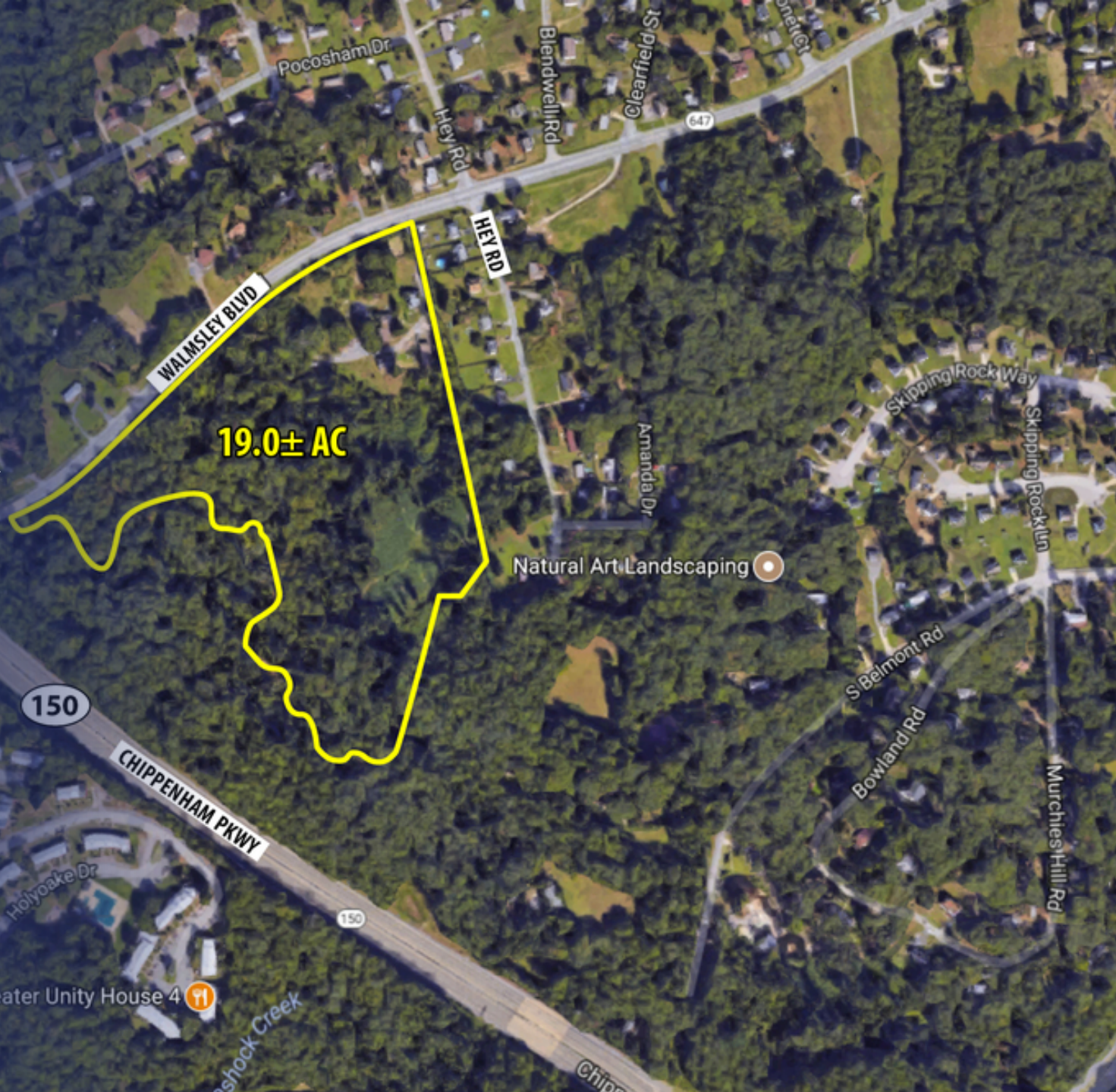




# 19.07 ± AC DEVELOPMENT OPPORTUNITY - 5817 WALMSLEY BLVD

5817 WALMSLEY BLVD  
RICHMOND, VA 23224

Tim Dudley, CAI, AARE  
Senior Advisor  
804.822.3131  
tdudley@svn.com





# Executive Summary



## OFFERING SUMMARY

Assessed Value: \$615,000

Lot Size: 19.0 ± Acres

Zoning: R-3

## PROPERTY OVERVIEW

Motleys is pleased to offer, via accelerated sale, the 19.0 ± acre, residential lot located at 5817 Walmsley Blvd., Richmond, VA 23224. This property is zoned R-3 (Residential) by the City of Richmond and the lot currently consists of three (3) improvements: a 3,700 ± square foot log cabin, a 2,600 ± square foot log cabin, and a 900 ± square foot ranch home with log front and a full basement. All three structures are in need of repair.

The property has a mix of mature timber and cleared open areas and engineering plans have been designed to develop a single family neighborhood. Public water and sewer are available to the site.

This tract of land is one of the largest remaining, privately owned properties in Richmond. The lot was originally owned by the Commonwealth of Virginia and it is believed that this was previously a summer retreat for the Governor and has also previously been the first home for boys in the Commonwealth of Virginia.

The property is located near shopping, dining, entertainment, and employment opportunities and it is located approximately 1 ± mile from access to Chippenham Pkwy, 6 ± miles from access to Powhite Pkwy, 7 ± miles from Downtown Richmond, and 8 ± miles from access to I-95.

Engineering Plans Available - Property is Currently Mix of Mature Timber and Cleared Open Areas



# Additional Photos



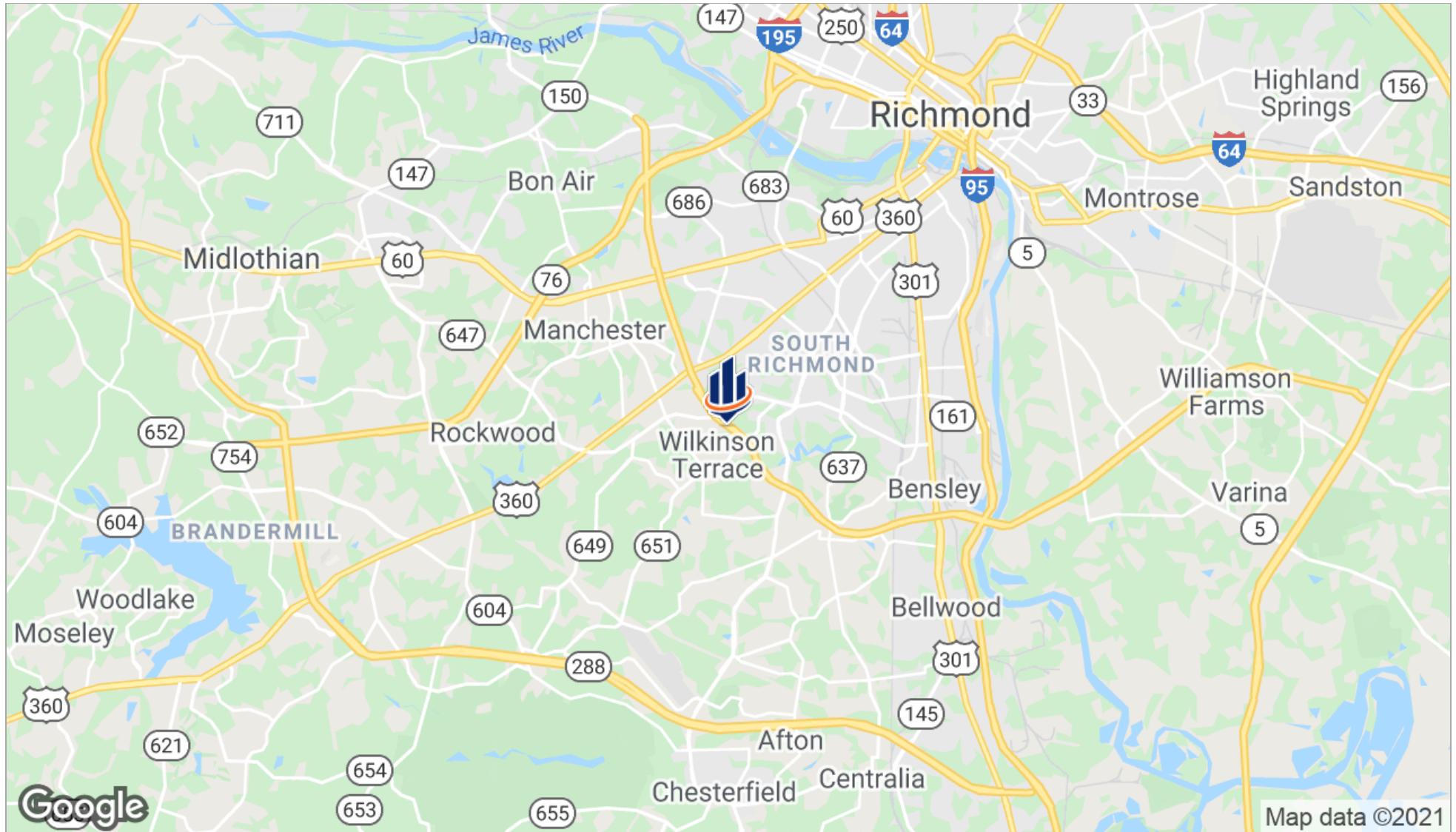


# Aerial Map



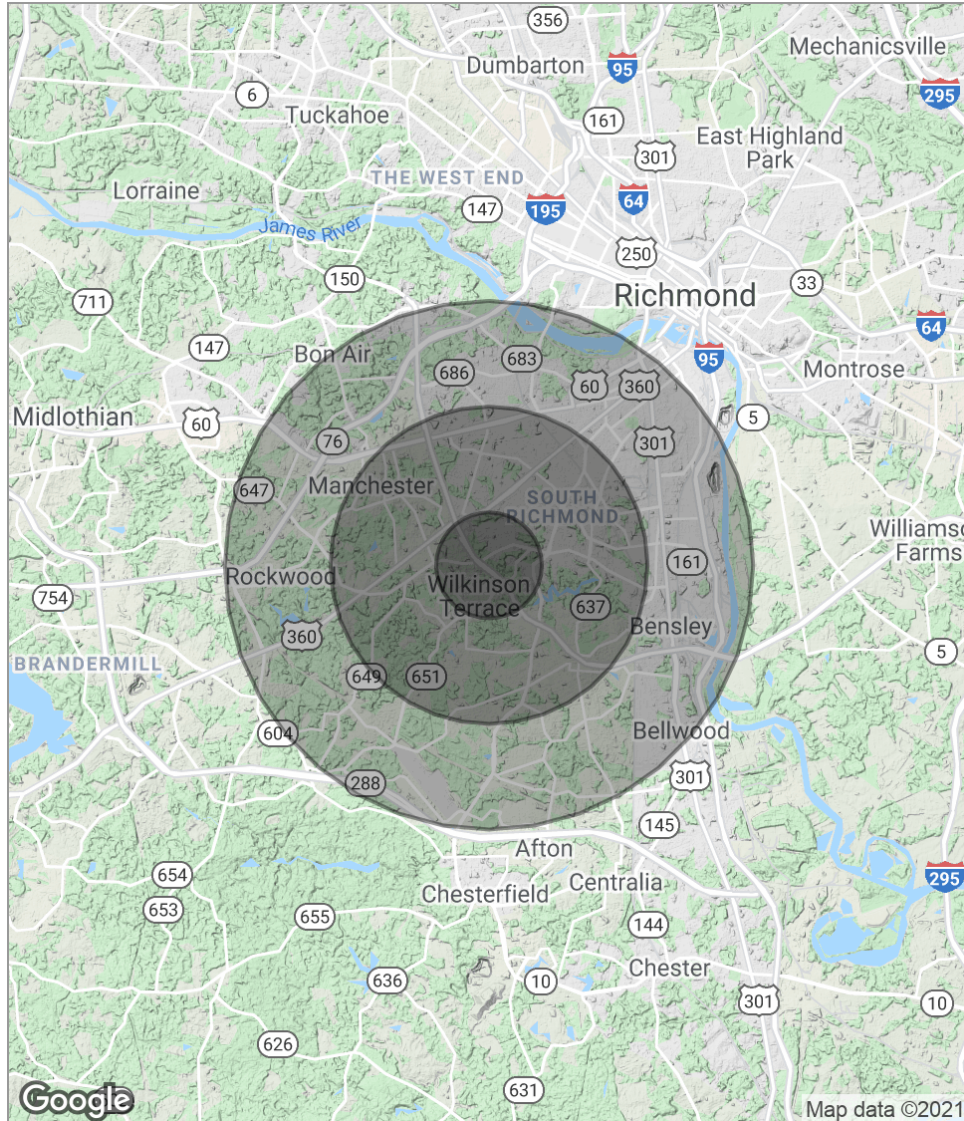


# Location Maps





# Demographics Map



| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total population    | 11,714   | 71,110    | 172,284   |
| Median age          | 29.8     | 32.8      | 34.4      |
| Median age (male)   | 29.6     | 31.3      | 32.9      |
| Median age (Female) | 30.8     | 34.1      | 35.6      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households    | 4,296    | 25,984    | 66,046    |
| # of persons per HH | 2.7      | 2.7       | 2.6       |
| Average HH income   | \$52,469 | \$55,219  | \$57,881  |
| Average house value |          | \$182,839 | \$207,596 |

\* Demographic data derived from 2010 US Census

# Demographics Report

|                      | 1 MILE   | 3 MILES   | 5 MILES   |
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| Total population     | 11,714   | 71,110    | 172,284   |
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*\* Demographic data derived from 2010 US Census*

**Property:** 5817 Walmsley Blvd **Parcel ID:** C0081053010**Parcel**

**Street Address:** 5817 Walmsley Blvd Richmond, VA 23224-5811  
**Owner:** KOFRON JOHN J JR  
**Mailing Address:** 5817 WALMSLEY BLVD, RICHMOND, VA 23224  
**Subdivision Name :** Governor's Retreat  
**Parent Parcel ID:**  
**Assessment Area:** 390 - Brookbury  
**Property Class:** 109 - R Single Family Shell  
**Zoning District:** R-3 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2017  
**Land Value:** \$375,000  
**Improvement Value:** \$240,000  
**Total Value:** \$615,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 830689.2  
**Acreage:** 19.07  
**Property Description 1:** 0161.15X0991.09 IRG0019.070 AC  
**State Plane Coords( ?<#>):** X= 11771998.999967 Y= 3695691.4619  
**Latitude:** 37.47022718 , **Longitude:** -77.50228372

**Description**

**Land Type:** Homesite  
**Topology:** Level  
**Front Size:** 161  
**Rear Size:** 991  
**Parcel Square Feet:** 830689.2  
**Acreage:** 19.07  
**Property Description 1:** 0161.15X0991.09 IRG0019.070 AC  
**Subdivision Name :** Governor's Retreat  
**State Plane Coords( ?<#>):** X= 11771998.999967 Y= 3695691.4619  
**Latitude:** 37.47022718 , **Longitude:** -77.50228372

**Other**

**Street improvement:** Paved  
**Sidewalk:**



**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason        |
|-----------------|------------|-------------------|-------------|---------------|
| 2017            | \$375,000  | \$240,000         | \$615,000   | Reassessment  |
| 2016            | \$375,000  | \$238,000         | \$613,000   | Reassessment  |
| 2015            | \$375,000  | \$238,000         | \$613,000   | Reassessment  |
| 2014            | \$375,000  | \$238,000         | \$613,000   | Reassessment  |
| 2013            | \$375,000  | \$238,000         | \$613,000   | Reassessment  |
| 2012            | \$375,000  | \$238,000         | \$613,000   | Reassessment  |
| 2011            | \$375,000  | \$250,000         | \$625,000   | CarryOver     |
| 2010            | \$375,000  | \$250,000         | \$625,000   | Reassessment  |
| 2009            | \$375,000  | \$249,300         | \$624,300   | Reassessment  |
| 2008            | \$375,000  | \$100,000         | \$475,000   | Reassessment  |
| 2007            | \$368,400  | \$96,100          | \$464,500   | Reassessment  |
| 2006            | \$350,800  | \$91,500          | \$442,300   | Reassessment  |
| 2005            | \$305,000  | \$61,000          | \$366,000   | Reassessment  |
| 2004            | \$250,000  | \$50,000          | \$300,000   | Reassessment  |
| 2003            | \$0        | \$0               | \$0         | Reassessment  |
| 2002            | \$230,000  | \$30,000          | \$260,000   | Reassessment  |
| 2001            | \$230,000  | \$30,000          | \$260,000   | Correction    |
| 1998            | \$200,000  | \$130,000         | \$330,000   | Not Available |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name             | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|--------------------------|----------------|----------------------------------|
| 02/11/2000    | \$152,500            | COMMONWEALTH OF VIRGINIA | ID2000-3058    |                                  |



**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-3 - Residential (Single Family)  
**Planning District:** Broad Rock  
**Traffic Zone:** 1192  
**City Neighborhood Code:** BMWWD  
**City Neighborhood Name:** Belmont Woods  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** Governor's Retreat  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Data Not Available. Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** Data Not Available. Contact the Water Resources Division at 646-7586.  
**Resource Protection Flag:** Data Not Available. Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** Data Not Available. Contact the Water Resources Division at 646-7586.

**Census**

| Census Year | Block | Block Group | Tract  |
|-------------|-------|-------------|--------|
| 2000        | 2009  | 0708012     | 070801 |
| 1990        | 201   | 0708002     | 070800 |

**Schools**

**Elementary School:** Francis  
**Middle School:** Elkhardt  
**High School:** Huguenot

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 212  
**Fire District:** 22  
**Dispatch Zone:** 145A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:**

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 812  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4



**Extension 1 Details**

**Extension Name:** R01 - Stucco/B.1.5Sty  
**Year Built:** 1910  
**Stories:** 1.5  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 5  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 0  
**Condition:** poor for age  
**Foundation Type:** 1/2 Crawl  
**1st Predominant Exterior:** Stucco  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1440 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Extension 2 Details**

**Extension Name:** R02 - Log Cabins & Storage Bldgs.  
**Year Built:** 1992  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 5  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** very poor for age  
**Foundation Type:** 1/2 Bsmt, 1/2 Crawl  
**1st Predominant Exterior:** Log  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Drywall  
**Floor Finish:** Softwood-standard  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
Residential Detached Garage



**Building Description (Out Building and  
Yard Items) :****Extension 2 Dimensions****Finished Living Area:** 5332 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 3244 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 600 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 0 Sqft**Deck:** 0 Sqft

[<#>](#)**Property Images**

Name:C0081053010 Desc:R02

[Click here for Larger Image](#)



**Sketch Images**

Name:C0081053010 Desc:R01



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C  
(840)

|                                                 |
|-------------------------------------------------|
| <b>BROKER PARTICIPATION ACKNOWLEDGMENT FORM</b> |
|-------------------------------------------------|

REMIT TO: MOTLEYS ASSET DISPOSITION GROUP  
3600 Deepwater Terminal Road  
Richmond, VA 23234

Phone: (804) 655-2412  
Email: rbryan@svn.com  
Fax: (804) 232-3301

SALE DATE \_\_\_\_\_

SALE PROPERTY \_\_\_\_\_  
ADDRESS \_\_\_\_\_

BUYER NAME \_\_\_\_\_  
("BUYER") \_\_\_\_\_

BUYER ADDRESS \_\_\_\_\_

BUYER PHONE # \_\_\_\_\_

Motleys Asset Disposition Group ("Motleys"), Broker, a licensed real estate broker, and Buyer, identified above, agree that Broker will be paid a Broker Participation Fee equal to 3% of the highest offer\* on the referenced property, or such other percentage as may be set out in the Terms and Conditions of the above referenced sale. The Broker Participation Fee will be paid to Broker, subject to all the following conditions: Broker must represent the customer with the highest successful offer on the property; Broker must comply with all the terms and conditions of this agreement and the sale; the Buyer named herein must be the customer with the highest successful offer at sale; and the Buyer named herein must purchase the subject property. The Broker Participation Fee will be paid only to the Broker named herein upon closing. In the event that more than one Broker registers as representing a single Buyer, only the first registered Broker will receive the Broker Participation Fee. In the event that Motleys agrees to reduce its commission in order to consummate a sale, Broker understands and agrees that Motleys may, in its sole discretion, proportionately reduce the Broker Participation Fee.

|                                         |                             |
|-----------------------------------------|-----------------------------|
| _____<br>Broker Name Printed ("Broker") | _____<br>Agent Name Printed |
|-----------------------------------------|-----------------------------|

|                           |                          |
|---------------------------|--------------------------|
| _____<br>Broker Signature | _____<br>Agent Signature |
| _____<br>Date             | _____<br>Date            |

|                          |                         |
|--------------------------|-------------------------|
| Broker License No. _____ | Agent License No. _____ |
|--------------------------|-------------------------|

Real Estate Agency \_\_\_\_\_

Real Estate Agency Address \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

|                             |               |
|-----------------------------|---------------|
| _____<br>Buyer Signature(s) | _____<br>Date |
|-----------------------------|---------------|

RECEIVED BY: MOTLEYS ASSET DISPOSITION GROUP

|                                   |                |                |
|-----------------------------------|----------------|----------------|
| _____<br>Motley's Representative: | _____<br>Date: | _____<br>Time: |
|-----------------------------------|----------------|----------------|

\*highest offer is defined as purchase price less Buyer's Premium, if applicable.



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.