



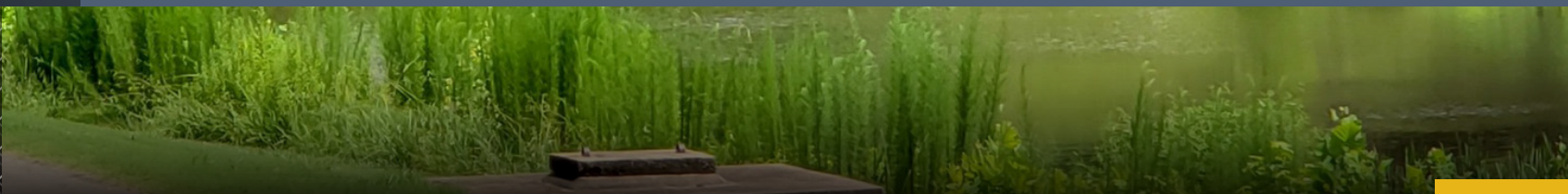
CBRE

DANVILLE, VIRGINIA

227 ACRE

**GOLF COURSE INVESTMENT/
REDEVELOPMENT OPPORTUNITY**

DOES NOT INCLUDE GOODYEAR MANUFACTURING FACILITY



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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EXECUTIVE SUMMARY

227-Acre Redevelopment Opportunity in Danville, Virginia

CBRE is pleased to offer for sale a 227 acre 18-hole golf course investment/redevelopment opportunity strategically located at 245 Jenny Lane, in Danville, Virginia. This site sits within the Southwyck Planning Area, which the City of Danville's 2030 Comprehensive Plan identifies as a priority zone for light industrial and regional commercial development. The property itself is zoned for residential, with opportunity for rezoning to light industrial. This property offers direct access to Goodyear Boulevard and is just minutes from the Danville Expressway (US Route 29 Bypass), providing excellent regional connectivity. Public water is available, and sewer access, while limited in the southern portion, can be extended to support future development. The site is adjacent to Goodyear's manufacturing facility and surrounded by key industrial assets including the Danville Regional Airport, Airside Industrial Park, and the Institute for Advanced Learning and Research.

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PROPERTY HIGHLIGHTS



PROXIMITY TO
TRANSPORTATION
HUB



REDEVELOPMENT
OPPORTUNITY



227
ACRES

INVESTMENT HIGHLIGHTS

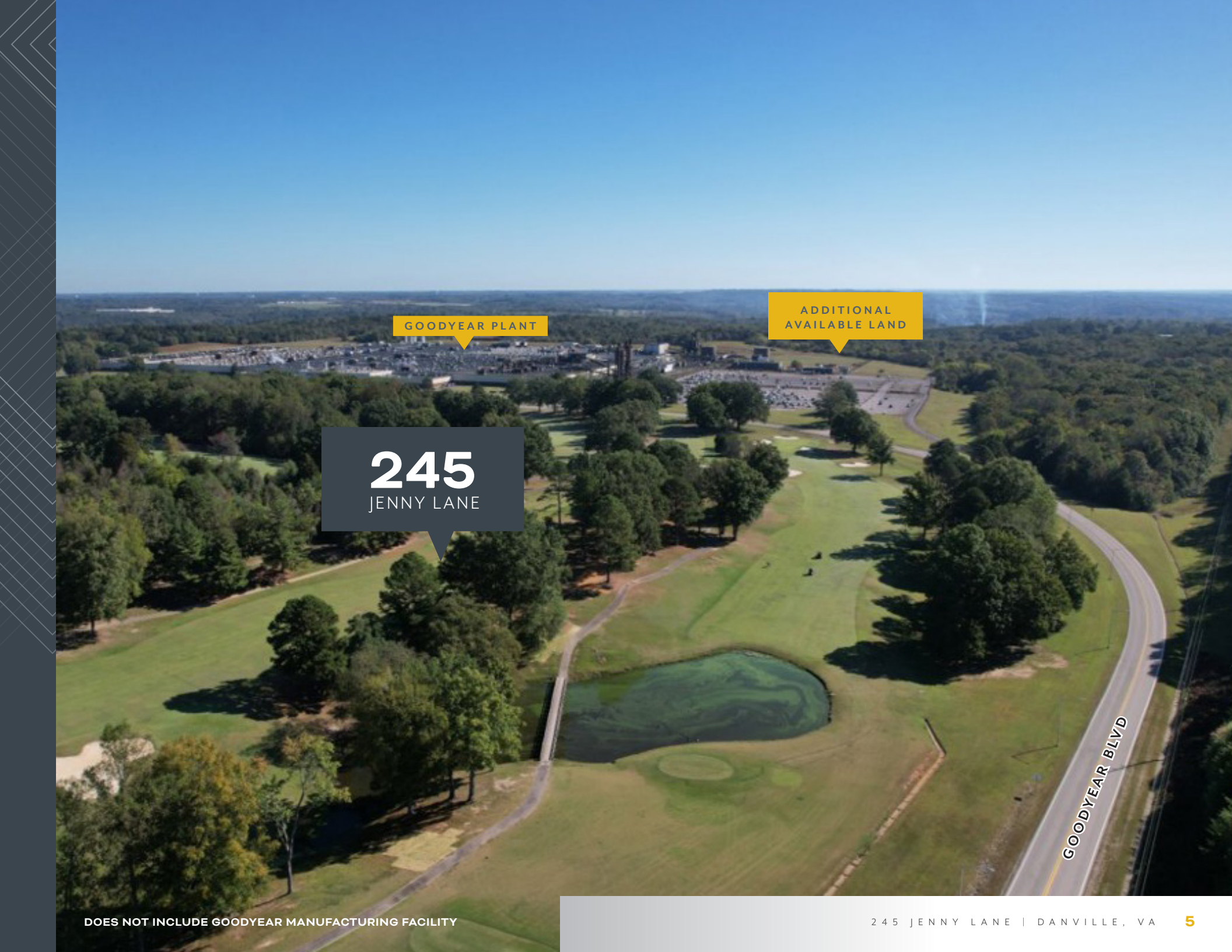
Goodyear Golf Club is a 227-acre, 18-hole semi-private golf course located at 245 Jenny Lane in Danville, Virginia. The property features a scenic layout with rolling terrain, mature trees, and natural water features. Thus, offering both recreational appeal and long-term investment potential. Positioned just minutes from U.S. Route 58 and U.S. Route 29, it provides excellent access to regional markets and is situated within a city experiencing strong momentum in infrastructure, recreation, and economic development. While currently operating as a golf course, the site's scale and topography offer versatility for future residential use, subject to zoning. Its proximity to the Goodyear manufacturing plant further enhances its strategic location and value proposition.

- + Excellent Location with Close Proximity to:
 - + Danville Regional Airport
 - + Airside Industrial Park
 - + Institute for Advanced Learning & Research
 - + Danville Expressway (US Route 29 Bypass)

PROPERTY OVERVIEW

ADDRESS	245 Jenny Lane, Danville, Virginia
PARCEL NUMBER	75933 & 75867
ACREAGE	227 Acres
LAND USE	Commercial - Redevelopment
ZONING	TR Threshold Residential
CURRENT USE	Golf Course & Clubhouse





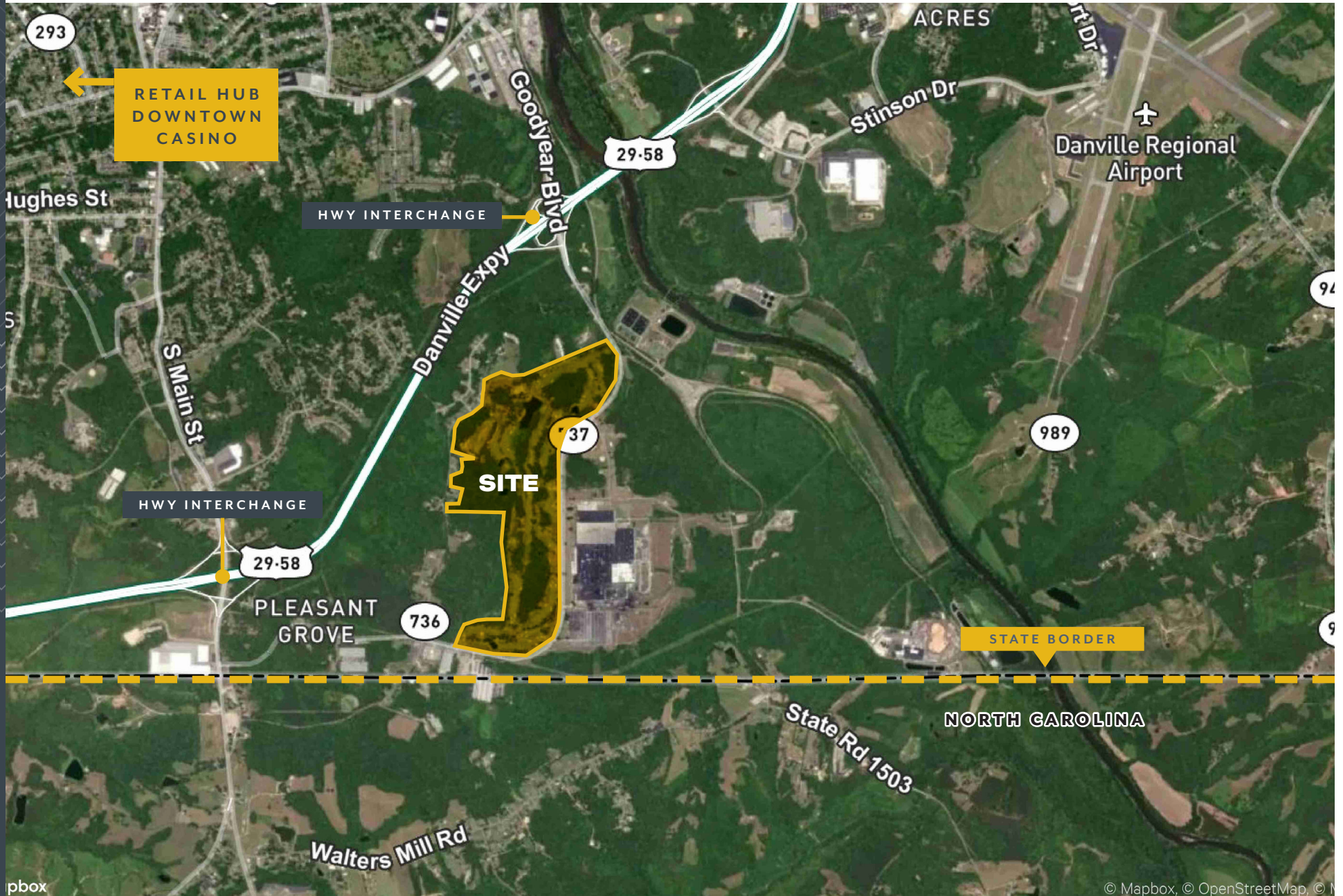
GOODYEAR PLANT

ADDITIONAL
AVAILABLE LAND

245
JENNY LANE

GOODYEAR BLVD

PROPERTY OVERVIEW | AERIAL MAP



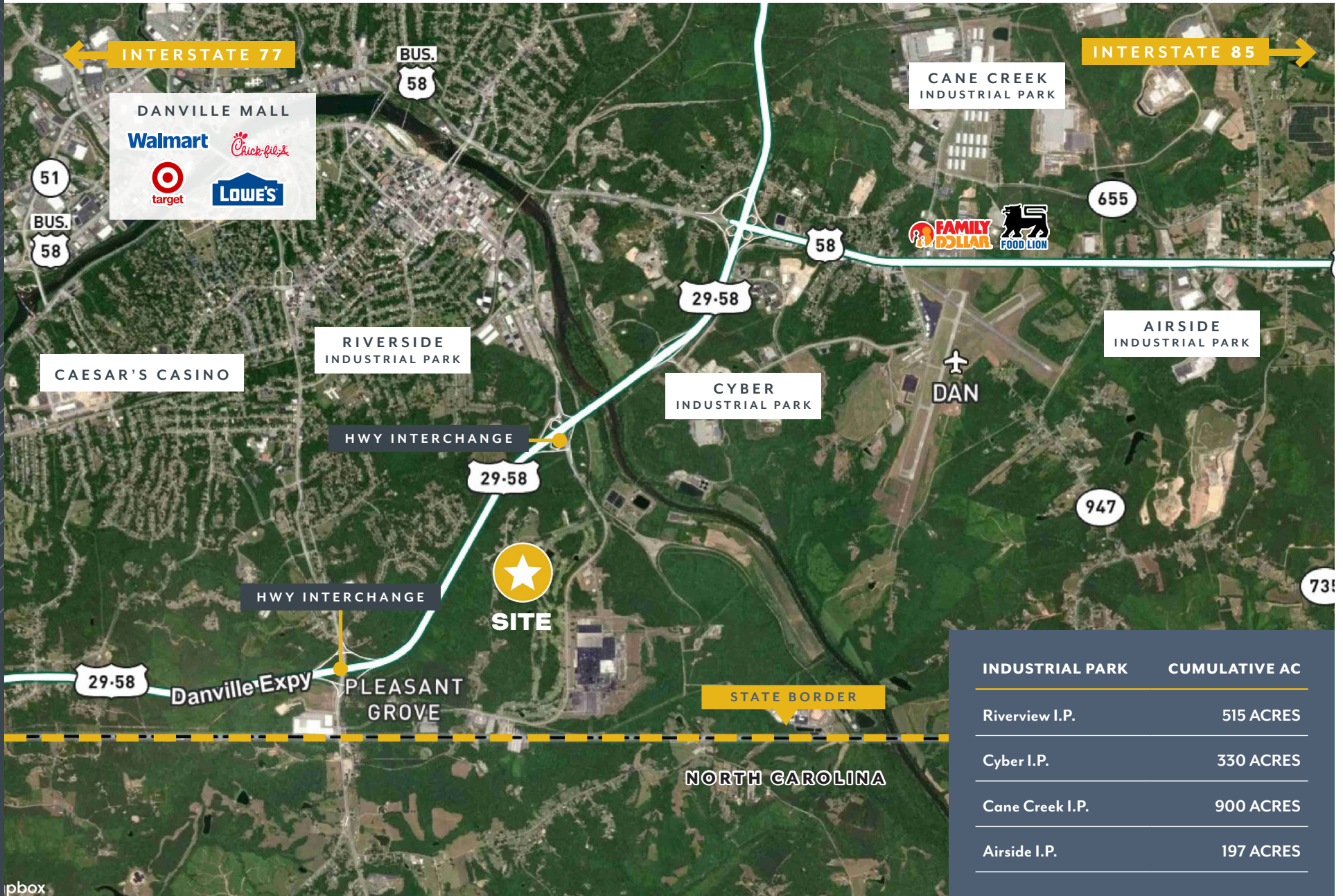
Mapbox

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245 JENNY LANE | DANVILLE, VA

DANVILLE INDUSTRIAL PARKS & RETAIL | AERIAL MAP



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DANVILLE MARKET OVERVIEW

Danville, Virginia offers a compelling environment for industrial and commercial investment, driven by a proactive economic development strategy and a strong foundation of infrastructure, workforce, and regional connectivity. The city is home to multiple industrial parks, including Cyber Park, Airside, Riverview and more, positioning it as a hub for advanced manufacturing, logistics, and technology. Danville benefits from access to major transportation corridors like US Route 29 and US Route 58, a regional airport, and rail service via Norfolk Southern and Amtrak. The city's investment in broadband infrastructure (Danville fiber network), workforce training through institutions like the Institute for Advanced Learning and Research, and its designation as an Urban Development Area all support sustainable growth. With over 10 million square feet of industrial development capacity projected and a focus on adaptive reuse, mixed-use revitalization, and gateway enhancements, Danville is well-positioned to attract new industries and support long-term economic transformation.



The Danville region is within a one-day's drive of approximately 60% of the U.S. population.

WHY DANVILLE?

The City's long-range plan emphasizes sustainable growth and the redevelopment of underutilized industrial land. The surrounding Airport/Industrial Planning Area is projected to support over 10 million square feet of new industrial development, with strong encouragement for medium to large-scale projects on well-positioned parcels like this one. As part of a designated Urban Development Area, 245 Jenny Lane offers a rare opportunity to align with Danville's industrial resurgence and participate in the region's next phase of economic transformation.

Recently, Danville's economic renewal has been fueled by major investments and new developments, including Microporous' \$1.35 billion facility creating over 2,000 jobs. The opening of Caesars Virginia resort has added momentum, generating over \$20 million in tax revenue and boosting tourism. Additional revitalization projects like Dan River Falls and the River District transformation are attracting new residents, retailers, and restaurants, signaling a vibrant future for the city.



DANVILLE BUSINESSES

TECHNOLOGY & INNOVATION

Infinity Global
Litehouse Foods

HEALTHCARE & LIFE SCIENCES

Sovah Health
Commonwealth
Home Healthcare

FOOD PRODUCTION

Tyson
Nestle
Buitoni

MANUFACTURING

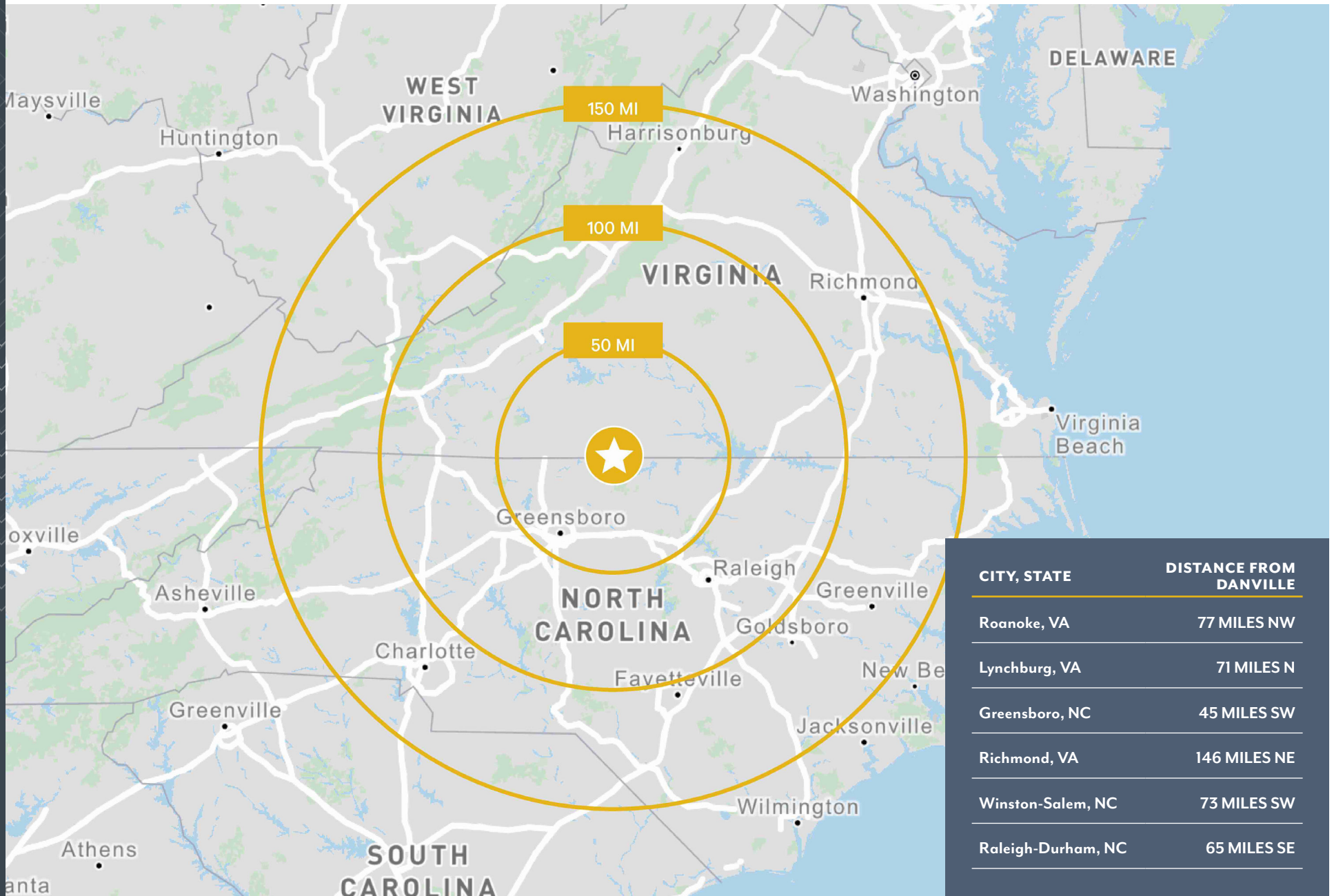
Intertape Polymer Group
Columbia Flooring
(Mohawk Industries)
Essel Propack America
EBI

INDUSTRIAL PARKS

Airside Industrial Park
Cane Creek Center
Cyber Park
Riverview Industrial Park

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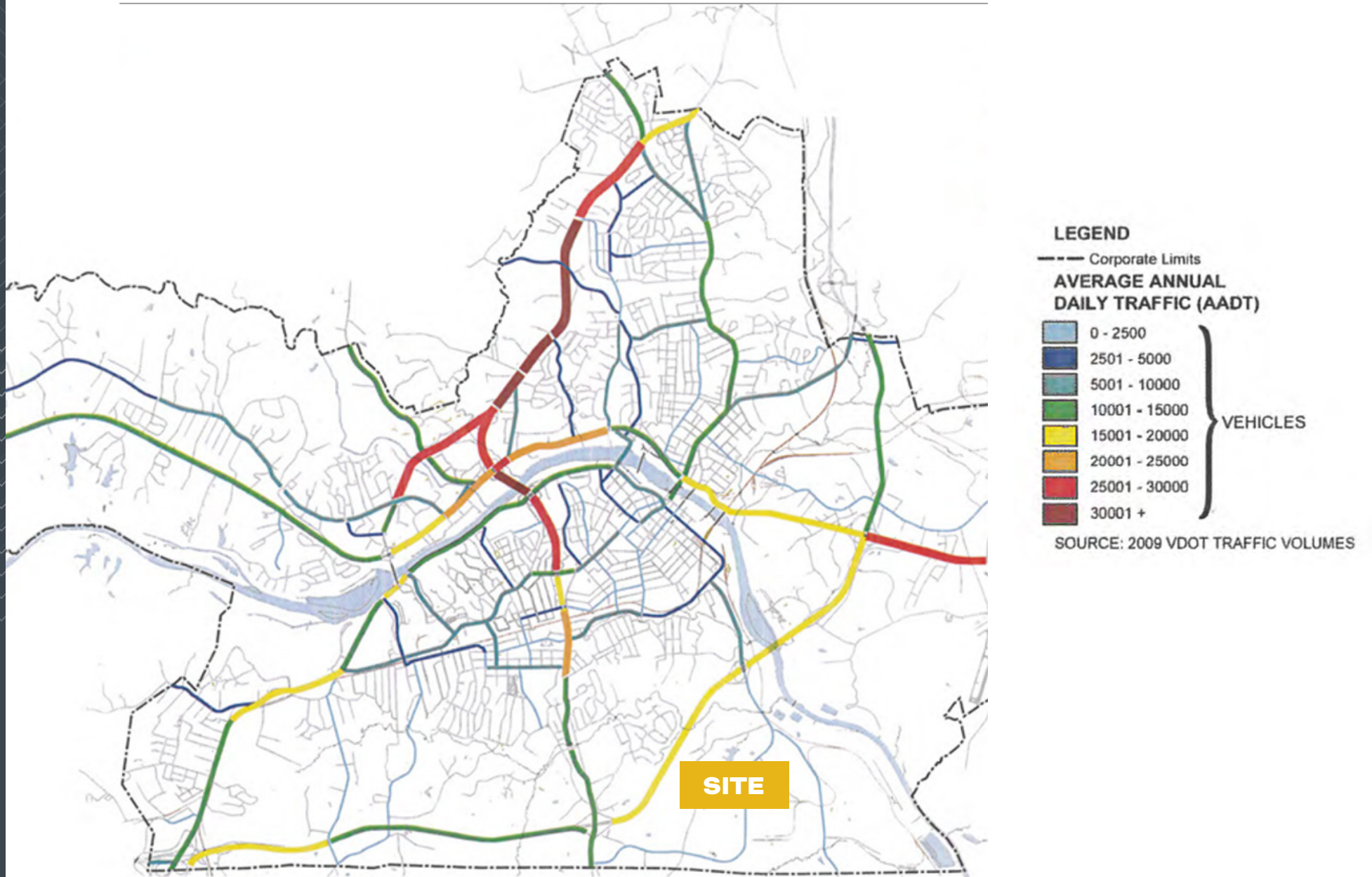
DANVILLE AREA OVERVIEW | LOCATION MAP



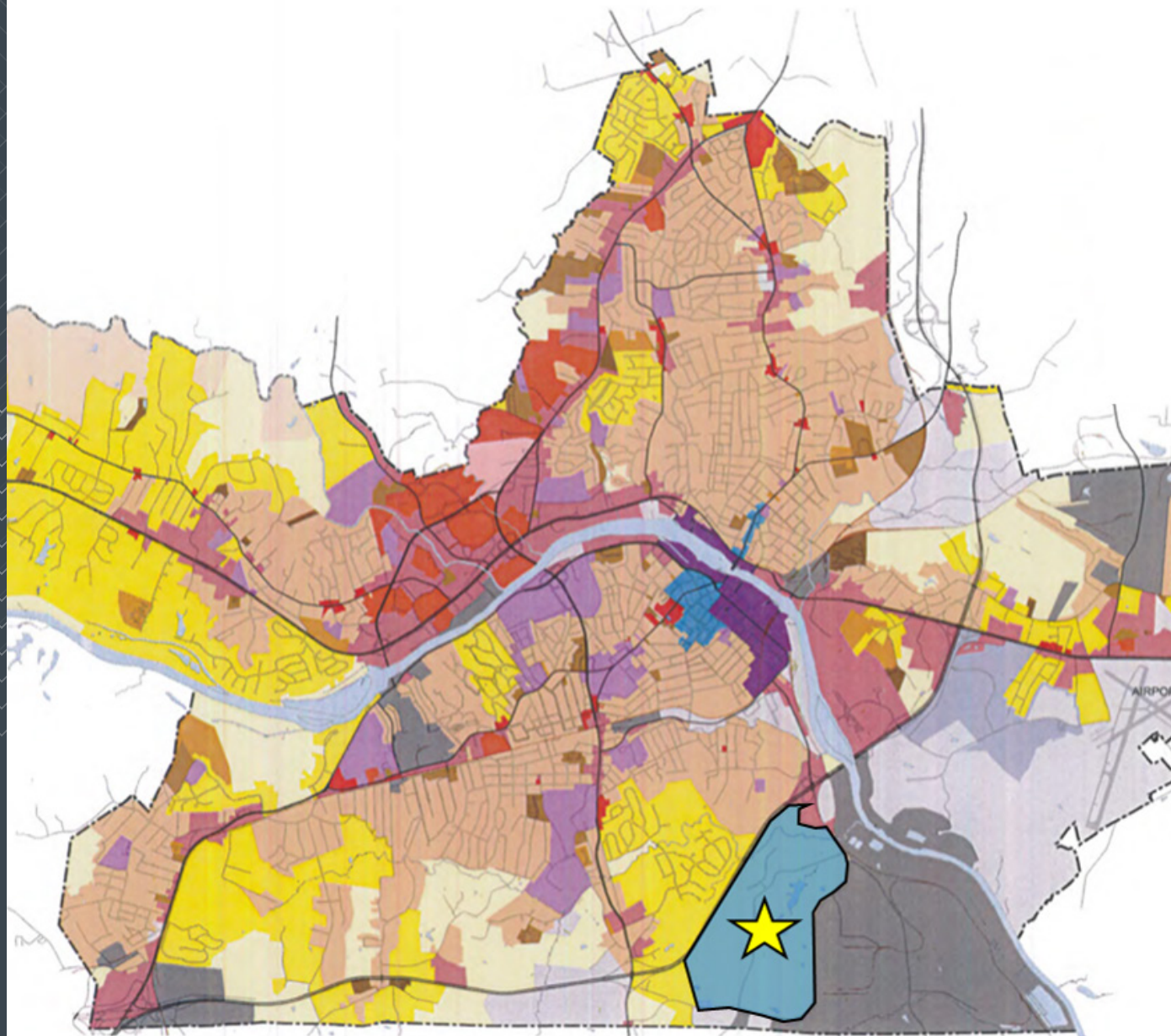
CITY, STATE	DISTANCE FROM DANVILLE
Roanoke, VA	77 MILES NW
Lynchburg, VA	71 MILES N
Greensboro, NC	45 MILES SW
Richmond, VA	146 MILES NE
Winston-Salem, NC	73 MILES SW
Raleigh-Durham, NC	65 MILES SE

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DANVILLE AREA OVERVIEW | TRANSPORTATION MAP



DANVILLE AREA OVERVIEW | ZONING MAP



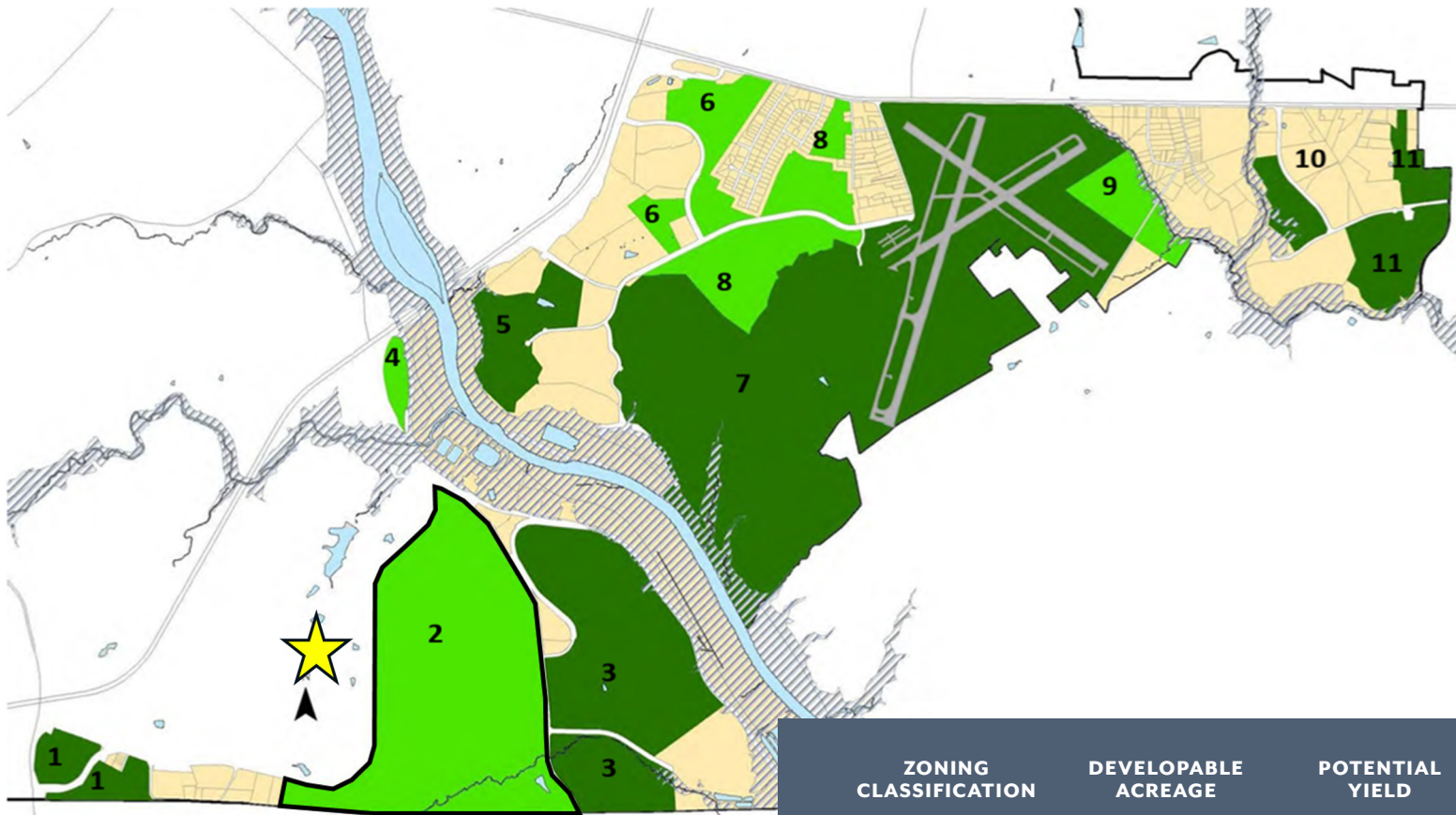
LEGEND

---	Corporate Limits
Light tan	SR-R Sandy River Residential District
Yellow	T-R Threshold Residential District
Light yellow	S-R Suburban Residential District
Light orange	OT-R Old Town Residential District
Orange	A-R Attached Residential District
Dark orange	M-R Multi-Family Residential District
Brown	MHP-R Manufactured Home Park District
Purple	TO-C Transitional Office District
Red	N-C Neighborhood Retail Commercial
Blue	CB-C Central (Downtown) Bus. Comm. District
Dark purple	TW-C Tobacco Warehouse Commercial District
Dark red	HR-C Highway Retail Commercial District
Dark orange	PS-C Planned Shopping Center Comm. District
Light grey	LED-I Light Economic Development District
Dark grey	CP-I Cyber Park One District
Dark grey	I-M Manufacturing District
Light grey	PS-C Planned Shopping Center Comm. District

THE T-R DISTRICT is designed for low-density, single-family residential development with an emphasis on preserving natural features and promoting high-quality community planning. Permitted uses include detached homes, parks, churches, and limited home-based businesses, with additional allowances for amenities like daycares and recreational facilities via special use permits. This zoning is ideal for developers focused on creating attractive, livable neighborhoods that appeal to families and long-term residents.

DANVILLE AREA OVERVIEW | INDUSTRIAL ZONED LAND USE PLAN

Planning Area 8: AIRPORT/INDUSTRIAL

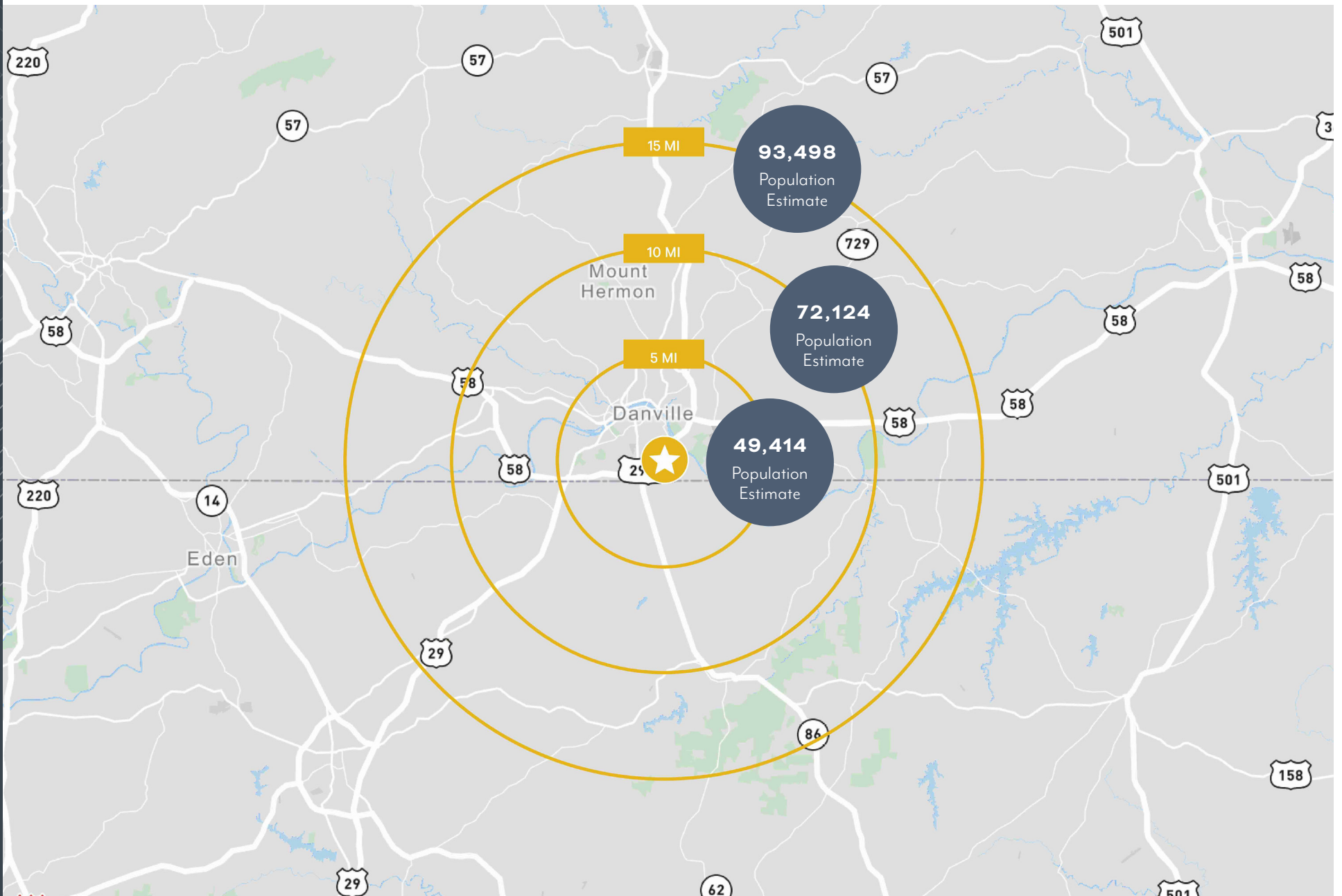


ZONING CLASSIFICATION	DEVELOPABLE ACREAGE	POTENTIAL YIELD	FUTURE LAND-USE RECOMMENDATION
Light Economic Development	3	20,159 SF	Heavy Industrial
Manufacturing District	197	1,861,256 SF	Heavy Industrial
SUBTOTAL	200	1,881,415 SF	

*SHADED GREEN PROPERTIES INDICATE INDUSTRIAL ZONED

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REGIONAL POPULATION MAP



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SITE

DANVILLE, VIRGINIA

227 ACRE

**GOLF COURSE INVESTMENT/
REDEVELOPMENT OPPORTUNITY**

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