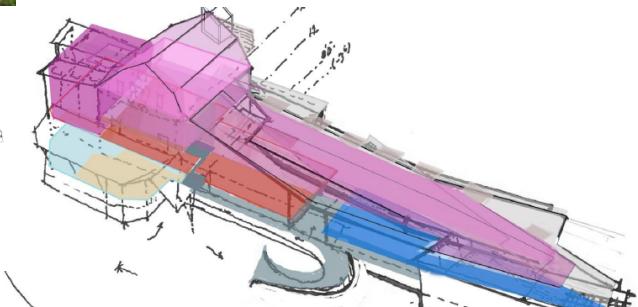
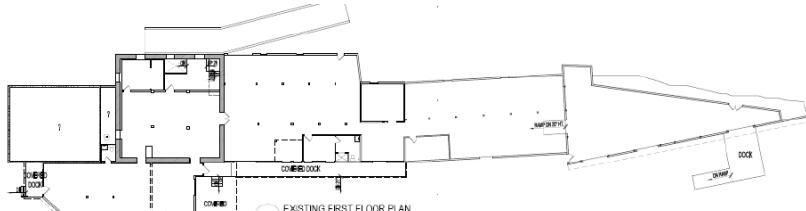




Request for Proposals REDEVELOPMENT OPPORTUNITY

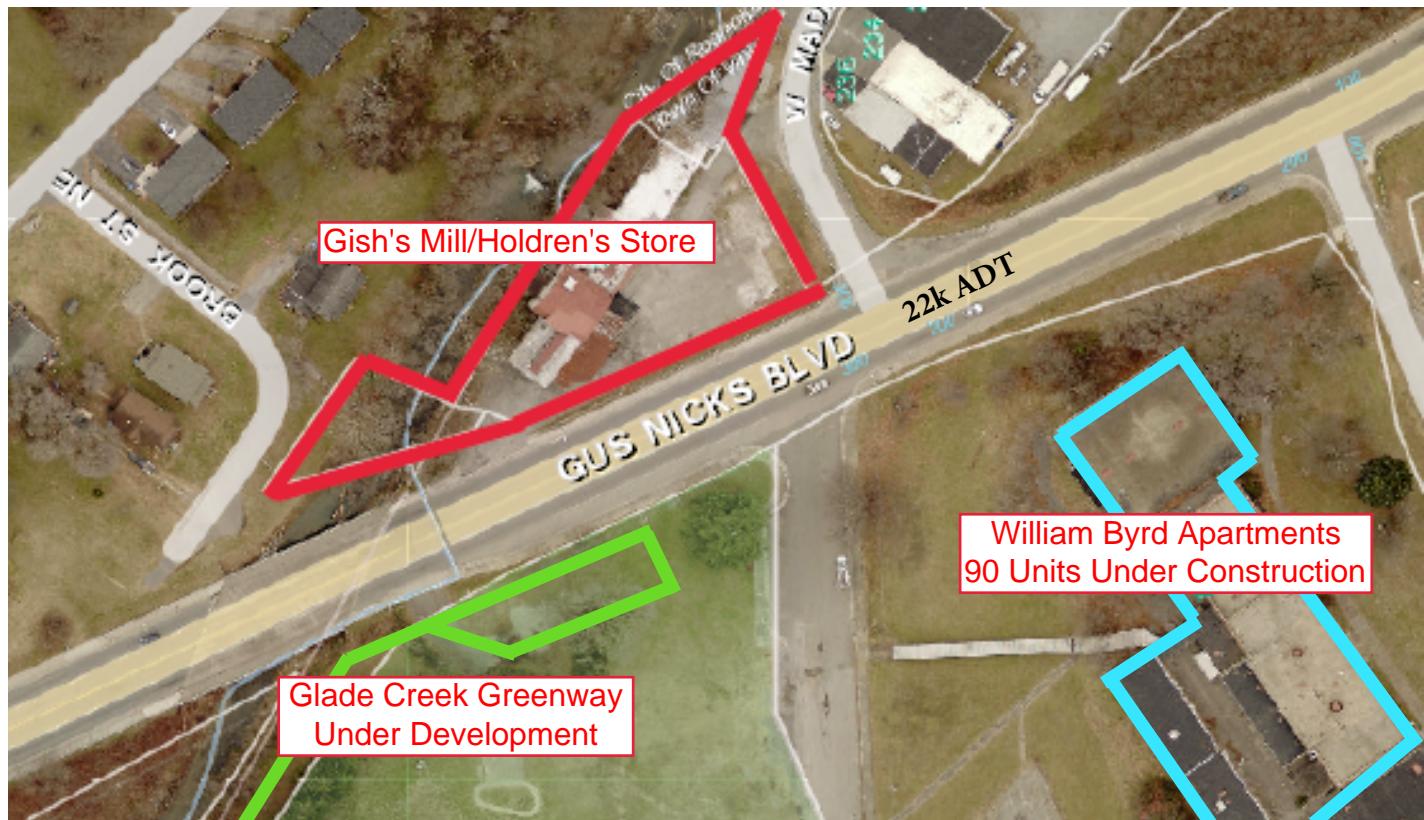
Gish's Mill - Holdren's Country Store

The Town of Vinton is accepting proposals for the purchase and redevelopment of the former Gish's Mill/Holdren's Country Store, located at 350 Gus Nicks Blvd. The nearly 14,000 sq ft former mill, retail and warehouse sits on approximately 1.5 acres. This property is highly visible and is located on a major travel corridor with an average daily traffic count of over 22,000 vehicles.



Property summary:

- Suited for mixed-use redevelopment to include Retail, Office, Restaurant and/or Hospitality.
 - Close proximity to Downtown Vinton, near the William Byrd Apartments (90-units currently under construction), the newly completed Roland E Cook Lofts, the new Vinton Branch Library, Glade Creek Greenway and many other civic, cultural and recreational activities.
 - Close proximity to Rte 460/Orange Ave, the Blue Ridge Parkway and Hardy Rd , a major travel route to Smith Mountain Lake.
 - Virginia and National Historic Landmark potential designation and historic tax credit eligibility (A developer could be eligible to receive up to 45% of construction costs through the credits).
 - The property is zoned M1 (Limited Industrial), which permits a variety of commercial uses.
 - Town Council has endorsed a Conceptual Redevelopment Plan for the site that was created by Hill Studio and is available at <http://vintonva.gov/DocumentCenter/View/1064>



Proposals should include the following project details:

- A development plan for the property to include the proposed use(s).
- For redevelopment projects utilizing Historic Tax-Credits, offerers must demonstrate a willingness to provide a performance security for the project and experience with the completion of similar projects.
- 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 and structure in "as-is" condition. The Town reserves the right to reject all proposals with out cause. The Town will consider resubdividing or re-zoning the property at the request of the offerer.

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

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

Written proposals should be submitted no later than 3:00 p.m., July 31, 2018 to:

Attention:
 Richard "Pete" Peters,
 Assistant Town Manager / Director
 of Economic Development
 311 South Pollard St
 Vinton, Va. 24179

For more information or to schedule a facility tour contact
 Pete at 540-343-1508 or
 rpeters@vintonva.gov