

FOR SALE

RARE DIAMOND DISTRICT PROPERTY

1603 Ownby Ln | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.

**MAJOR PRICE REDUCTION!
SELLER MOTIVATED!**



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

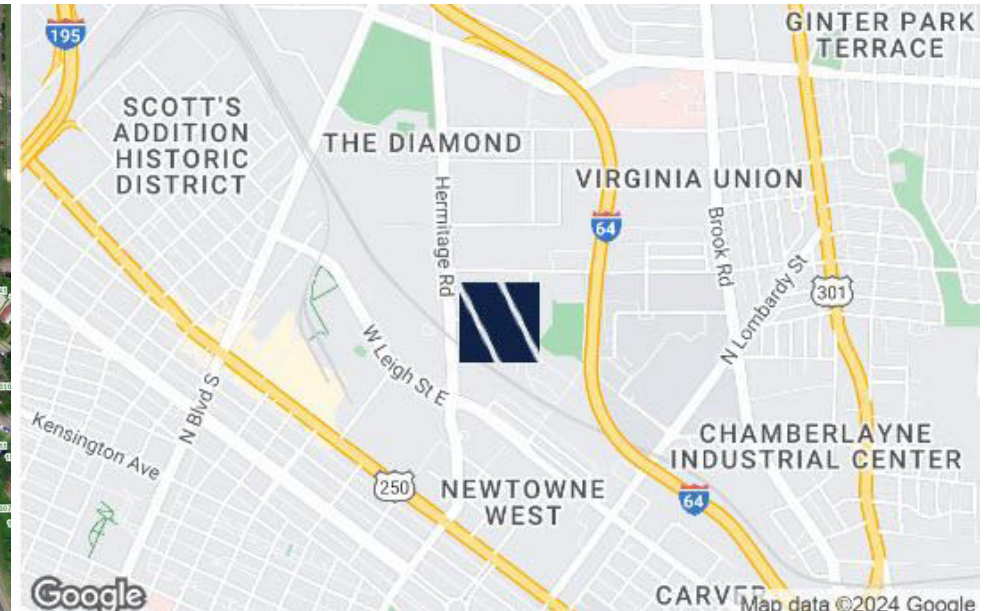
RARE DIAMOND DISTRICT PROPERTY

1603 OWNBY LANE | RICHMOND, VA 23220



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OFFERING SUMMARY

Sale Price:	\$6,695,000
Building Size:	31,300 SF
Acres:	3.889
Zoning:	B-7

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	131,392	275,791	430,372
Daytime Population	218,831	351,333	514,557
Total Households	64,037	122,868	184,268
Average Household Income	\$93,005	\$91,299	\$92,408

PROPERTY OVERVIEW

Rare Diamond District property for sale within walking distance to Scott's Addition

PROPERTY HIGHLIGHTS

- B-7 Zoning allows for multi-family, office, hotel, warehouse and distribution.
- New VCU Athletic Village and New Baseball Stadium under construction
- The Diamond District will include a 180-room hotel, 1,100 multi-family units, offices and 58,000 SF of retail space
- New condo and multi-family development built across the street
- Park RVA Entertainment Center nearby
- Masonry building with two loading docks

2025 SCOTT'S ADDITION & DIAMOND DISTRICT RECAP

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DIAMOND DISTRICT & VCU ATHLETIC VILLAGE

1603 OWNBY LANE | RICHMOND, VA 23220



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DIAMOND DISTRICT REDEVELOPMENT
[CLICK HERE](#)

ATHLETIC VILLAGE
[CLICK HERE](#)

314-Unit Apartments
[CLICK HERE](#)

SITE

SCOTT'S ADDITION & DIAMOND DISTRICT

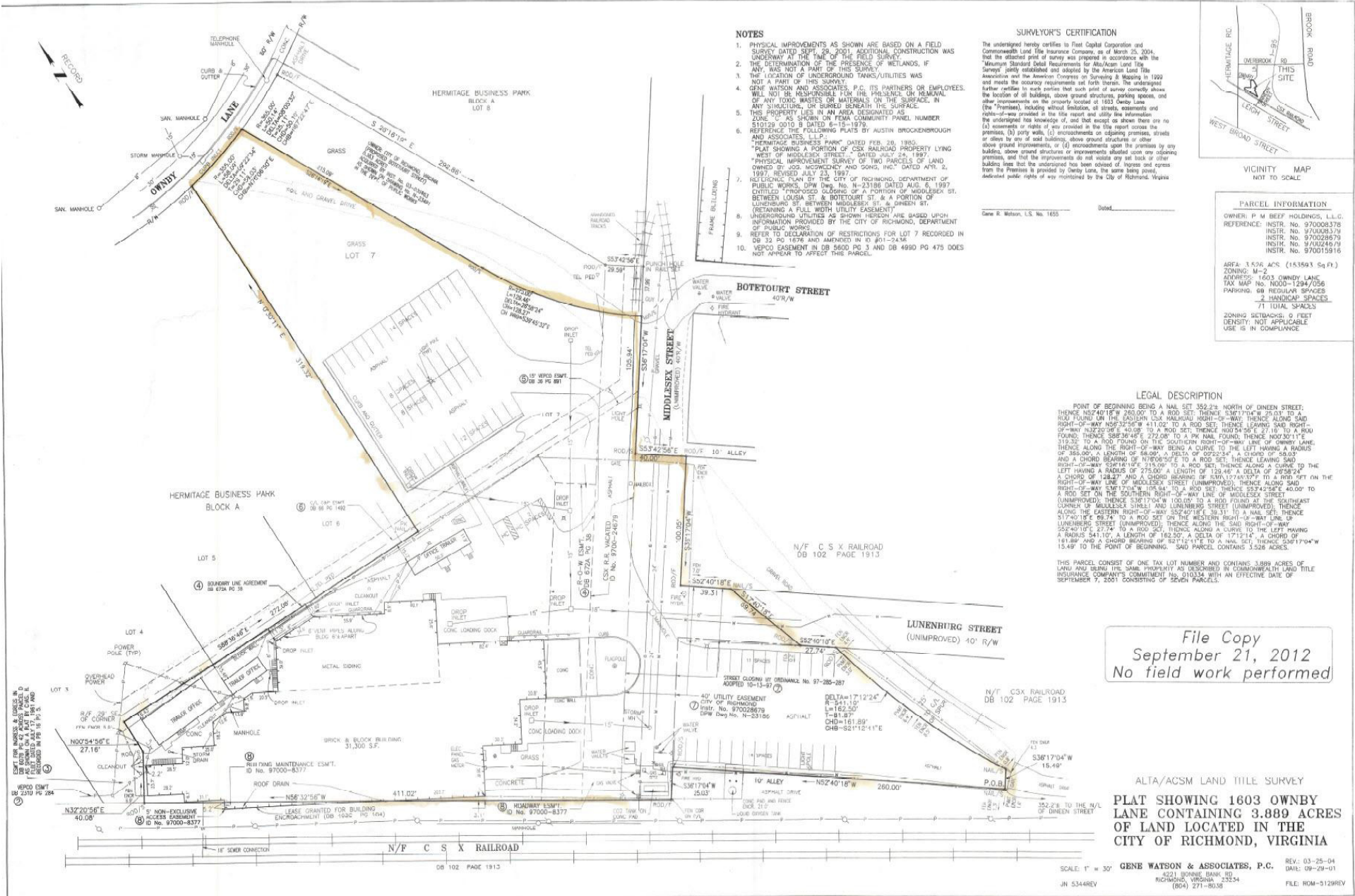
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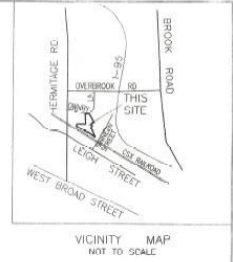
HISTORIC SCOTT'S ADDITION - [CLICK HERE TO LEARN MORE](#)



- NOTES**
- PHYSICAL IMPROVEMENTS AS SHOWN ARE BASED ON A FIELD SURVEY DATED SEPT. 29, 2001. ADDITIONAL CONSTRUCTION WAS UNDERWAY AT THE TIME OF THE FIELD SURVEY.
 - THE DETERMINATION OF THE PRESENCE OF WETLANDS, IF ANY, WAS NOT A PART OF THIS SURVEY.
 - THE LOCATION OF UNDERGROUND TRUNKS/UTILITIES WAS NOT A PART OF THIS SURVEY.
 - GENE WATSON AND ASSOCIATES, P.C. ITS PARTNERS OR EMPLOYEES WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
 - THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "C" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 510129 0010 B DATED 6-15-1979.
 - REFERENCE THE FOLLOWING PLATS BY AUSTIN BROCKENBROUGH AND ASSOCIATES, L.L.P.: "HERITAGE BUSINESS PARK" DATED FEB. 20, 1990; "PLAT SHOWING A PORTION OF CSX RAILROAD PROPERTY LYING WEST OF MIDDLESEX STREET" DATED JULY 24, 1997; "PHYSICAL IMPROVEMENT SURVEY OF TWO PARCELS OF LAND OWNED BY JSC. MCGRIMMAY AND SONS, INC." DATED APR. 2, 1997, REVISED JULY 23, 1997; "MIDDLESEX PLANT OF THE CITY OF RICHMOND, DEPARTMENT OF PUBLIC WORKS, DPW (Div. No. N-23186) DATED AUG. 6, 1997" ENTITLED "PROPOSED CLOSING OF A PORTION OF MIDDLESEX ST. BETWEEN LUNENBURG ST. & BOTETOURT ST. & A PORTION OF LUNENBURG ST. BETWEEN MIDDLESEX ST. & DIXON ST. (RETAINING A FULL WIDTH UTILITY EASEMENT)"; "UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON INFORMATION PROVIDED BY THE CITY OF RICHMOND, DEPARTMENT OF PUBLIC WORKS"; "RETAINING A FULL WIDTH UTILITY EASEMENT"; "VEPCO EASEMENT IN DB 5600 PG 3 AND DB 4990 PG 475 DOES NOT APPEAR TO AFFECT THIS PARCEL."

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies that First Capital Corporation and Commonwealth Land Title Insurance Company, on or March 20, 2004, that the attached print of survey was prepared in accordance with the "Minimum Standard Detail Measurements for Above/Ground Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Company of Surveying & Mapping in 1999 and meets the accuracy requirements set forth therein. The undersigned further certifies that each portion of such print of survey correctly shows the location of all buildings, above ground structures, parking spaces, and other improvements on the property located at 1603 Ownby Lane (the Premises), including without limitation, all streets, easements and rights-of-way provided in the title report and utility line information. The undersigned has knowledge of, and that except as shown there are no (a) easements or rights of way provided in the title report across the premises, (b) party walls, (c) encroachments on adjoining premises, streets or alleys by any of said buildings, above ground structures or other above ground improvements, or (d) encroachments upon the premises by any buildings, above ground structures or improvements situated upon any adjoining premises, and that the improvements do not violate any set back or other building laws that the undersigned has been advised of, herein and across from the Premises as provided by Ownby Lane, the same being provided, selected under the title of was maintained by the City of Richmond, Virginia.



PARCEL INFORMATION

OWNER: P M BEEF HOLDINGS, L.L.C.
REFERENCE: INSTR. No. 970008378
INSTR. No. 970008379
INSTR. No. 970028879
INSTR. No. 970028879
INSTR. No. 970015916

AREA: 3.876 ACS (153593 Sq.Ft.)
ZONING: M-2
ADDRESS: 1603 OWNBY LANE
TAX MAP No. NOOD-1294/056
PARKING: 68 REGULAR SPACES
2 HANDICAP SPACES
71 TOTAL SPACES

ZONING SETBACKS: 0 FEET
DENSITY: 17.1 NOT APPLICABLE
USE IS IN COMPLIANCE

LEGAL DESCRIPTION

POINT OF BEGINNING BEING A NAL SET 352.24' NORTH OF DIXON STREET, THENCE N52°40'18" W 260.00' TO A ROD SET, THENCE S37°17'04" W 25.03' TO A ROD FOUND ON THE EASTERN CSX RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY N05°32'56" W 41.00' TO A ROD SET, THENCE LEAVING SAID RIGHT-OF-WAY N42°20'06" E 40.00' TO A ROD SET, THENCE N00°54'50" E 27.10' TO A ROD FOUND, THENCE S85°30'46" E 272.00' TO A NAL SET, THENCE N05°31'11" E 310.32' TO A ROD FOUND ON THE SOUTHERN RIGHT-OF-WAY LINE OF OWNBY LANE, THENCE ALONG THE RIGHT-OF-WAY BEING A CURVE TO THE LEFT HAVING A RADIUS OF 385.00', A LENGTH OF 84.00', A DELTA OF 052°2'34", A CHORD OF 58.03' AND A CHORD BEARING OF 87°03'07" TO A ROD SET, THENCE LEAVING SAID RIGHT-OF-WAY S37°18'10" E 515.00' TO A ROD SET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00', A LENGTH OF 123.48', A DELTA OF 28°24'24", A CHORD OF 128.27' AND A CHORD BEARING OF 130°17'14" E 177' TO A ROD SET ON THE LEFT HAND OF MIDDLESEX STREET (UNIMPROVED), THENCE ALONG SAID RIGHT-OF-WAY LINE OF MIDDLESEX STREET (UNIMPROVED), THENCE ALONG SAID CURVE OF MIDDLESEX STREET AND LUNENBURG STREET (UNIMPROVED), THENCE ALONG THE EASTERN RIGHT-OF-WAY BEING 55°40'18" E 39.31' TO A NAL SET, THENCE 55°40'18" E 27.74' TO A ROD SET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.50', A LENGTH OF 171.14', A DELTA OF 171°12'14", A CHORD OF 141.88' AND A CHORD BEARING OF 82°15'14" E TO A NAL SET, THENCE S37°17'04" W 15.49' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.876 ACRES.

THIS PARCEL CONSIST OF ONE TAX LOT NUMBER AND CONTAINS 3.889 ACRES OF LAND AND USING THE SAME PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT No. 010334 WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2001 CONSISTING OF EACH PARCEL.

File Copy
September 21, 2012
No field work performed

ALTA/ACSM LAND TITLE SURVEY
PLAT SHOWING 1603 OWNBY LANE CONTAINING 3.889 ACRES OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 30'
GENE WATSON & ASSOCIATES, P.C.
4221 BONNIE BANK RD
RICHMOND, VIRGINIA 23234
(804) 271-8038

REV: 03-25-04
DATE: 09-29-01
FILE: HOM-51299R

CONTACT INFORMATION

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