

FOR SALE

VIEW PROPERTY WEBSITE

Revitalized Manchester District Development Maury Street & Marx Street, Richmond, VA 23224



REZONING IN PROGRESS

Exclusive Agents:

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Historic Manchester District Portfolio

- 5.07 Acres + Office/Shop Facilities
- Zoned M-2 Industrial
- Located South of Downtown Richmond
- Immediate I-95 Access @ Maury Street (Exit 73)
- I-95 Exit Redesign @ Maury Street/Roundabout Installation - 2021 Completion
- Located in Revitalized Manchester District
- Opportunity Zone Location
- Enterprise Zone Location
- Master Planned for Destination Mixed-Use

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Redevelopment Opportunity

TARGETED MANCHESTER AREA MULTI-FAMILY DEVELOPMENTS December, 2021



EXISTING (MIN 50 UNITS)

1	South Falls Tower I	111 Hull Street	255 Units
2	Paper Company Apts	203 Hull Street	88 Units
3	Commons - Plant Zero	15 E 2nd Street	52 Units
4	South Bank	307 Stockton St	150 Units
5	Plant 1 Apartments	403 Stockton St	134 Units
6	Port RVA	500 Hull Street	102 Units
7	Overlook at City View	500 Bainbridge St	141 Units
8	City View Lofts	611 Bainbridge St	219 Units
9	Hatcher Tobacco Flats	151 Commerce Rd	152 Units
10	River's Edge	505 Porter Street	211 Units
11	Terraces at Manchester	800 Semmes Ave	148 Units
12	Link Apartments	901 McDonough St	187 Units
13	The Hudson	700 Stockton St	225 Units
14	Hopper Lofts	700 Everett St	139 Units
15	New Manchester Flats	715 E 4th St	337 Units
16	The Current	21 E 4th Street	215 Units
17	Miller Lofts - Plant Zero	500 Stockton St	197 Units

PLANNED/UNDER CONSTRUCTION

1	Manchester Commodore	15 W 7th Street	173 Units
2	Port RVA Phase II	512 Hull Street	102 Units
3	The Box	501-511 Decatur St	118 Units
4	Catalyst Site	103 E 2nd St	188 Units
5	The Rails	104 E 2nd Street	42 Units
6	Overlook II	423 Hull Street	271 Units
7	River's Edge II	310 W 6th St	344 Units
8	Southern States Silos	2-4 Manchester Rd	TBD
9	Tidewater (Under Const)	700 Semmes Ave	230 Units
10	Taylor & Parrish Site	201 Commerce Rd	250 Units
11	Plant Zero Site	13 E 3rd Street	235 Units
12	Hydro Apts (Under Const)	101 Manchester Rd	226 Units
13	Lawson Site	812 Hull Street	260 Units

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PARCEL SUMMARY

Tax Parcel:	S000-0221-003
Tax Parcel:	S000-0221-011
Tax Parcel:	S000-0221-002
Tax Parcel:	S000-0221-001
Acreeage:	2.00 Acres

PROPERTY HIGHLIGHTS

- 600 Maury Street: 0.0541 Acre
- 610 Maury Street: 0.898 Acre (Includes Office)
- 601 Albany Street: 0.0541 Acre
- 603 Albany Street: 0.8996 Acre
- Includes Alleyway

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PARCEL SUMMARY

Tax Parcel: S000-0273-007

Acreege: 0.431 Acre

PROPERTY HIGHLIGHTS

- 700 Albany Avenue: 0.431 Acre (Includes 5,750 SF Shop Building)
- Additional Covered Storage Structures On Site

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PARCEL SUMMARY

Tax Parcel:	S000-0271-002
Tax Parcel:	S000-0271-001
Tax Parcel:	S000-0271-018
Tax Parcel:	S000-0271-017
Tax Parcel:	S000-0271-016
Tax Parcel:	S000-0271-010
Acreeage:	1.1362 Acres

PROPERTY HIGHLIGHTS

- 508 Albany Avenue: 0.1081 Acre
- 510 Albany Avenue: 0.1117 Acre
- 519 Marx Street: 0.1117 Acre
- 517 Marx Street: 0.1081 Acre
- 515 Marx Street: 0.1129 Acre
- 507 Marx Street: 0.5837 Acre (Includes 6,004 SF Shop)

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PARCEL SUMMARY

Tax Parcel: S000-0322-005

Tax Parcel: S000-0322-001

Tax Parcel: S000-0322-009

Acreeage: 1.4996 Acres

PROPERTY HIGHLIGHTS

- 600 Marx Street: 0.4996 Acre (Includes 4,500 SF Shop Buildings)
- 608 Marx Street: 0.5004 Acre (Includes 2,000 SF Office/Shop Buildings)
- 601 Dinwiddie Avenue: 0.4996 Acre (Includes 4,560 SF Shop Building)

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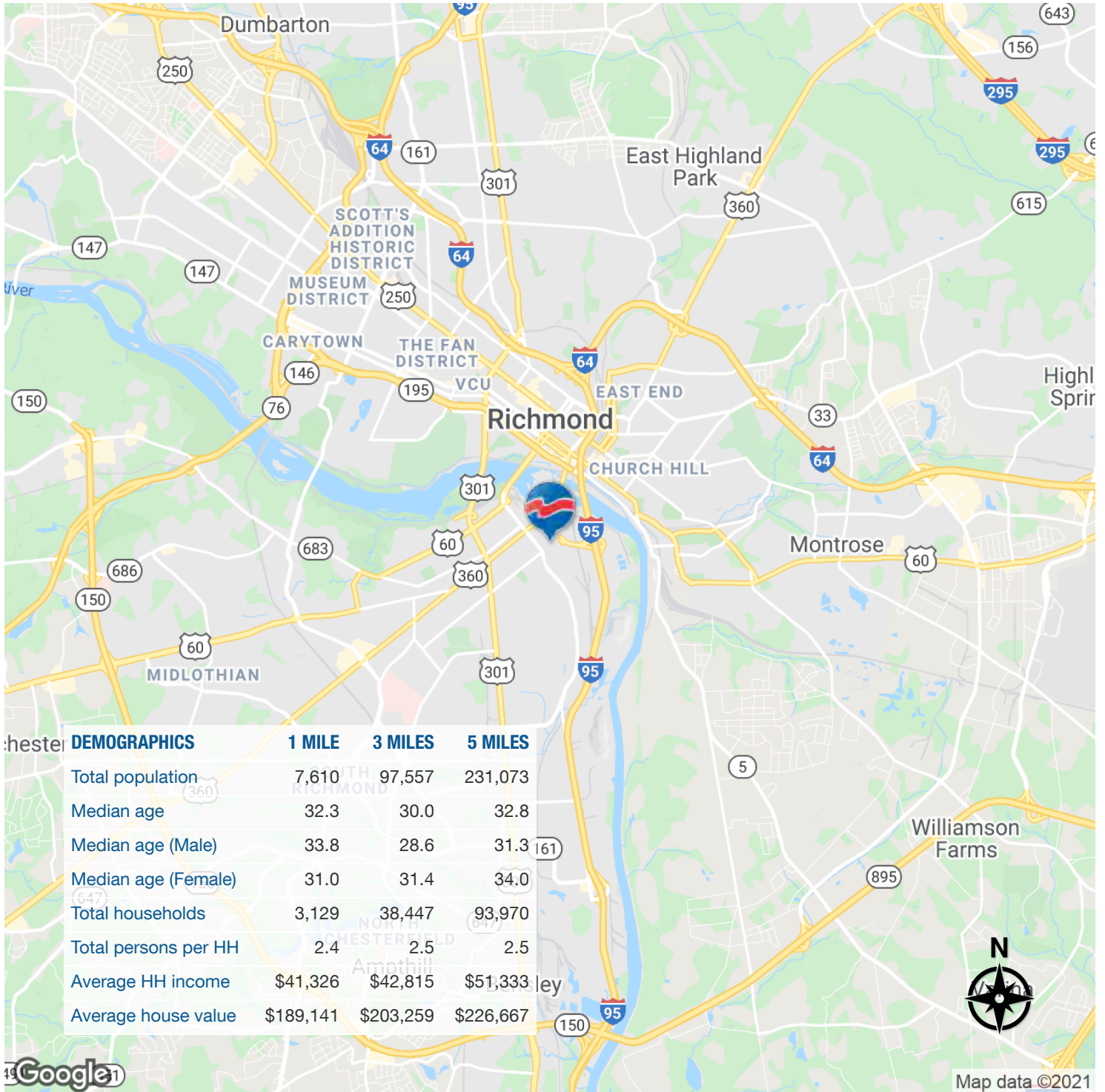


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