

# 42 Acres Located in the Heart of Farmville

308 Meriwood Farm Road | Farmville, VA 23901



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

## 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

### FOR MORE INFORMATION:

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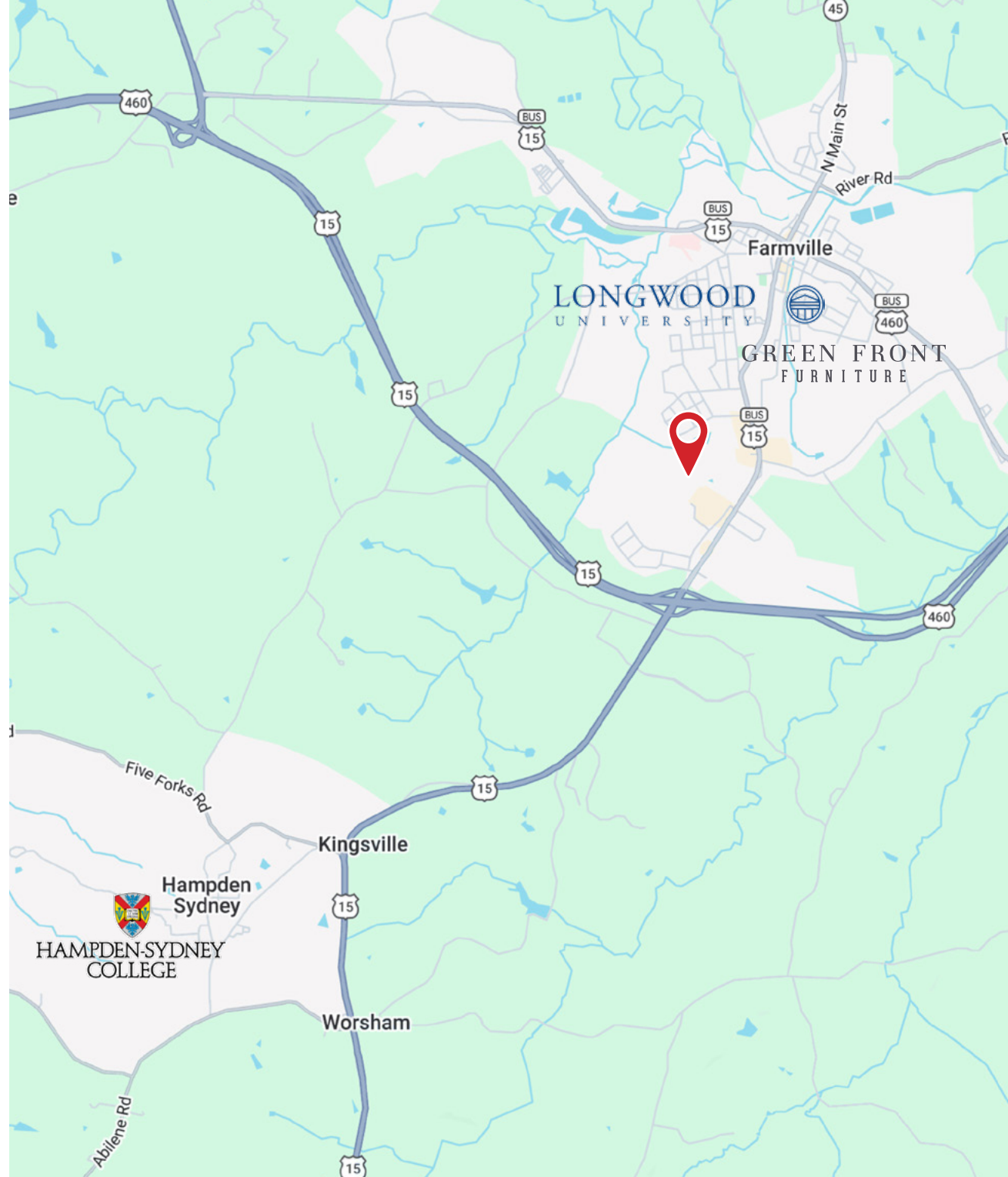
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# CONCEPT PLAN



KEY AND TABULATIONS	
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	<b>MULTIFAMILY:</b>
	7 BUILDINGS @ 30 UNITS PER BUILDING = 210 UNITS PARKING PROVIDED: 411 SPACES (@ 2.0 PER UNIT)
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	<b>SURFACE PARKED TOWNHOMES (20' X 42');</b>
	50 UNITS TOTAL TOTAL PARKING PROVIDED: 160 SPACES (@ 3.2 PER UNIT)
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	<b>SINGLE FAMILY DWELLINGS(65' X 125');</b>
	47 UNITS TOTAL
<b>TOTAL UNITS:</b>	
	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.

