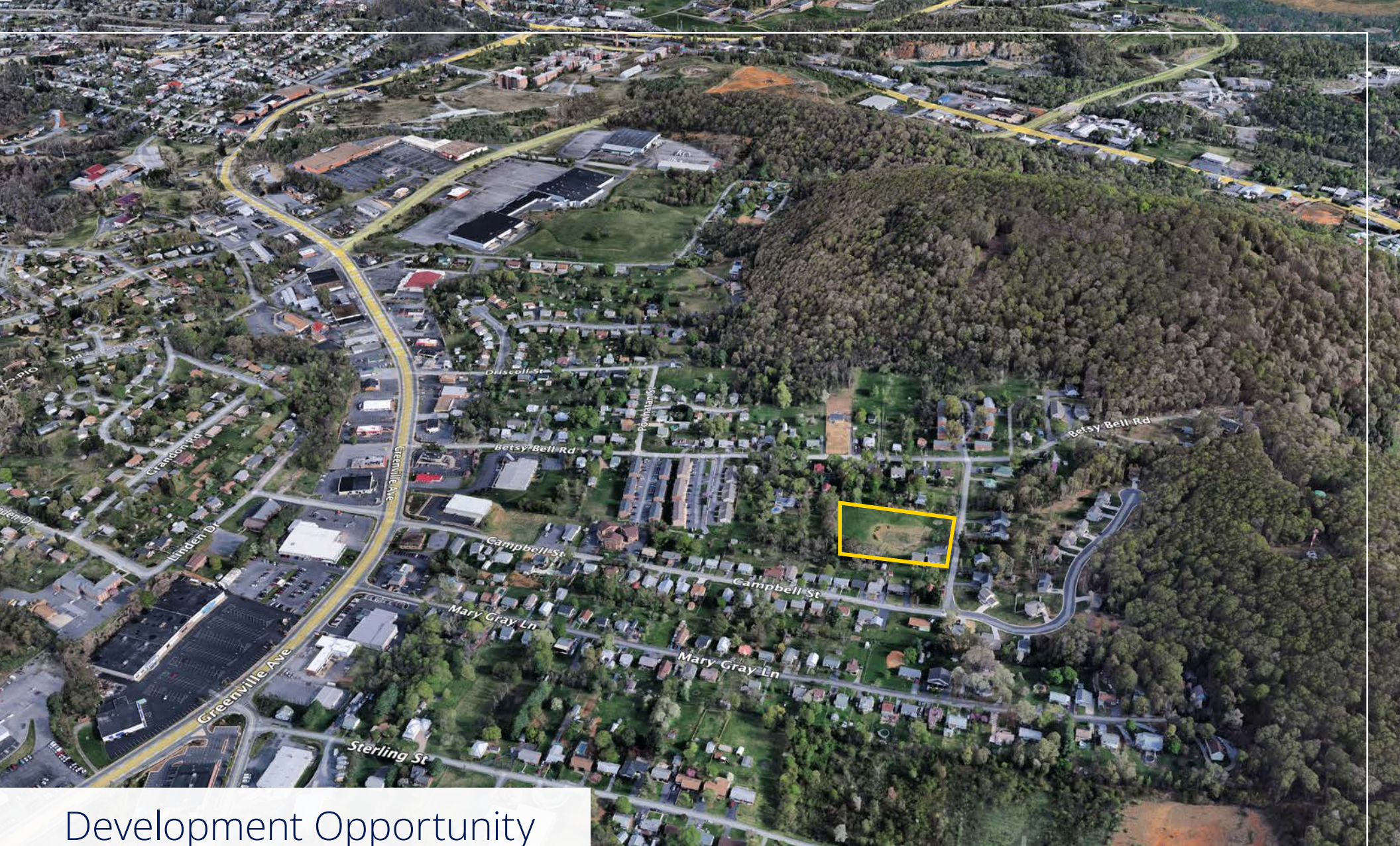




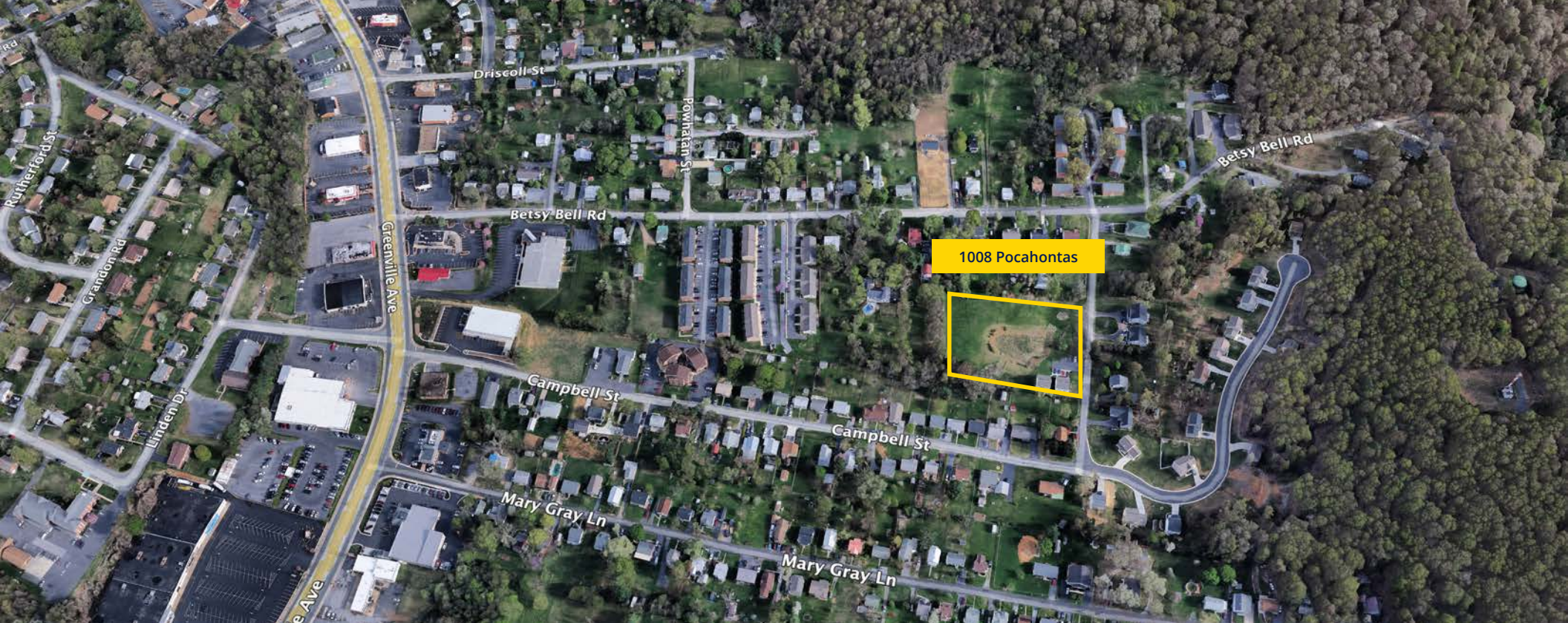
Development Opportunity

1008 Pocahontas

10 townhouse units located in Staunton, VA



Accelerating success.



Executive Summary

Colliers is pleased to offer the Sale of 1008 Pocahontas Avenue a rare, fully entitled infill development opportunity in the City of Staunton. The approved site plan provides for 10 residential units across five buildings on 1.614 acres, a density of approximately 6.2 units per acre, with all engineering and approvals in place for immediate construction.

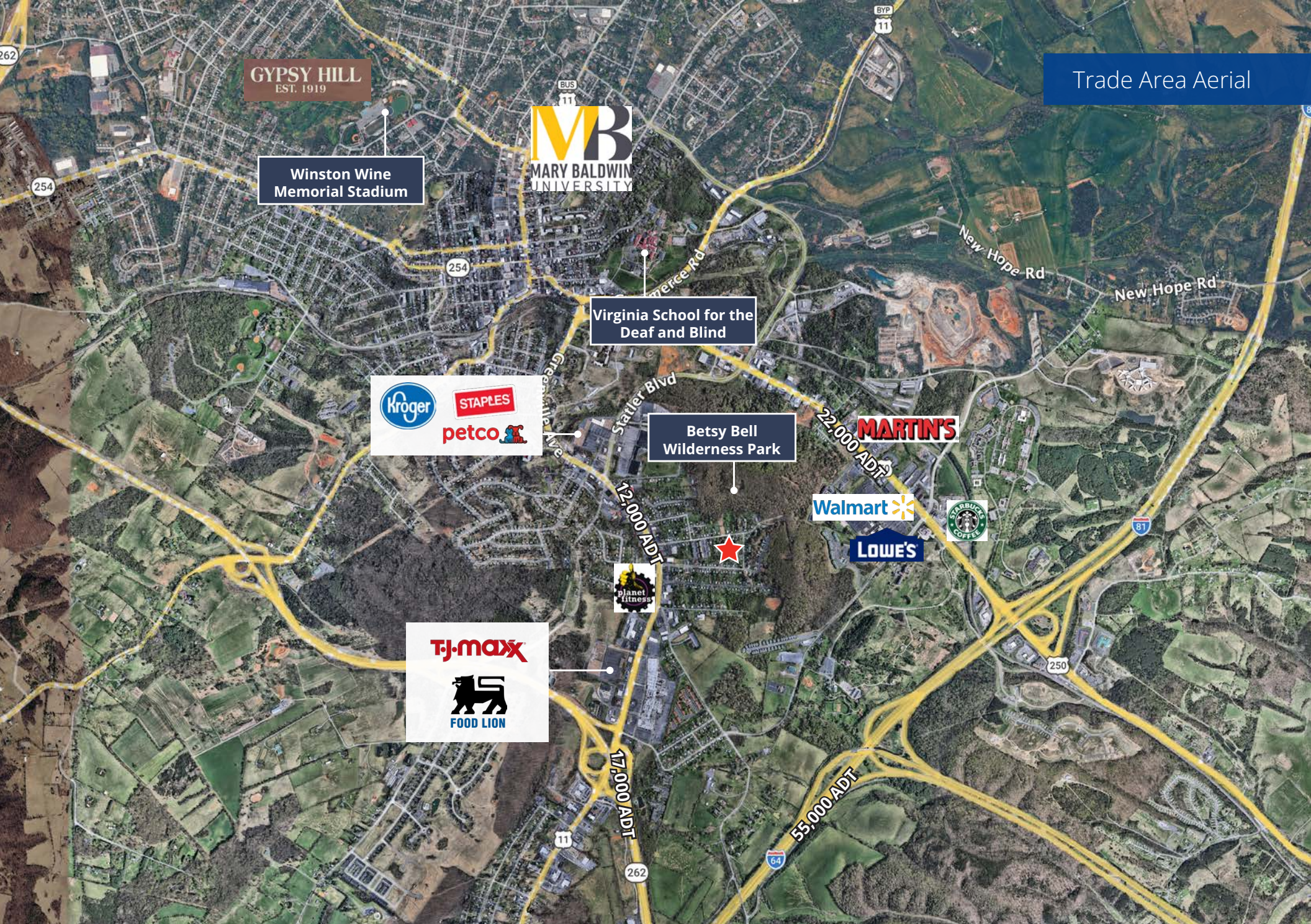
The approved site plan, engineering, and completed infrastructure offer a clear path to quick profitability. This project offers investors an attractive entry point into one of Virginia’s fastest-growing markets.

Approved site plan Includes:

- Three (3) 3-story duplexes with garages consisting of 20’ x 32’ buildings - 6 total units
- Two (2) 2-story duplexes consisting of 20’ x 40.5’ buildings - 4 total units.
- New private sewer lines serving each unit, plus a new private sewer main
- New water meters and service lines to each unit
- 20 on-site parking spaces for residents, well above the minimum code requirement

This is a turnkey, shovel-ready site: zoning, subdivision, and civil approvals are complete, removing the entitlement risk and timeline uncertainty that typically slows infill projects.

Price	Contact agents
Property Address	1008 Pocahontas
Zoning	R3
Site Size	1.614 acres
Total Units	10 units
Parking Spaces	20 plus garages



DEVELOPMENT HIGHLIGHTS

- ✓ Engineering, site plan, and approvals substantially complete
- ✓ Recently completed and fully stabilized project of 6 townhouse units next door offers clear proof of development concept and valuation of units
- ✓ Significant entitlement risk has been removed
- ✓ Strategically located between Greenville Ave and Richmond Ave
- ✓ Ideal multi-family location just minutes from downtown, shopping and dinner amenities on Route 250
- ✓ Just a minutes drive from Interstate 64 and 81



Approved Site Plan

Proposed Buildings

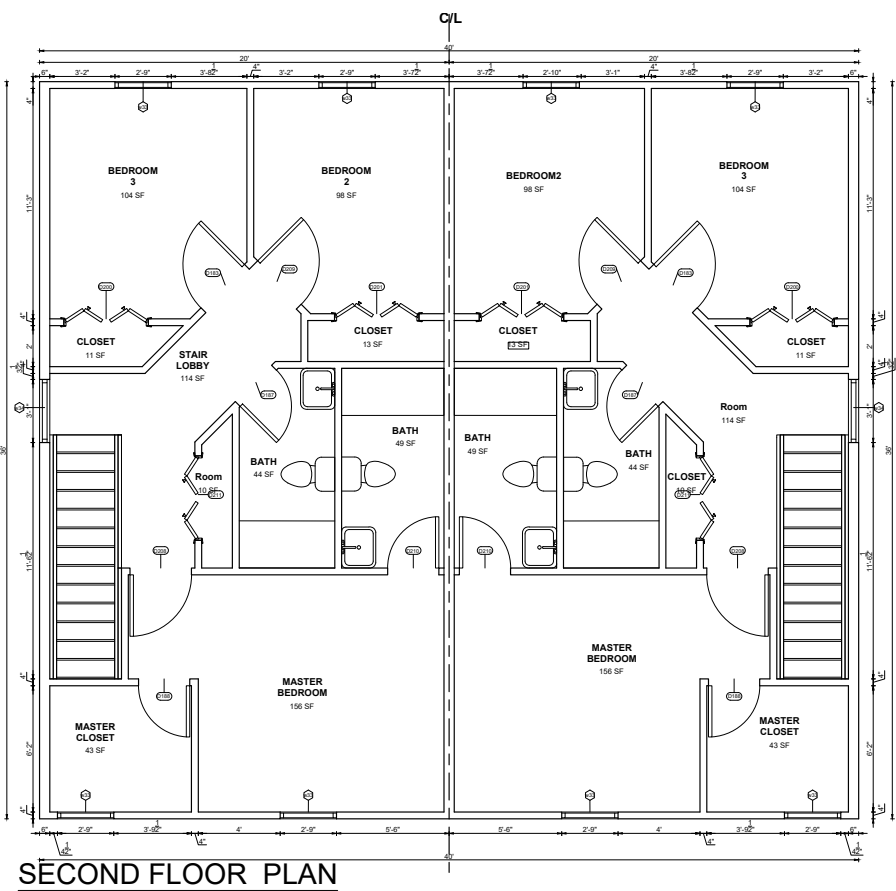
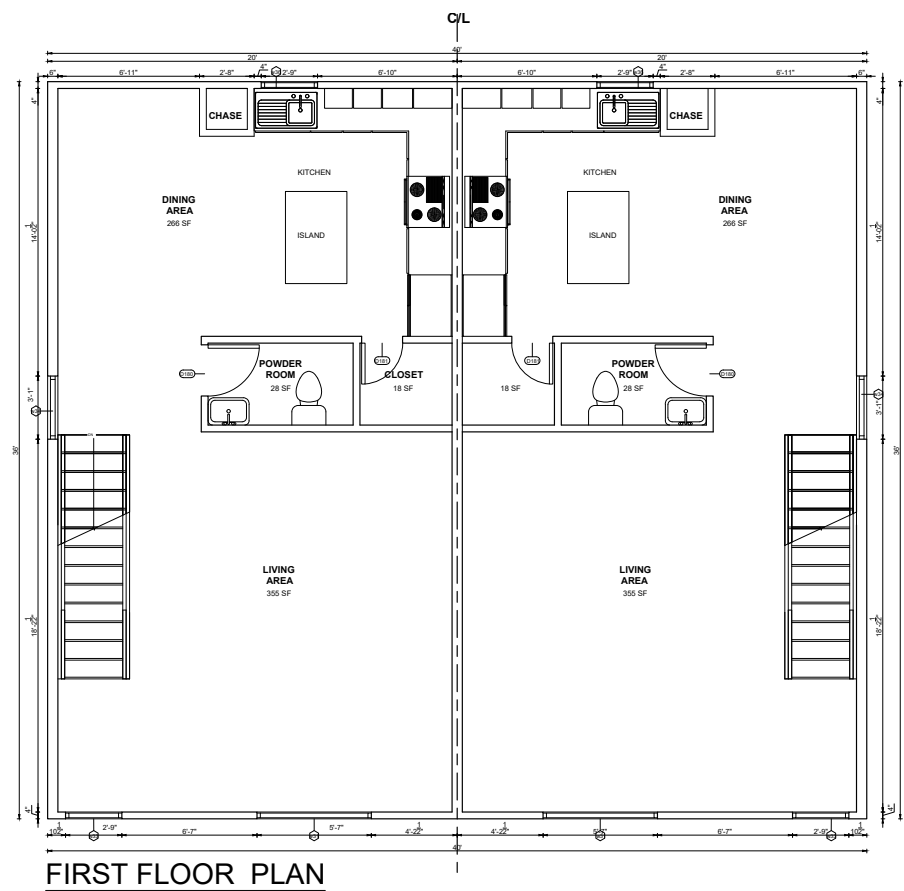
- 3 Story Building
- 2 Story Building



Construction Progress

- Water and sewer infrastructure completed
- Site infrastructure is substantially complete
- Grading is done
- Road in place
- Vertical construction has started

Proposed Plans | 3-Story Building



GARAGE PLAN

The plan shows two symmetrical units separated by a central vertical corridor. Each unit contains the following rooms and areas:

- GARAGE:** 461 SF
- UTILITY ROOM:** 72 SF
- CHASE**
- ENT LOBBY:** 57 SF

Key features and dimensions include:

- Stairs:** Located in the Entry Lobby of each unit, with a width of 3'-11" and a depth of 3'.
- Doors:** Various door types are indicated, including swing doors (e.g., 10'-0" wide) and sliding doors (e.g., 3'-0" wide).
- Dimensions:** Overall unit width is 20'-0". Total width including corridors is 26'-0". Total depth is 11'-11".

Architectural floor plan of the 1st floor of a house. The plan shows a central staircase with railings. To the left of the stairs is a kitchen area with a stove, oven, and kitchen cabinets. To the right of the stairs is a living area. At the front of the house is a garage. The back of the house features a bedroom, a master bedroom, and a master closet. A large hatched area at the top represents the roof. Dimensions and level markers are provided for various parts of the plan.

Labels and dimensions on the plan include:

- 3RD FLOOR CEILING LVL. 33'-4 1/2"
- BED ROOM 3
- CLOSET
- MASTER BEDROOM
- MASTER CLOSET
- 2ND FLOOR LVL. 2ND FLOOR CEILING LVL. 17'-0"
- STOVE OVER HOOD
- KITCHEN CABBINETS 35" x 15"
- STAIR
- LIVING AREA
- 2ND FLOOR LVL. 2ND FLOOR CEILING LVL. 17'-0"
- GARAGE
- GARAGE FLOOR

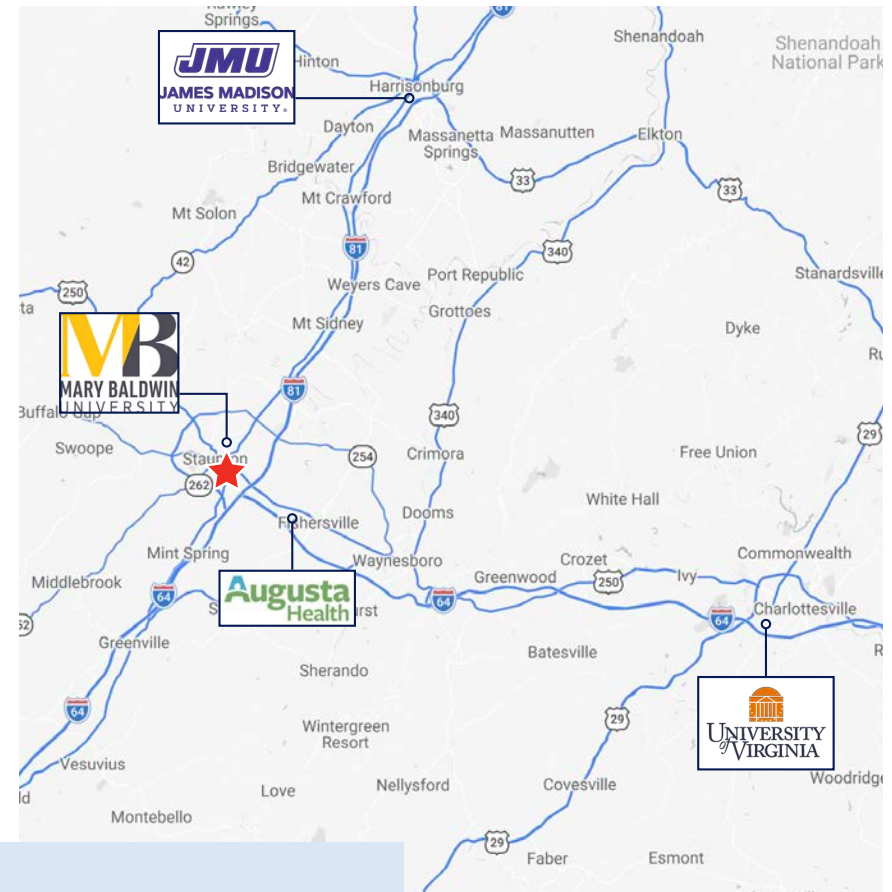
Architectural section drawing of a three-story house, oriented vertically. The drawing is divided into three main horizontal levels by thick black lines. A central vertical dashed line is labeled 'C/L' at the top. The top level (3RD FLOOR) features four bedrooms, each with a window, labeled 'BEDROOM 3', 'BEDROOM 2', 'BEDROOM 2', and 'BEDROOM 3' from left to right. The middle level (2ND FLOOR) includes a 'DINNING' area on the left, a 'CHASE' with a staircase, a 'KITCHEN' area with a sink and stove, another 'KITCHEN' area, and another 'DINNING' area on the right. The bottom level (GARAGE FLOOR) contains two 'GARAGE' spaces, each with a large window. To the right of the drawing, vertical dimension lines indicate the heights of the floors: '3RD FLOOR CEILING (LVL) 33'-4 1/2\"' for the top floor, '2ND FLOOR LVL AND REAR CEILING (LVL) 28'-0\"' for the middle floor, and '1ST FLOOR LVL AND REAR CEILING (LVL) 23'-0\"' for the bottom floor. The 'GARAGE FLOOR LVL 18'-0\"' is also indicated at the very bottom. The drawing uses standard architectural symbols for windows, doors, and structural elements.

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Why Staunton, Why Now?

Staunton is one of the Shenandoah Valley's steadiest-growing markets, and recent activity shows real, unmet demand for exactly this kind of attached-housing product:

- **Population growth:** City population estimated at 27,342 in 2026, up 2.02% year-over-year, and up 4.27% since the 2020 census
- **Rising home values:** Median home sale price is up 10.1% year-over-year and median price per square foot up 22.8% year-over-year
- **Strong new construction absorption:** New homes carry a median listing price of \$370K and typically sell within 50 days
- **Competitive resale market:** Homes are selling in as few as 32 days in Staunton's most competitive segments
- **Townhouse demand is proven, not theoretical:** A separate 17-unit townhouse Special Use Permit was recently approved on Morris Mill Road, and Staunton's Planning Commission cleared a 267-unit residential development in April 2026. The city is actively accommodating attached and higher-density housing
- **Healthy local economy:** Unemployment of just 3%, anchored by Health Care & Educational Services, and Retail Trade
- **Pro-growth planning environment:** The City is finalizing a 20-year Comprehensive Plan Update addressing housing, transportation, and economic growth, a tailwind for future entitlements and infrastructure investment in the market.



Economic Drivers:

Augusta Health System 4,000 + employees

Manufacturing & Distribution

Best Buy Distribution Center 700,000 SF

Cadence Inc. Medical technology 400 + employees

Tourism Outdoor Recreation & Wine

Site Location & Strategic Advantages

Prime Central Location:

Mary Baldwin University

Walmart

Augusta Health Center

Distances:

2.1 miles

2.8 miles

8.6 miles

Exceptional connectivity to 81 Corridor

Interstate 81 and 64

2.9 Miles

Waynesboro

14.6 miles

Harrisonburg and JMU

29.3 miles

Charlottesville and UVA

39.3 miles

2025 Demographics

	1 miles	3 miles	5 miles
Population	2,609	23,874	37,960
Daytime Population	4,552	24,871	44,593
Households	1,363	10,630	16,280
Average Household Income	\$67,200	\$81,531	\$84,850

Detailed demographics available upon request



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