 Off-street parking as required by this Ordinance.
- 605.02-35 Signs as provided in [Article 7](#), to include Electronic Fuel Pricing Signs.
(Sec. 605.02-35 Amended by Ord. of 11-25-13)
- 605.02-36 Museums.
- 605.02-37 Bowling alleys.
- 605.02-38 Bed and breakfast homestay, bed and breakfast inn, tourist home, and country inn.
(Sec. 605.02-38 Amended by Ord. of 6-25-18)
- 605.02-39 Nursing home.

- 605.02-40 Recreational vehicles and manufactured homes sales.
- 605.02-41 (deleted 6/26/95)
- 605.02-42 Child Care Centers.
- 605.02-43 (deleted 1/22/2007)
- 605.02-44 Propane storage and distribution station five hundred (500) gallons or less.
(Sec. 605.02-44 Added by Ord. of 7-26-10)
- 605.02-45 Cultural Art Centers.
(Sec. 605.02-45 Added by Ord. of 1-24-22)
- 605.02-46 Cultural Music Centers.
(Sec. 605.02-46 Added by Ord. of 1-24-22)
- 605.02-47 Upper and/or lower (basement) story apartments/condominiums; provided, at minimum, ninety percent (90%) of street level is in business use.
(Sec. 605.02-47 Added by Ord. of 3-27-23)
- 605.02-48 Recreation, indoor.
(Sec. 605.02-48 Added by Ord. of 2-12-24)
- 605.02-49 Car Wash.
(Sec. 605.02-49 Added by Ord. of 3-11-24)
- 605.03 Special Exceptions. In General Business, special exceptions may be granted for one (1) or more of the following uses:**
- 605.03-1 Wholesale, processing and light manufacturing not objectionable because of dust, noise, or odors.
- 605.03-2 Public billiard parlors and pool rooms, dance halls, and similar forms of public amusement.
- 605.03-3 Television and radio transmitting antennae.
- 605.03-4 Athletic fields, stadiums, and arenas.
- 605.03-5 Beverage manufacturing, bottling or distribution stations and food processing, packaging, or distribution stations.
(Sec. 605.03-5 Amended by Ord. of 10-24-16)
- 605.03-6 Circuses, carnivals, fairs, and sideshows.

- 605.03-7 Drive-in theaters provided that the screen shall be located as not to be visible from adjacent streets or highways and it shall be set back not less than two hundred (200) feet from the established right-of-way of said street or highway.
(Sec. 605.03-7 Amended by Ord. of 10-24-16)
- 605.03-8 Livestock market and sales pavilions.
- 605.03-9 (deleted 8/4/92)
- 605.03-10 Public Utilities as defined.
(Sec. 605.03-10 Amended by Ord. of 10-27-14)
- 605.03-11 Shooting range, indoor.
(Sec. 605.03-11 Amended by Ord. of 5-29-07)
- 605.03-12 Wholesale business, storage or warehouse.
(Sec. 605.03-12 Amended by Ord. of 10-24-16)
- 605.03-13 Manufactured home in accordance with the special provisions in [Article 7](#).
- 605.03-14 Campground.
- 605.03-15 Private seasonal camp.
- 605.03-16 Junkyards/automobile graveyards/holding yards/salvage yards.
- 605.03-17 Propane storage facility greater than five hundred (500) gallons.
(Sec. 605.03-17 Amended by Ord. of 7-26-10)
- 605.03-18 Truck stops, truck terminals, truck relay stations.
- 605.03-19 Zoological Gardens.
- 605.03-20 Increase in building height up to seventy-five (75) feet for architectural purposes, not to increase habitable floor space beyond five (5) stories or for advertising purposes.
(Sec. 605.03-20 Amended by Ord. of 7-22-19)
- 605.03-21 Helipad/Heliport.
- 605.03-22 Telecommunication facilities and wireless facilities.
- 605.03-23 Wind Energy Systems and Micro Wind Systems per requirements in [Section 715.00](#) of these Regulations.
(Sec. 605.03-23 Added by Ord. of 11-24-08)

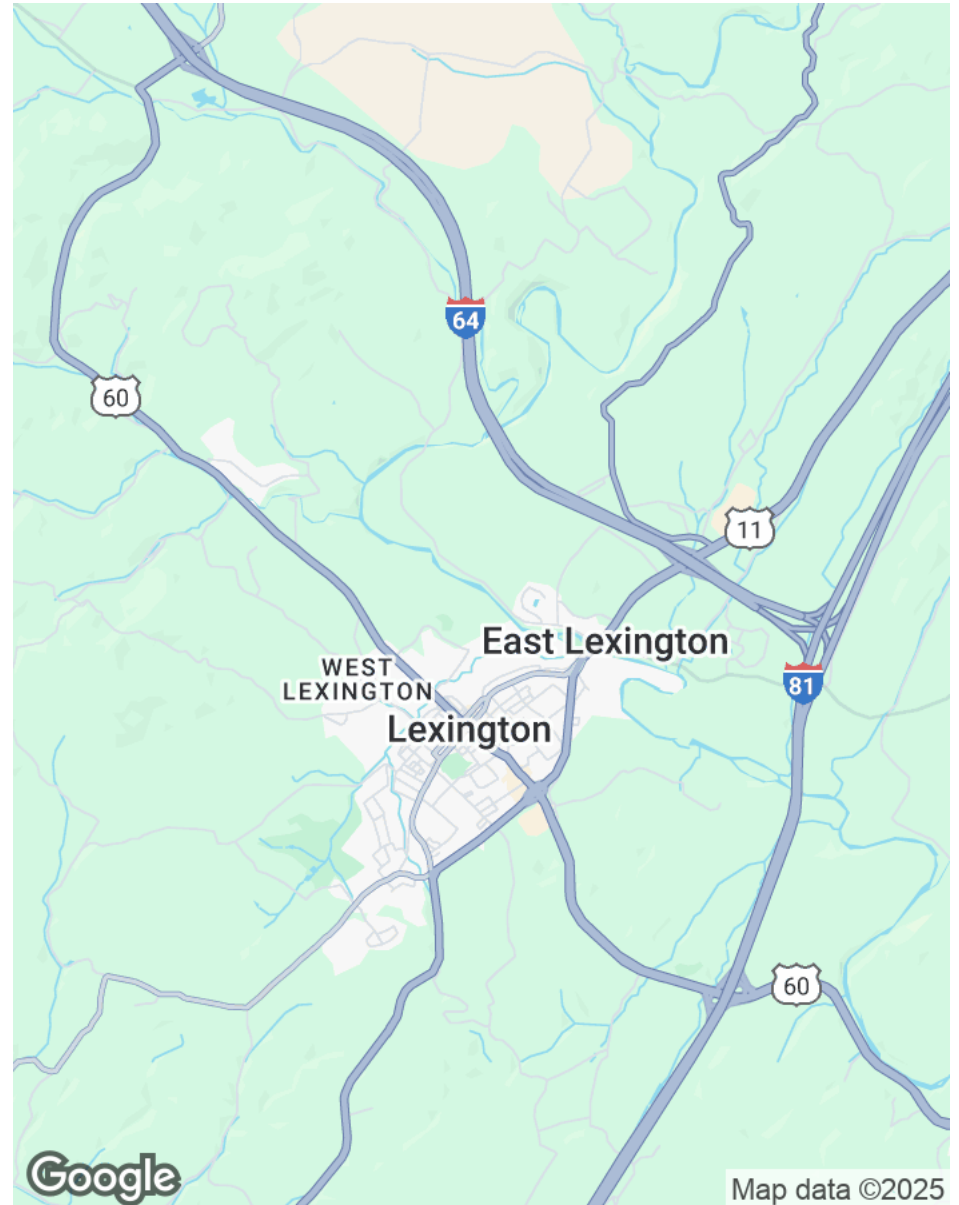
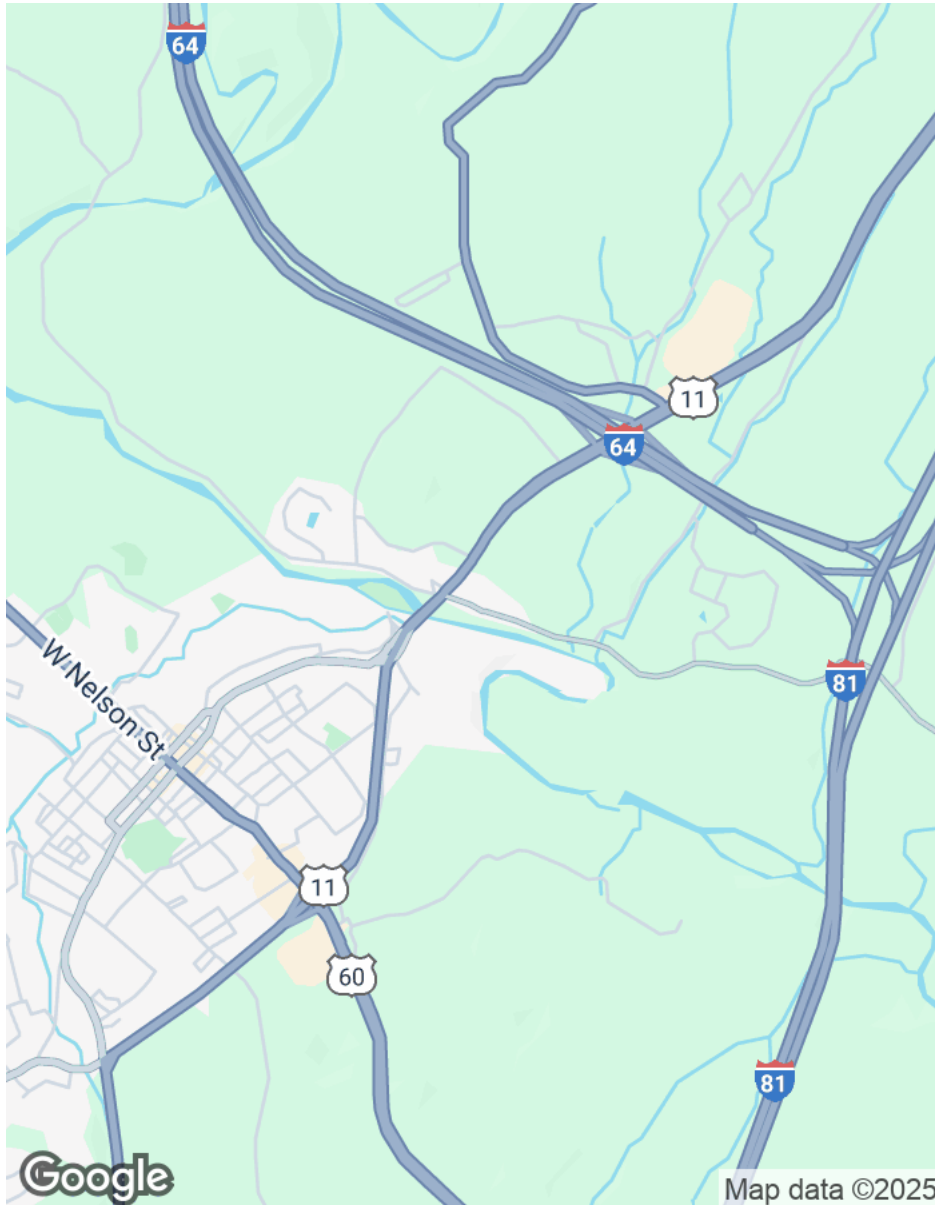
- 605.03-24 Reserved. (Sec. 605.03-24 Deleted by Ord. of 3-27-23)
- 605.03-25 Contractors' equipment storage yards and/or associated shop/office.
(Sec. 605.03-25 Added by Ord. of 9-23-13)
- 605.03-26 Auction Facilities.
(Sec. 605.03-26 Added by Ord. of 6-27-22)
- 605.03-27 Schools, private.
(Sec. 605.03-27 Added by Ord. of 4-14-25)
- 605.04 Requirements for Permitted Uses in General Business District B-1:
- 605.04-1 Final grading and site finishing are required on the parcel where uses are permitted in this District. The execution of this requirement must take into consideration traffic hazards. Landscaping will be restricted to a height of three (3) feet within fifty (50) feet of the intersection of two (2) roads.

606.00 PLANNED BUSINESS DISTRICT - B-2

- 606.01 Statement of Intent. This District is intended to promote more suitable land use through improved levels of amenities; more appropriate and harmonious physical development and a better environment than generally realized through conventional Business District regulation. Within this District, the location of buildings, parking areas, and other open spaces shall be controlled so as not to be detrimental to adjoining properties or to the area in general.
- 606.02 Permitted Uses. Within the Planned Business District, all uses permitted in the General Business District (B-1) shall be permitted by special exception. See [Section 802.03](#) for administrative process.
- 606.02-1 In addition to the requirements of [Section 802.03](#), the following information shall be required at the time of application:
- (1) A plot plan indicating the location of present and proposed buildings, driveways, parking lots, signs, landscaping, and other necessary uses.
 - (2) Preliminary plans for the proposed building or buildings.
 - (3) A description of the business operations proposed in sufficient detail to indicate the effects of those operations in producing safety hazards, problems of noise, fire, or other factors that may be detrimental to the health and welfare of the area.

LOCATION MAPS

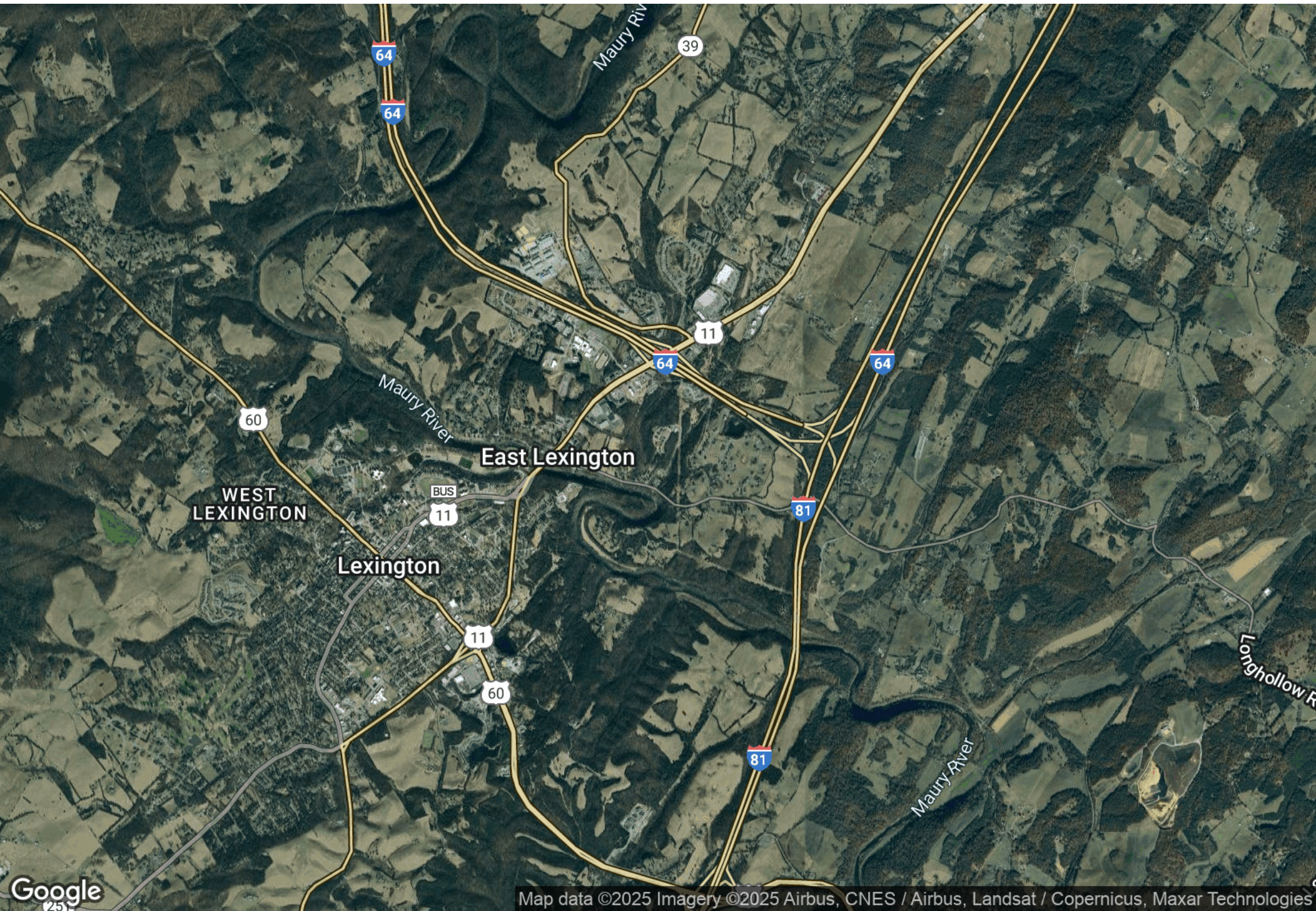
ROUTE 39| LEXINGTON, VA 24450

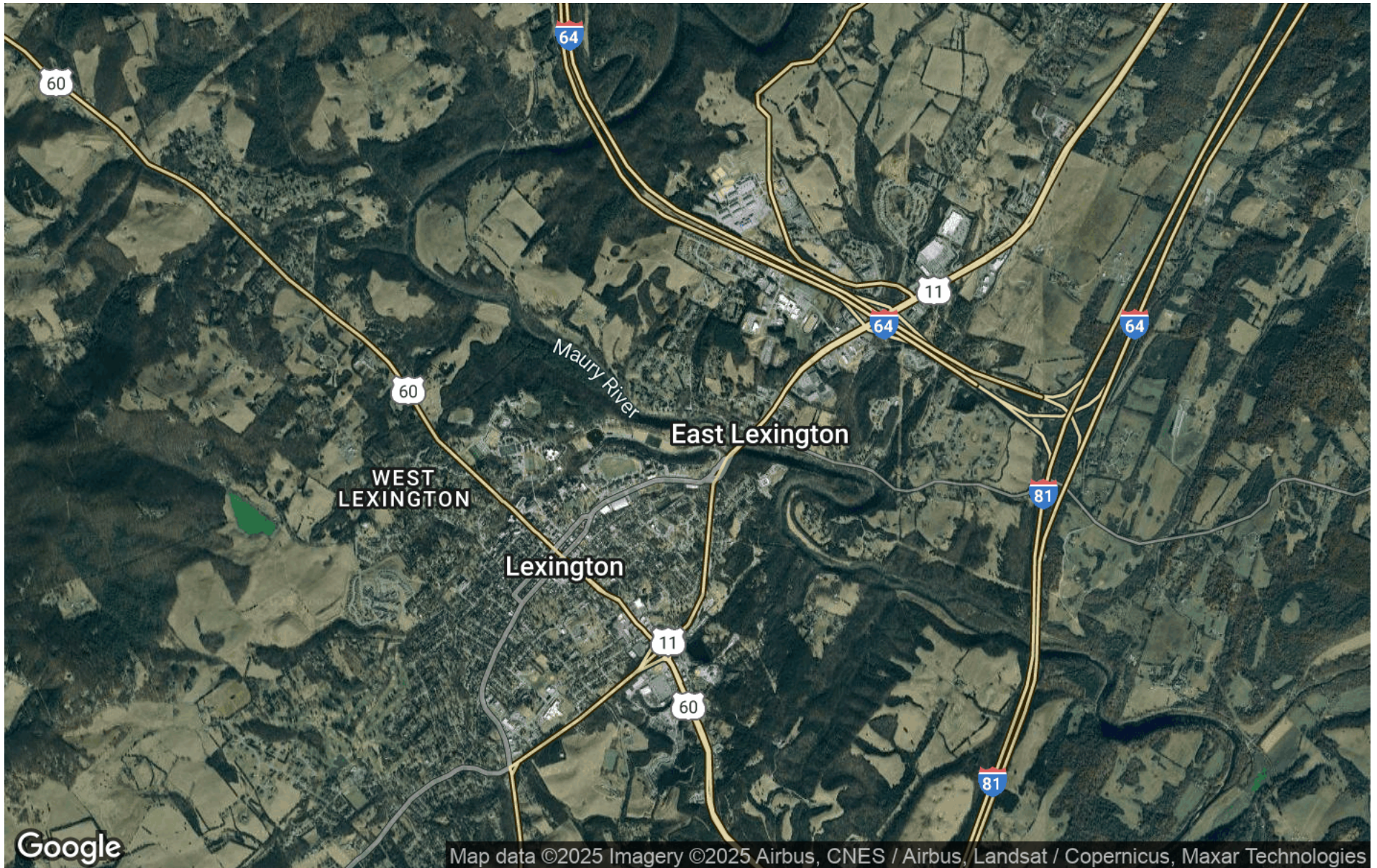


NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia





NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

AERIAL MAP

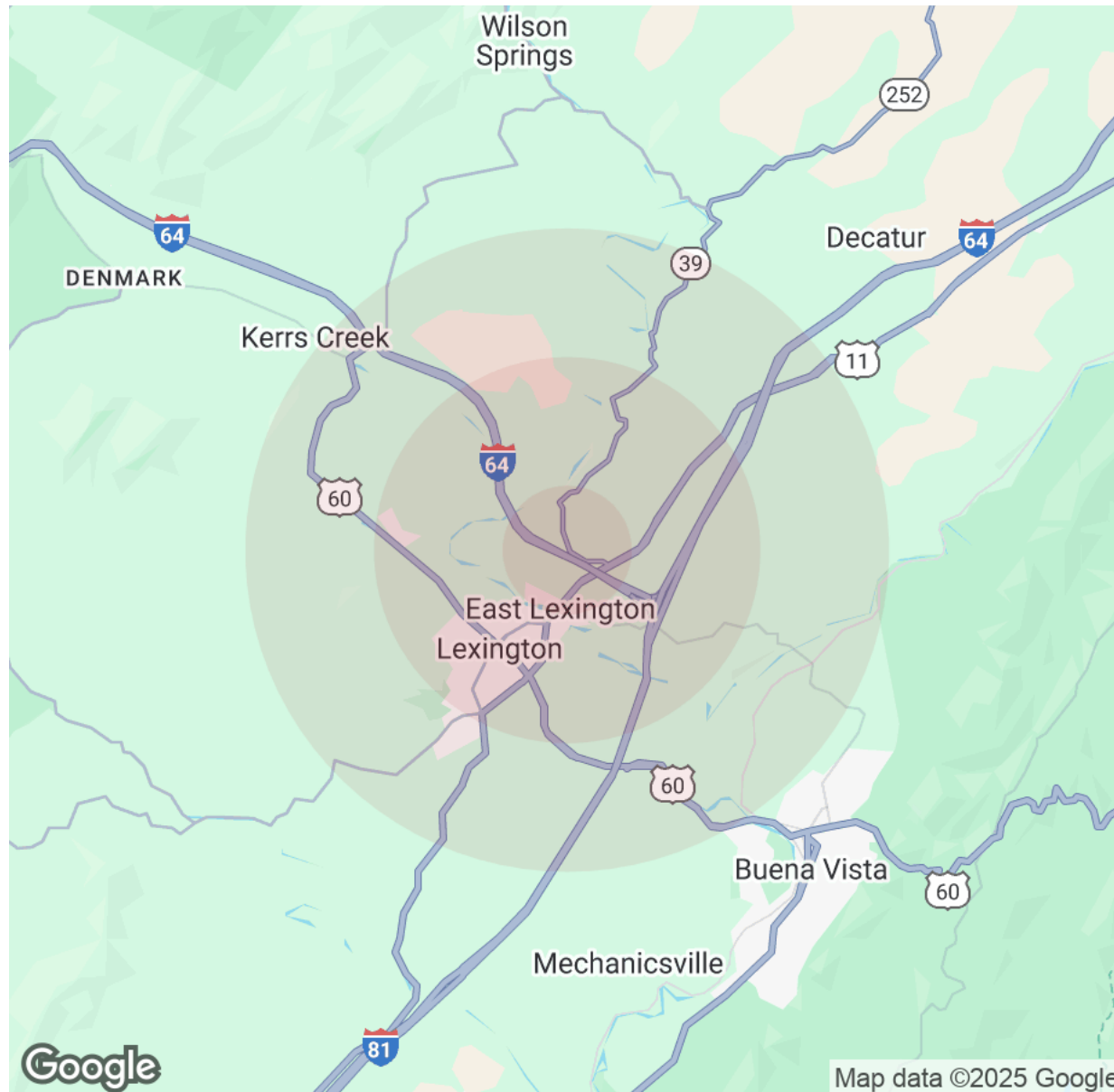


NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	773	7,377	9,155
Female	747	4,802	6,541
Total Population	1,520	12,179	15,696

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	226	1,463	1,890
Ages 15-24	215	4,278	4,736
Ages 25-54	588	3,158	4,198
Ages 55-64	189	1,105	1,604
Ages 65+	301	2,174	3,267

Race	1 Mile	3 Miles	5 Miles
White	1,262	10,109	13,329
Black	135	894	989
Am In/AK Nat	1	13	20
Hawaiian	N/A	N/A	N/A
Hispanic	42	459	532
Asian	50	418	465
Multi-Racial	29	263	334
Other	N/A	23	27

Income	1 Mile	3 Miles	5 Miles
Median	\$70,934	\$80,265	\$79,090
< \$15,000	32	323	384
\$15,000-\$24,999	20	344	465
\$25,000-\$34,999	143	464	643
\$35,000-\$49,999	44	207	351
\$50,000-\$74,999	120	619	875
\$75,000-\$99,999	118	520	708
\$100,000-\$149,999	89	1,001	1,301
\$150,000-\$199,999	41	347	481
> \$200,000	51	308	460

Housing	1 Mile	3 Miles	5 Miles
Total Units	735	4,719	6,454
Occupied	659	4,133	5,668
Owner Occupied	323	2,272	3,408
Renter Occupied	336	1,861	2,260
Vacant	76	586	787

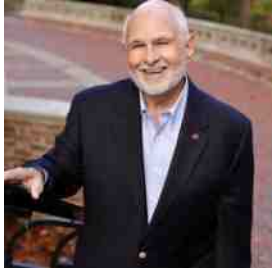
NETWORKS COMMERCIAL REAL ESTATE
5006 Monument Avenue, Suite C
Richmond, VA 23230



JIM TUCKER, CCIM
Investment Broker/Marketing Strategist
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

JIM TUCKER, CCIM

Investment Broker/Marketing Strategist



NetWorks Commercial Real Estate
5006 Monument Avenue, Suite C
Richmond, VA 23230
O: (804) 396-4050
C: (757) 870-4909
jim@networkscre.com
0225033840, Virginia

Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.

DISCLAIMER



All materials and information received or derived from NetWorks Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NetWorks Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NetWorks Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NetWorks Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NetWorks Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by NetWorks Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C
Richmond, VA 23230



Relationships. Resources. Results.

PRESENTED BY:

JIM TUCKER, CCIM

Investment Broker/Marketing Strategist

O: (804) 396-4050

C: (757) 870-4909

jim@networkscre.com

0225033840, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.