VIRGINIA Is For Business

To be included on VirginiaScan, the site must have at least 5 contiguous acres available. Site boundaries must be provided and a sale price or price range must be included..

VIRGINIA Is For Business

VIRGINIASCAN SITE DATA SHEET

GENERAL

County/City __Washington County___ Town/Community ___Near Bristol, VA city line_____

Site name ___Campbell Sites – Parcel #'s 14181; 14215; 14245_ Within corporate limits: Yes ☐ No ☒

Street address/location _Lee Hwy-Across from "Highlands Shopping Center" Industrial park?Yes ☐ No ☒

Virginia Enterprise Zone?Yes ☐ No ☒ Foreign Trade Zone? Yes ☐ No ☒ Technology Zone? Yes ☐ No ☒

SITE SPECIFICATIONS

Total acreage 5.52+/- Acreage suitable for construction Yes Largest contiguous acreage Largest two have 2.92 acres

Is site subdividable? Yes ☒ No ☐ Range of site sizes (3) Sites =1.16; 2.60; 1.76; acres_____

Zoning classification __Commercial_____ Comprehensive plan designation _____

Zoning restrictions: _____ Is outside storage permitted? Yes ☐ No ☐

Existing structures on site? Yes ☐ No ☒ Type of structure _____

ENVIRONMENTAL FEATURES

Terrain: Ground cover: Cleared _____% Wooded _____% Crop _____%

Slope: Level ☒ Gently rolling ☐ Hilly ☐ Rock outcroppings ☐

Percentage of site in 100 year flood plain _____% Soil borings available: Yes ☐ No ☐

U.S. Army Corps Certified Wetlands study available: Yes ☒ No ☐ Date certified: _____

Phase 1 Environmental audit available: Yes ☐ No ☐ Brownfield: Yes ☐ No ☐

Archaeological assessment (treatment plan if needed): Yes ☒ No ☐

Storm water management plan: Yes ☒ No ☐ Rare & endangered species management plan:Yes ☐ No ☐

UTILITIES

Electric Power

Name of supplier __Appalachian Power_Co_____ On site: Yes ☒ No ☐

Distance to distribution line _adjacent_____ ft. Voltage _____ Phase ___3_____

Natural Gas

Name of supplier __Atmos Energy_____ On Site: Yes ☐ No ☐

Distance from site _____ ft. Line size _____ in. Pressure _____

Water

Name of public service provider ___Washington County Service Authority_____

Served by public water? Yes ☒ No ☐ Distance from site _____ ft. Line size _____ in.

Are wells on site? Yes ☐ No ☐ Name of treatment facility _____

Surface Water

Name of source _____ Capacity _____ gpd

Waste Water Treatment

Name of public service provider _____Washington County Service Authority_____

Served by public sewer? Yes ☒ No ☐ Distance from site _____ ft. Line size _____ in.

Septic systems practical? Yes ☐ No ☐ Receiving stream on or adjacent to site? Yes ☐ No ☐

Telecommunications

Name of supplier _____Century Link and BVU_____ Digital switching: Yes ☒ No ☐

ISDN: Yes ☒ No ☐ Fiber optic lines on site? Yes ☒ No ☐ Distance to fiber optic lines _____ ft.

Other (e.g., POPs, SMDS, Centrex) _____

SUPPORTING/MARKETING INFORMATION

Plat/Survey: Yes ☒ No ☐ Site/Master Plan: Yes ☒ No ☐ Signage: Yes ☒ No ☐

RIGHT NOW SITES INDUSTRIES

Light Manufacturing: Yes ☒ No ☐ General Manufacturing: Yes ☐ No ☐ Heavy Manufacturing: Yes ☐ No ☐

Mega Site: Yes ☐ No ☐ Business/Industrial Park: Yes ☐ No ☐ Office Park: Yes ☐ No ☐

Research & Development: Yes ☐ No ☐ Warehouse/Distribution: Yes ☐ No ☐

TRANSPORTATION

Railroad

Rail access? Yes ☐ No ☒ Name of Railroad _____

Type of line _____ Can rail siding be installed? Yes ☐ No ☐ Distance from site _____ ft.

Highway

Distance to nearest interstate interchange __1__ mi. Interstate name ___I-81_____

Interchange name ____Lee Hwy_____ Exit number __7 or 10_____

Distance to nearest 4-lane arterial __adjacent_ mi. Name and route number _Rt. 11 – Lee Hwy._

Name and route number of highway or street serving site ___Rt. 11 Lee Highway_____

Industrial access road needed? Yes ☐ No ☐ Will owner dedicate right-of-way? Yes ☐ No ☐

Public Transportation

Name of service provider ____N/A_____

Air

Distance to nearest commercial airport ___30_____ mi. Name _Tri-Cities Regional Airport__

Distance to nearest general aviation airport __4____ mi. Name _Virginia Highlands Airport__

Runway length of general aviation airport __4,470__ ft.

Water

Name of navigable waterway __N/A_____

Depth of channel _____ ft.

OWNERSHIP

Ownership: Private ☒ Public (or under option by public body) ☐ Sale price per acre _Negotiable

Owner *Estate of C. Richard Campbell* c/o Sandra Campbell P O Box 1298, Br. VA 24203 Ph. 276-669-1480 & (423) 341-4007

Principal contact Debra Kennedy, Bob Callahan Realty Phone (800) 973-0111 E-mail ___DKenn10054@aol.com

Information submitted by Carol Barrett, Admin. Asst. Wash. Co. Economic Development_ Date_3-31-10_

To be included in our computerized database, a vicinity map or topographic map showing the boundaries of the site ***must*** be included with this form. A tax map may be substituted if a tax map index is included. A certified survey and site plan, including size and location of water, sewer, gas, and electrical lines, and a color photograph of the site should also be included. Digital photos are welcome and may be e-mailed to mmende@yesvirginia.org. This form should be returned to:

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP
RESEARCH DIVISION
P. O. Box 798
Richmond, Virginia 23218-0798
Phone: (804) 545-5785
Fax: (804) 545-5771
E-mail: mmende@yesvirginia.org

“Right Now” Sites Industry Standards

Light Manufacturing Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing

General Manufacturing Sites

- 10 developable acres minimum
- 60,000 sq. ft. building pad
- 100,000 gallons/day water supply with fire protection
- 8 in. water line
- 100,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 10,000kW
- T-1 line
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Zoned for manufacturing allowing outside storage

Heavy Manufacturing Sites

- 25 developable contiguous acres minimum
- 600,000 gallons/day water supply with fire protection within 180 days
- 12 in. water line
- 450,000 gallons/day sewer treatment capacity within 180 days
- 12 in. sewer line
- Electricity – 25,000kW
- Natural Gas
- T-1 Line
- Within 1 mile of an interstate or four-lane U.S. highway
- Direct access to a four-lane highway via a truck route
- Zoned for heavy manufacturing allowing outside storage

Mega~~G~~ Sites

- 500 acres with 200 acres developable minimum
- 200-acre buildable area
- 250,000 gallons/day water supply within 3 miles of the site
- 250,000 gallons/day sewer treatment capacity within 3 miles of the site
- Electricity – 3 miles from a main transmission line
- Natural Gas – 3 miles from a major transmission line
- T-1 line or fiber optic cable at the access road
- Within 5 miles of an interstate or four-lane divided highway
- Direct access from four-lane highway with capacity to handle truck traffic
- Within 1 mile of a rail line with a rail spur possible
- Zoned agricultural or rural

Business/Industrial Parks

- 50 developable acres minimum within the park
- 5-acre site available in the park
- 200,000 gallons/day water supply with fire protection
- 8 in. water line
- 200,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 14,000 kW
- T-1 line
- Within 10 miles of an interstate or four-lane highway
- Direct access from four-lane highway via a truck route
- Within 90 miles of a commercial airport
- Zoned for manufacturing and other business uses

Office Sites

- 5 developable acres minimum
- 15,000 gallons/day water supply with fire protection
- 6 in. water line
- 15,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- Electricity – 1,500 kW dual service
- Served by multiple T-1 lines or sonet ring (fiber on site)
- Zoned for office park usage

Research and Development

- 5 developable acres
- 2,500 gallons/day water supply with fire protection
- 6 in. water line
- 2,500 gallons/day sewer treatment capacity
- 8 in sewer line
- Electricity – 600 kW dual service
- Served by T-1 line or fiber optic cable
- Within 60 miles of a university research center
- Zoned for research and development

Warehouse/Distribution Sites

- 25 developable acres minimum
- 6,000 gallons/day water supply with fire protection
- 6 in. water line
- 6,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 2,500kW
- Within 5 miles of an interstate or four-lane divided highway
- Within 1 mile of a four-lane highway with capacity to handle heavy volume truck traffic
- Zoned for warehouse/distribution

Motorsports Sites

- 5 developable acres minimum
- 20,000 gallons/day water supply with fire protection
- 6 in. water line
- 20,000 gallons/day sewer treatment capacity
- 8 in. sewer line
- 3 phase electricity – 5,500kW
- Within 20 miles of an interstate or four-lane divided highway
- Direct access from two-lane highway with capacity to handle truck traffic
- Zoned for light manufacturing
- Direct connection to a motorsports asset (race track, research facility, specialized training program or facility, ties to a motorsports organization, etc.)