



Request for Proposals REDEVELOPMENT OPPORTUNITY

Town of Vinton- Hotel Development

The Town of Vinton is accepting proposals to construct and operate a hotel on six Town owned parcels located at the intersection of S. Pollard St, Cedar Ave and 1st St. This Gateway property is highly visible and is located on a major travel corridor with an average daily traffic count of over 26,000 vehicles.



Property summary:

- Walkable to Downtown Vinton's Central Business District, Town Hall, Vinyard Station, Billy Byrd Apartments, Roland E Cook Lofts, Vinton Branch Library, Glade Creek Greenway, Farmers' Market, Vinton War Memorial and many other civic and cultural activities.
- Close proximity to Recreational Activities to include Rosie's Gaming Emporium, Lancerlot Sports & Ice Hockey Complex, Vinyard & Goode Parks and the newly developed Explore Park.
- Centrally located to Downtown Roanoke, Rte 460/Orange Ave, the Blue Ridge Parkway, and a primary travel route to Smith Mountain Lake (Rte 24/Virginia Ave/Hardy Rd).
- Public Private Partnerships available and closure of 1st street for project inclusion upon request.
- The property is zoned GB (General Business), which permits hotel and associated development.
- Parcels are cleared and have approved environmental.



Proposals should include the following project details:

- A development plan for the property to include amenities, number of rooms, franchise name and unique development features.
- Evidence of market compatibility and economic feasibility.
- Proposed terms of the acquisition, including offer amount and timeline for completion. Business Plan and Financial Plan, including project benefits to the Town.
- A biographical summary and experience with a description of lead participants.

The Town seeks to convey the property in “as-is” condition. The Town reserves the right to reject all proposals without cause.

Evaluations and award of proposals will be made based upon the following criteria:

- Proposed investment and development concept.
- Value-added benefits to the Town.
- Proposed compatibility with the Town of Vinton zoning, land use and comprehensive plan.
- Return on investment, job creation and revenue generation from the project.

Property Addresses:

0 Cedar Ave.	060.15-06-38.00
0 Cedar Ave.	060.15-06-39.00
35 Cedar Ave.	060.15-06-40.00
509 S. Pollard St.	060.15-06-41.00
0 S. Pollard St.	060.15-06-42.00
537 S. Pollard St.	060.15-06-43.00

Written proposals should be submitted to:

Town of Vinton

Attention:

Richard “Pete” Peters

Town Manager

311 S. Pollard St.

Vinton, Va. 24179

For more information, contact

Pete at

540-343-1508 or

rpeters@vintonva.gov

Offers to be accepted until a successful proposal is received.

THE TOWN OF
VINTON
VIRGINIA

