

# Southern States

245 Alexis Dr



*Raw Land & Fee-Simple Rights*  
**Multifamily, Single Family, Retail or Industrial**

**FOR SALE**

245 Alexis Drive  
Bristol, VA

**CBRE**

# The *Offering*

An 18 Acre site with the most flexible zoning the city has to offer. A significant opportunity for residential & retail development.

CBRE is pleased to present the Southern States Development Site, a rare opportunity on a 18 Acre site in Bristol, Virginia. The property benefits from excellent visibility along a major thoroughfare and has the developer's advantage of zoning in place for residential, multifamily or commercial development. Industrial users will have access to a rail spur that makes this a one of one opportunity.





# Property Overview

## 18 Acres For:

- Multifamily/Single Family
- Industrial (w/Rail Spur)
- Commercial



Parcel	227-A-1
Price	Contact Broker for Pricing
Address	245 Alexis Dr Bristol, VA
County	Bristol City
Land Acres	17.98 Acres
Utilities	All To Site
Zoning	FRD – Flexible Redevelopment District
VPD	20,000 Vehicles Per Day
Full Site Topography	Rolling Hills



# Zoning

## Flexible Redevelopment District

### Permitted Uses

- |                                                                                                       |                                                                                                                      |                                                                                                              |                                                                                                      |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Animal Care Facility |  Bank                               |  Single Family            |  Church           |
|  Bar                |  Gas Station                       |  Medical / Dental Office |  Restaurant      |
|  Car Wash           |  Healthcare Facility              |  Micro-Brewery          |  Liquor Store   |
|  Manufacturing      |  Heavy Retail, Rental and Service |  Office                 |  Car Dealership |
|  Day Care Facility |  Hotel                            |  Outdoor Dining         |  Multifamily    |

*And...More*



# Amenities

Logan's ROADHOUSE FOOD CITY  
LEGACY THEATERS Jersey Mike's SUBS

Sam's CLUB Walmart  
Crumbl cookies Olive Garden ITALIAN KITCHEN Peppers

THE HOME DEPOT Chick-fil-A target  
Starbucks PETSMART TJ-MAXX

HOBBY LOBBY LOWE'S  
ALDI TEXAS ROADHOUSE





# Demographics

Miles	1	5	10
Population	2,709	41,607	80,098
Avg HH Income	\$75,870	\$72,742	\$77,733
Businesses	239	1,798	3,290
Housing Units	1,320	20,757	39,569





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### *Confidentiality Agreement*

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

### *Disclaimer*

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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Alexis Dr

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