



42 Acres Located in the Heart of Farmville

308 Meriwood Farm Road | Farmville, VA 23901



COMMONWEALTH

Property Highlights

- 42± Acres located in the heart of Farmville
- Zoned R-2 and B-3, with potential for smaller lots with future zoning ordinance
- The R-2 zoning currently allows for up to 140 units of single family detached and townhomes
- Public water line located on both public roads, and owner holds an off-site sewer extension for sewer line access
- Located adjacent to major retail shops, restaurants, Hampden Sydney College, and Longwood University
- Sale Price: \$2,100,000

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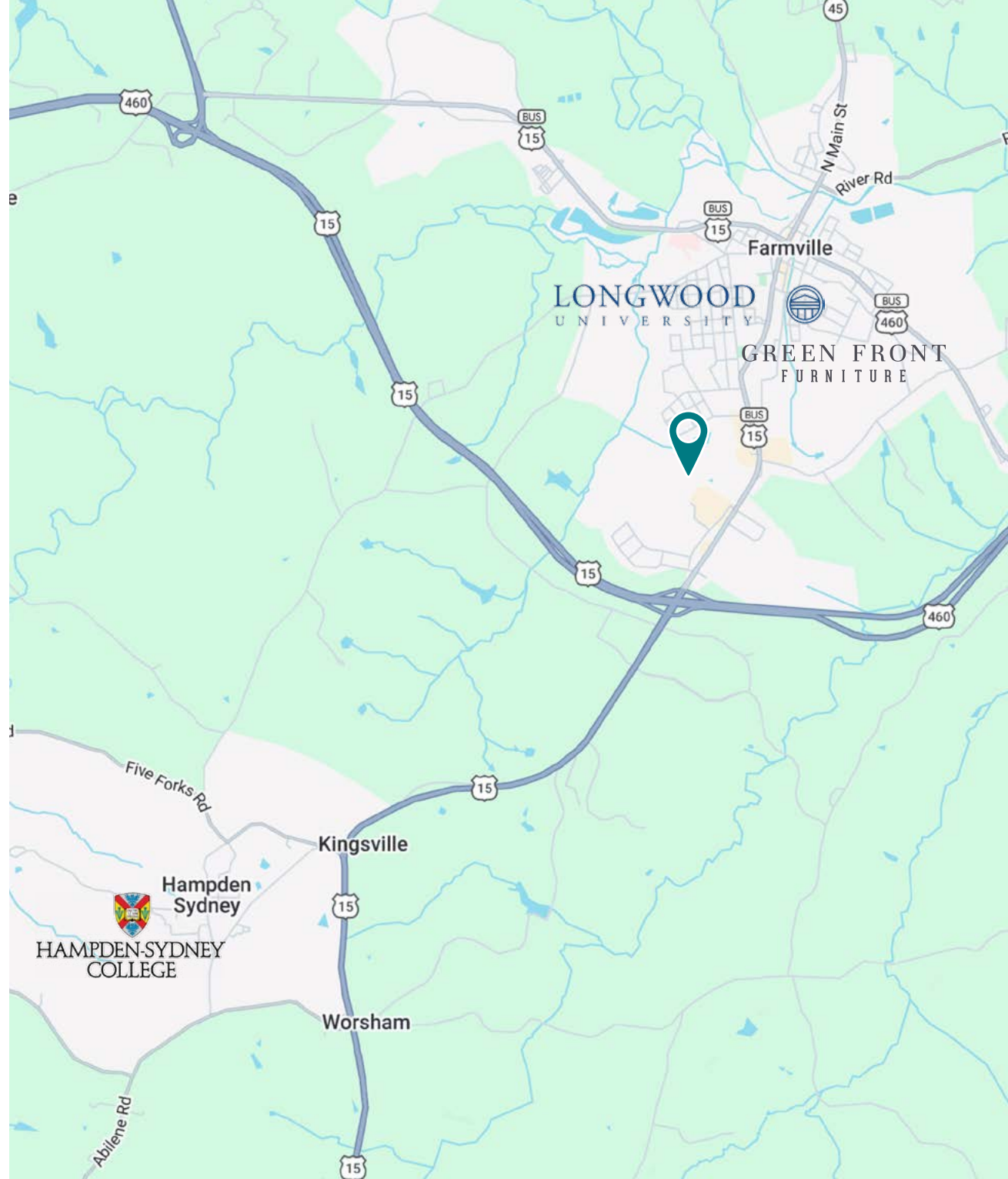
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Concept Plan



KEY AND TABULATIONS

- MULTIFAMILY:**
7 BUILDINGS @ 30 UNITS PER BUILDING = 210 UNITS
PARKING PROVIDED: 411 SPACES (@ 2.0 PER UNIT)
- SURFACE PARKED TOWNHOMES (20' X 42'):**
50 UNITS TOTAL
TOTAL PARKING PROVIDED: 160 SPACES (@ 3.2 PER UNIT)
- SINGLE FAMILY DWELLINGS (65' X 125'):**
47 UNITS TOTAL
- TOTAL UNITS:**
TOTAL UNITS: 307 UNITS
TOTAL PARKING PROVIDED: 478 SPACES

Market Overview

Farmville Overview

Farmville is a small but vibrant town in central Virginia, home to Longwood University and Hampden-Sydney College. It has a steady flow of students, faculty, and visitors, which helps sustain a diverse dining scene. The town is also a regional hub for shopping and services, drawing people from surrounding rural areas.



Charley's Waterfront Cafe



GREEN FRONT FURNITURE

Green Front Furniture is headquartered on Main Street in Farmville, occupying 13 historic tobacco warehouses and revitalized department stores with nearly 1 million square feet of showroom space. This makes it one of the largest furniture retailers on the East Coast and a major anchor for downtown commerce.

