



420 Creekview Dr

420 Creekview Dr, Galax, VA 24333



Mark Rogers

Rogers Realty & Auction Co., Inc.
1310 Ems Dr, Mount Airy, NC 27030
bmrogers@rogersrealty.com
(336) 789-2926



420 Creekview Dr

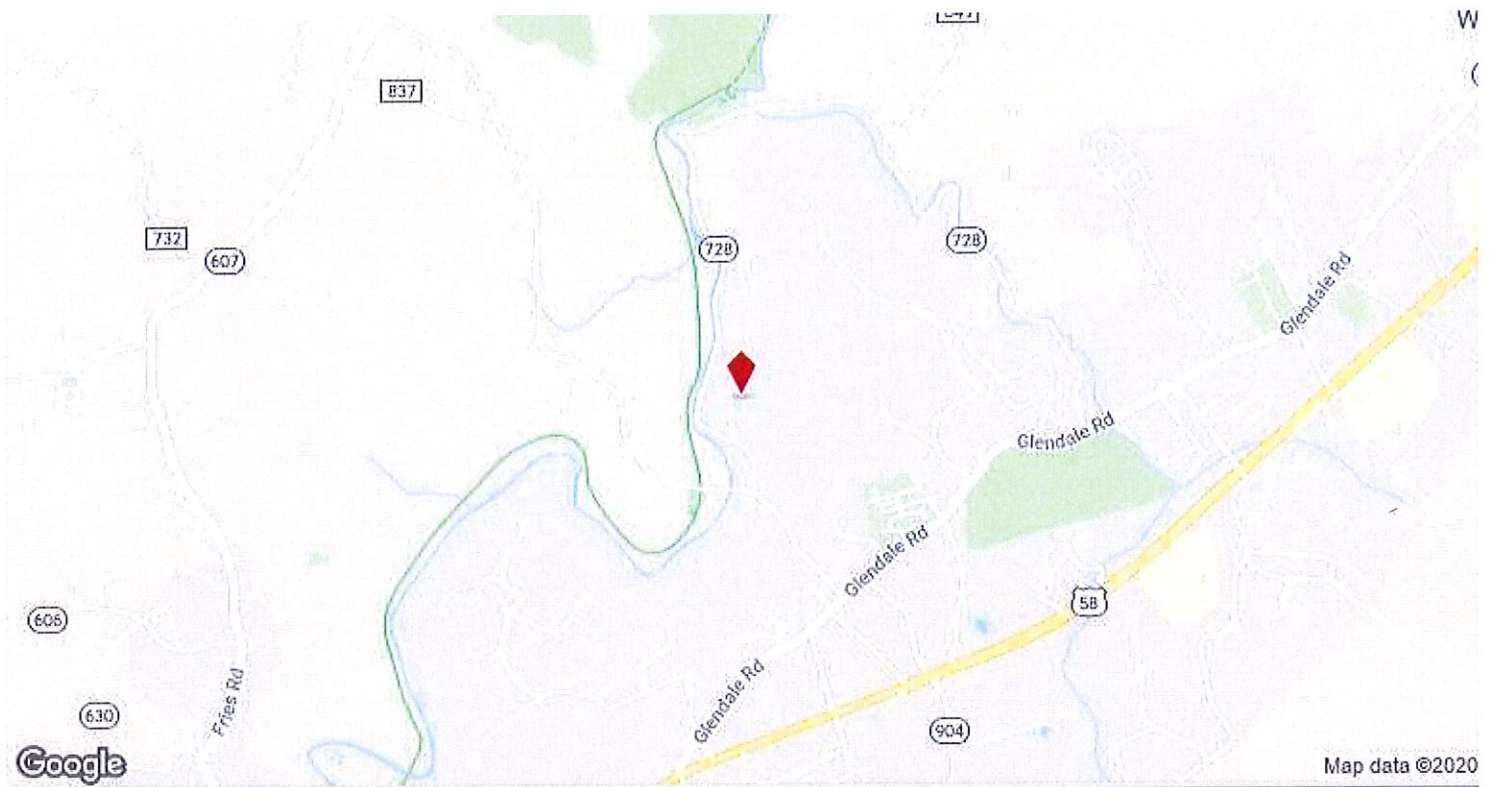
Upon Request

For Sale by PUBLIC AUCTION Saturday, April 25, 2020 at 11 AM. Bidding takes place at 816 Glendale Road, Galax, VA. This site is 420 Creekview Drive, Galax, Virginia. 30,000+- SF metal and steel construction with 2 dock doors and 1 roll up garage door. Wet sprinkled. 3 phase, 480 volt power. Heated space. 16'7" -25' clear height. Column spacing is 25' x 50'. Available for immediate occupancy. Located on 2.32 acres. Additional undeveloped land available across the street. Heavy industrial zoning allows trucking, boiler shop, wood working, abattoirs, acid manufacture, cement, lime, and gypsum manufacture, fertilizer manufacture, petroleum refining, asphalt mixing, sawmills, paper and pulp manufacture, brick manufacture, junk storage, meat and poultry processing, public utilities, business signs and others. Located in a Qualified Opportunity Zone and City of Galax Enterprise Zone. VA #2...

- Warehouse for immediate occupancy in Southwest Virginia.



Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	30,000 SF
Year Built:	1985
Rental Rate Mo:	Upon Request

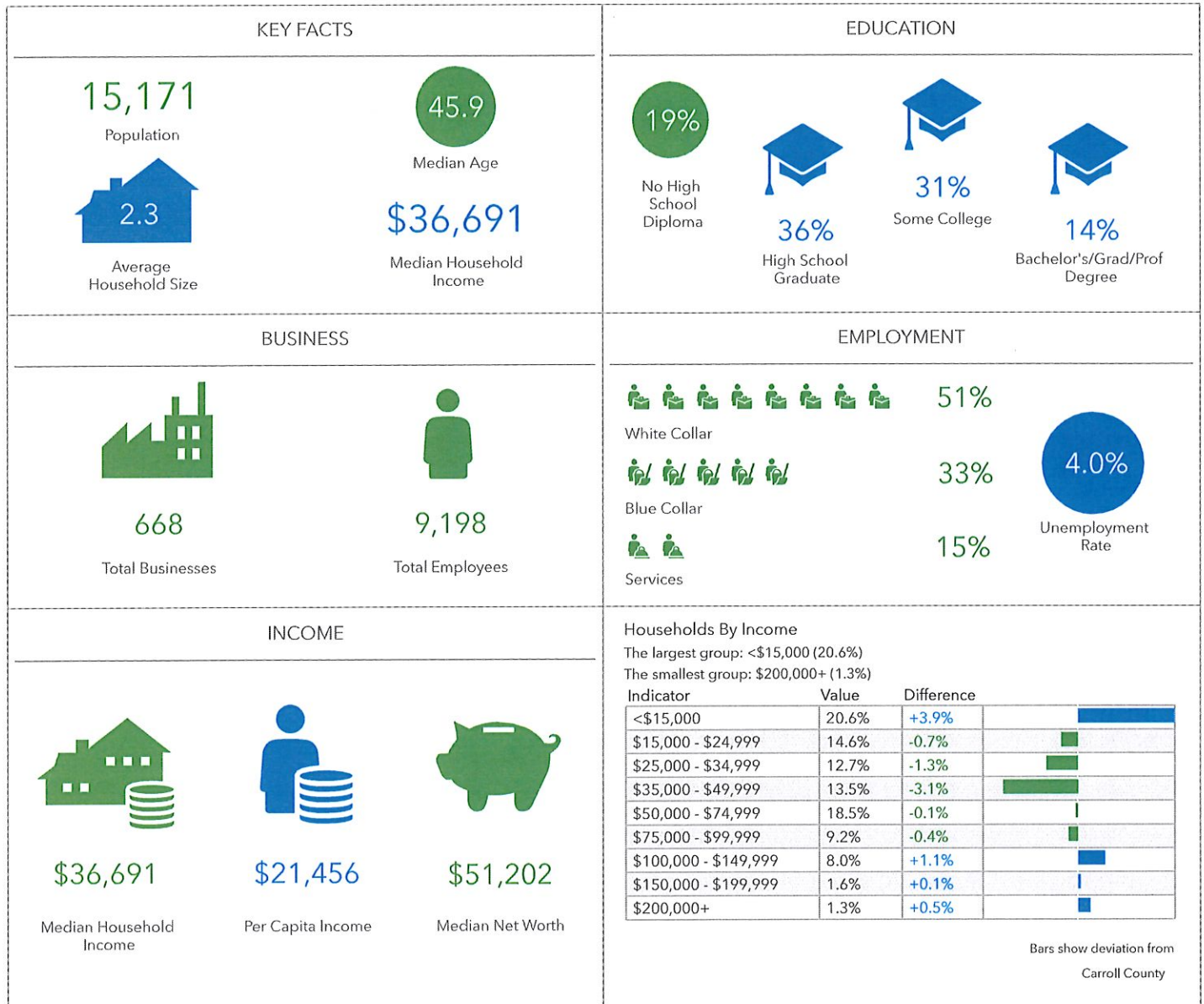


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420 Creekview Dr, Galax, Virginia, 24333 (5 miles)
 420 Creekview Dr, Galax, Virginia, 24333
 Ring of 5 miles

Reported by LBI
 Latitude: 36.68292
 Longitude: -80.91652





Executive Summary

420 Creekview Dr, Galax, Virginia, 24333
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.68292
Longitude: -80.91652

	1 mile	3 miles	5 miles
Population			
2000 Population	1,246	9,320	14,774
2010 Population	1,326	9,674	15,180
2019 Population	1,335	9,750	15,171
2024 Population	1,325	9,685	15,022
2000-2010 Annual Rate	0.62%	0.37%	0.27%
2010-2019 Annual Rate	0.07%	0.08%	-0.01%
2019-2024 Annual Rate	-0.15%	-0.13%	-0.20%
2019 Male Population	45.9%	47.9%	48.4%
2019 Female Population	54.1%	52.1%	51.6%
2019 Median Age	39.3	45.3	45.9

In the identified area, the current year population is 15,171. In 2010, the Census count in the area was 15,180. The rate of change since 2010 was -0.01% annually. The five-year projection for the population in the area is 15,022 representing a change of -0.20% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	77.6%	85.7%	88.7%
2019 Black Alone	8.9%	5.3%	3.9%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2019 Asian Alone	0.4%	0.7%	0.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	9.1%	5.5%	4.5%
2019 Two or More Races	3.7%	2.6%	2.2%
2019 Hispanic Origin (Any Race)	25.4%	13.4%	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	33	46	46
2000 Households	531	4,017	6,357
2010 Households	526	4,079	6,473
2019 Total Households	528	4,090	6,436
2024 Total Households	523	4,052	6,357
2000-2010 Annual Rate	-0.09%	0.15%	0.18%
2010-2019 Annual Rate	0.04%	0.03%	-0.06%
2019-2024 Annual Rate	-0.19%	-0.19%	-0.25%
2019 Average Household Size	2.38	2.29	2.30

The household count in this area has changed from 6,473 in 2010 to 6,436 in the current year, a change of -0.06% annually. The five-year projection of households is 6,357, a change of -0.25% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2010. The number of families in the current year is 4,153 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

March 24, 2020



Executive Summary

420 Creekview Dr, Galax, Virginia, 24333
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.68292
Longitude: -80.91652

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	19.8%	15.6%	15.3%
Median Household Income			
2019 Median Household Income	\$22,712	\$35,728	\$36,691
2024 Median Household Income	\$24,584	\$41,682	\$42,142
2019-2024 Annual Rate	1.60%	3.13%	2.81%
Average Household Income			
2019 Average Household Income	\$42,303	\$50,775	\$50,610
2024 Average Household Income	\$48,387	\$58,569	\$58,039
2019-2024 Annual Rate	2.72%	2.90%	2.78%
Per Capita Income			
2019 Per Capita Income	\$17,232	\$21,245	\$21,456
2024 Per Capita Income	\$19,598	\$24,442	\$24,539
2019-2024 Annual Rate	2.61%	2.84%	2.72%

Households by Income

Current median household income is \$36,691 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$42,142 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,610 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$58,039 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,456 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,539 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	123	157	160
2000 Total Housing Units	576	4,335	6,947
2000 Owner Occupied Housing Units	277	2,857	4,766
2000 Renter Occupied Housing Units	254	1,160	1,590
2000 Vacant Housing Units	45	318	591
2010 Total Housing Units	588	4,559	7,425
2010 Owner Occupied Housing Units	245	2,727	4,573
2010 Renter Occupied Housing Units	281	1,352	1,900
2010 Vacant Housing Units	62	480	952
2019 Total Housing Units	581	4,573	7,468
2019 Owner Occupied Housing Units	227	2,661	4,488
2019 Renter Occupied Housing Units	301	1,429	1,948
2019 Vacant Housing Units	53	483	1,032
2024 Total Housing Units	576	4,586	7,510
2024 Owner Occupied Housing Units	228	2,665	4,472
2024 Renter Occupied Housing Units	295	1,388	1,884
2024 Vacant Housing Units	53	534	1,153

Currently, 60.1% of the 7,468 housing units in the area are owner occupied; 26.1%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 7,425 housing units in the area - 61.6% owner occupied, 25.6% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 0.26%. Median home value in the area is \$114,539, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.46% annually to \$123,124.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

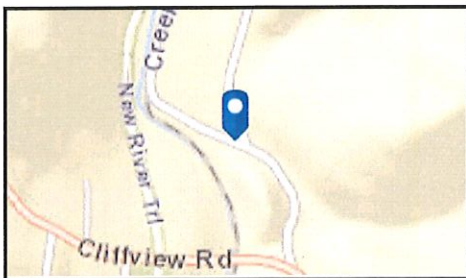
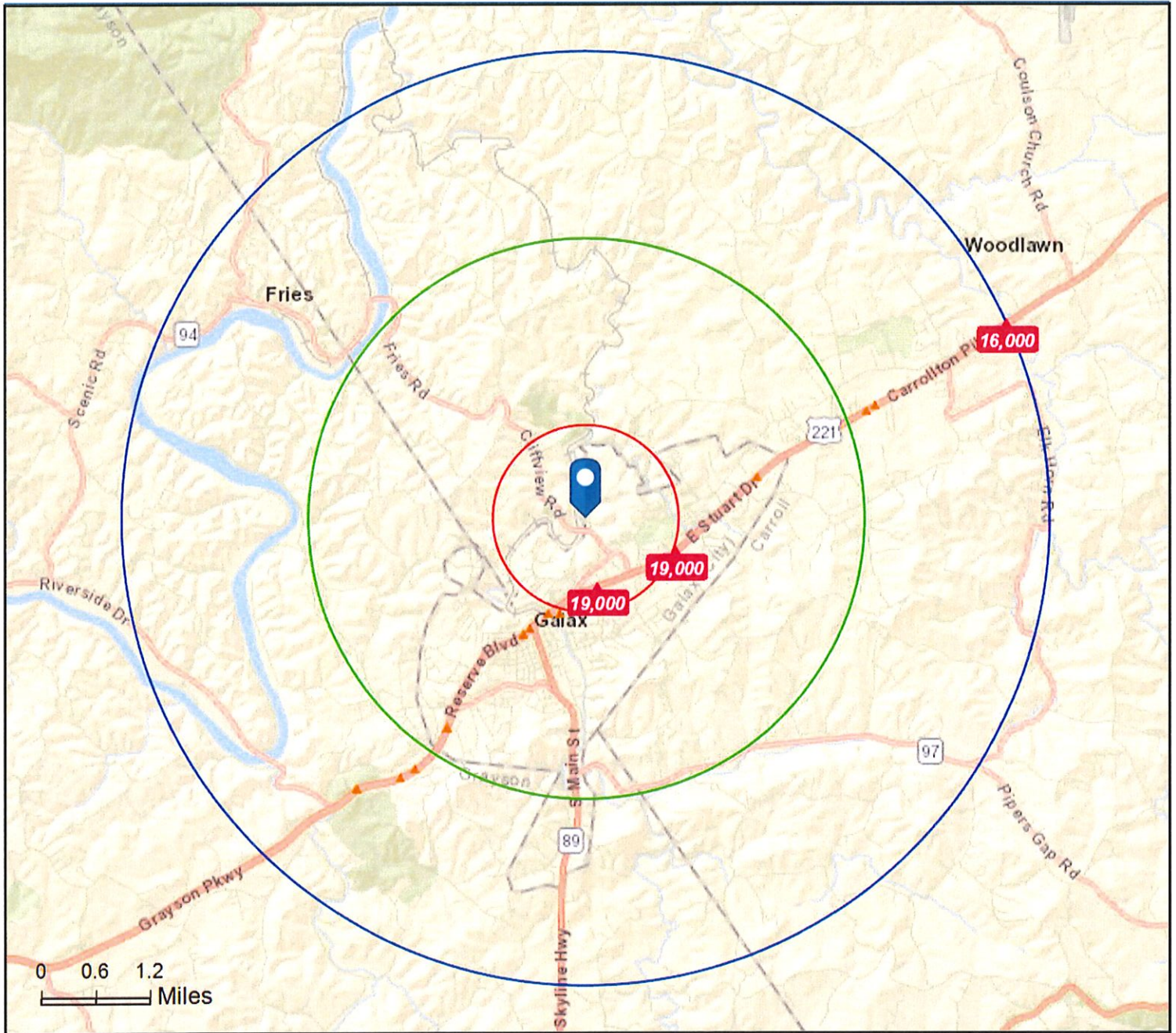
March 24, 2020



Traffic Count Map

420 Creekview Dr, Galax, Virginia, 24333
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.68292
Longitude: -80.91652

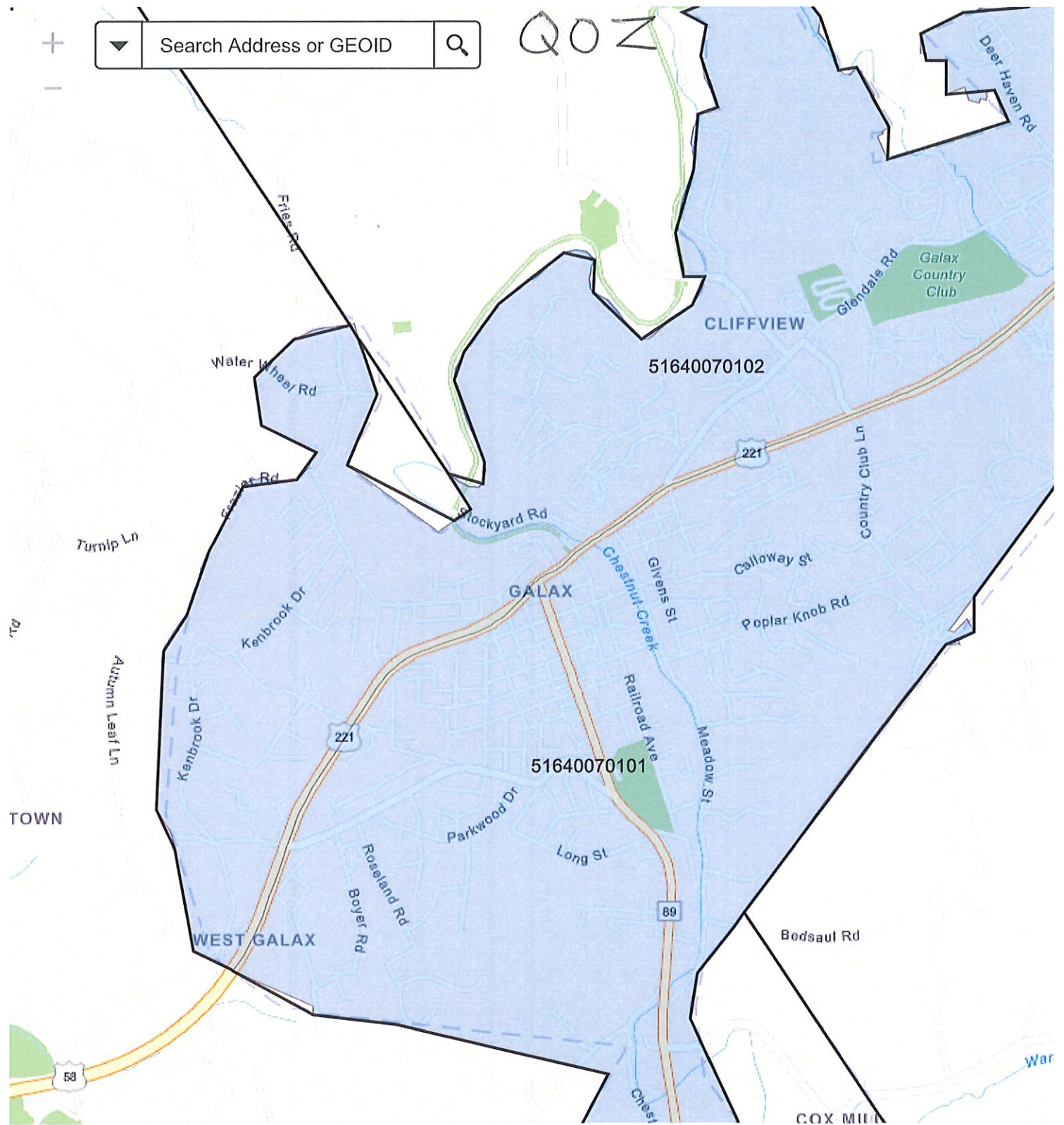


Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



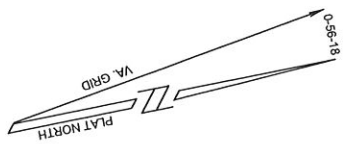
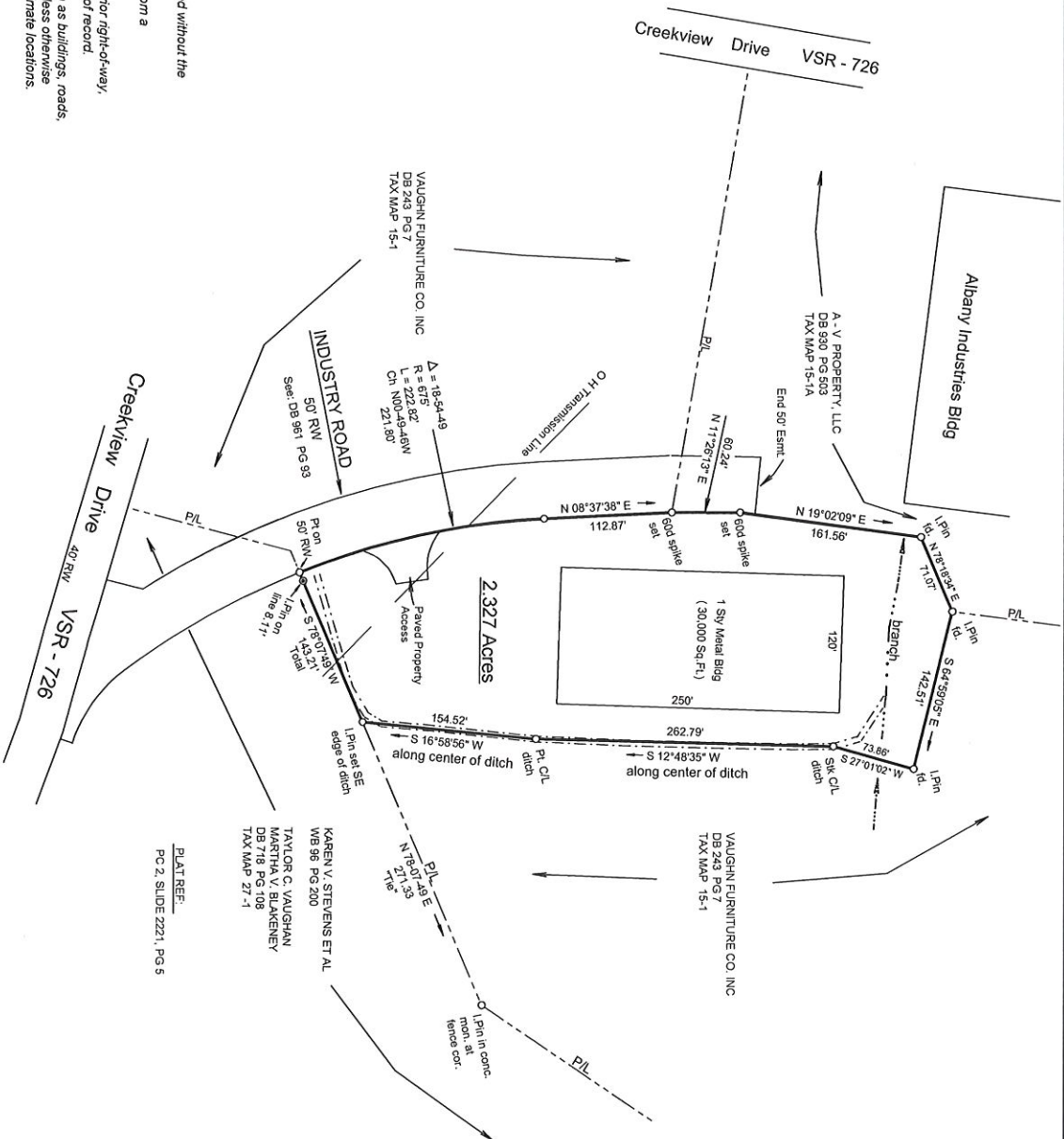
Source: ©2019 Kalibrate Technologies (Q3 2019).

March 24, 2020



This survey was performed without the benefit of a title report.
 This plat was prepared from a current field survey.
 This plat subject to any prior right-of-way, easement, or agreement of record.
 Map features shown such as buildings, roads, streams, springs, etc., unless otherwise dimensioned, are approximate locations.

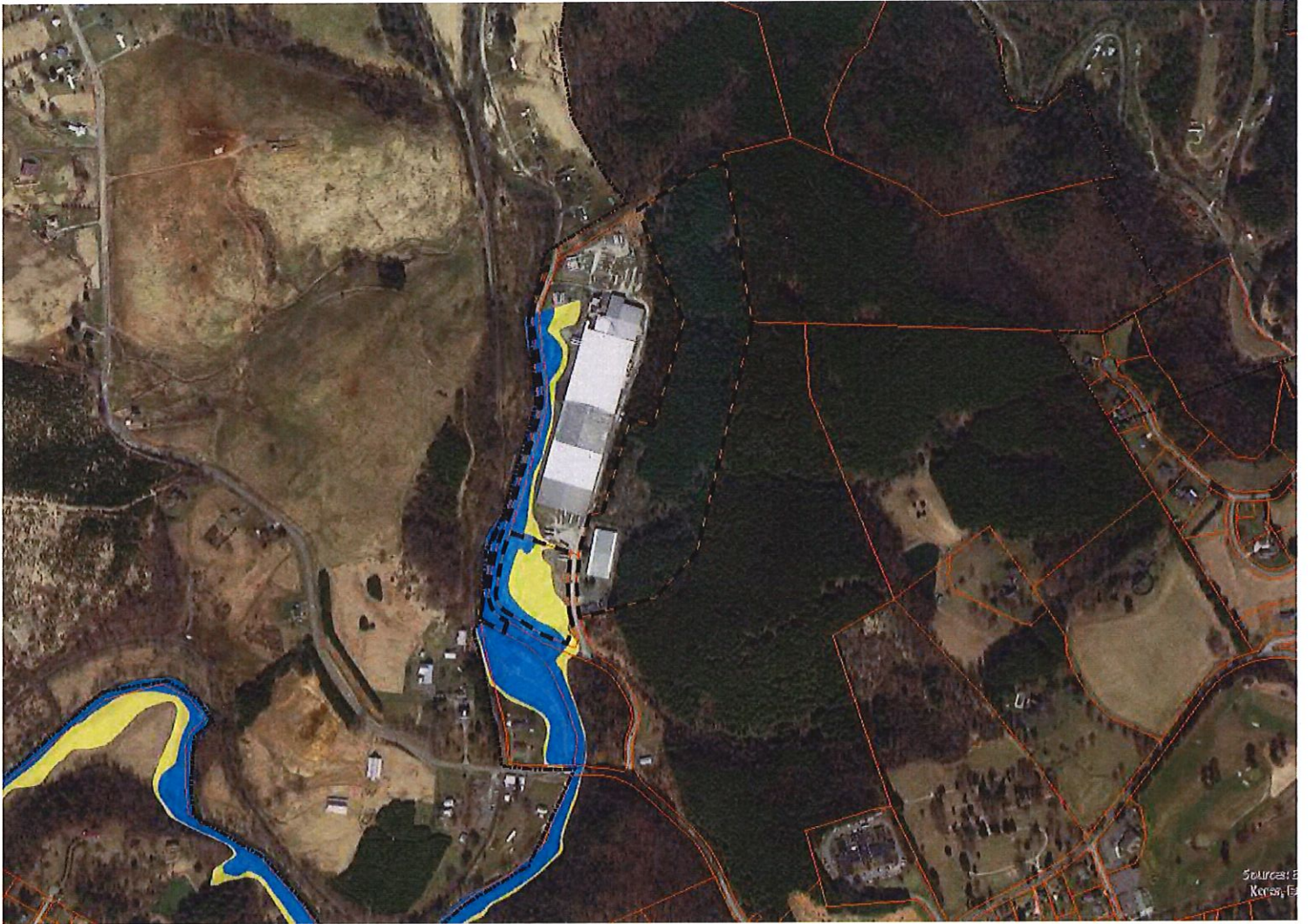
JL ZEH & Associates, Licensed Land Surveyor, Independence, VA, 23348 276-773-2443

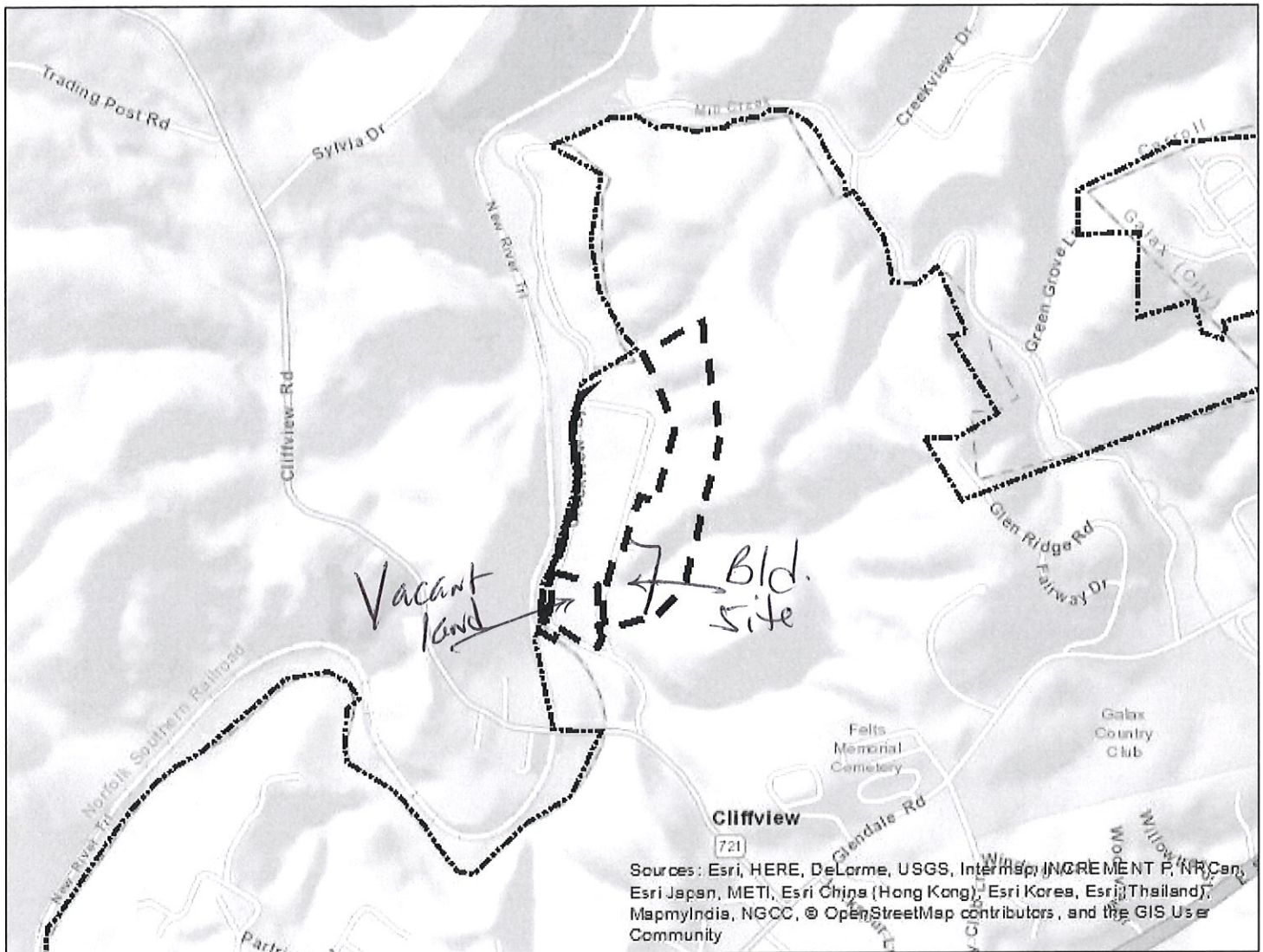


PLAT OF SURVEY FOR:
 VAUGHAN FURNITURE COMPANY, INC.

CITY OF GALAX
 CARROLL COUNTY, VIRGINIA
 SCALE: 1" = 100' ~ DATE: 4-24-2015
 TITLE REF: DB 243 PG 7
 TAX MAP 15-1 (Part of)

Flood Map





Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:20062

0 0.3 mi 0.6 mi

Layer: Parcels

Alt PIN: 15- 1
Last update: 1447977600000
Owner: VAUGHAN FURNITURE COMPANY INC
Mailing Street: PO BOX 1489
Mailing City: GALAX
Mailing State: VA
Mailing Zip: 24333
Acreage: 32.731
Building Value: 360000

Land Value: 156800
Irsn: 2788
Property class: 4
Neighborhood: 1
Last update: 11/20/2015
Property street: 420 CREEKVIEW DR
Property city: GALAX
Property state: VA
:

Attributes at point: 10774853, 3418050

Layer: Zoning
ZONING: M2

000003888010

VAUGHAN FURNITURE COMPANY INC

420 CREEKVIEW DR

4

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 15- 1

Printed 03/24/2020

Card No. 1 of 1

PARCEL NUMBER
000003888010VAUGHAN FURNITURE COMPANY INC
PO BOX 1489
GALAX VA 24333

TRANSFER OF OWNERSHIP

Date

Parent Parcel Number

OLD ACCT#: 2951(PORTION)

Property Address
420 CREEKVIEW DR

COMMERCIAL

Neighborhood
1 GalaxProperty Class
4 4 COMMERCIAL & INDUSTRIAL

TAXING DISTRICT INFORMATION

VALUATION RECORD

Assessment Year	01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2012	01/01/2012	01/01/2016	01/01/2020
Reason for Change	Split	2004 Reass.	REVAL	2012 REVAL	C of E	Split	2016	2020 REVAL
VALUATION	L	94500	166800	166800	166800	320000	145500	168200
0	B	3414200	3478164	3478200	2871200	3857500	360000	360000
T		3508700	3644964	3645000	3038000	4177500	505500	528200

Site Description

LAND DATA AND CALCULATIONS

Topography:
RollingRating
Soil ID
--or--
Actual
FrontageMeasured
Acreage
--or--
Effective
FrontageTable
Effective
DepthProd. Factor
--or--
Depth Factor
--or--
Square FeetBase
RateAdjusted
RateExtended
ValueInfluence
Factor

Value

Public Utilities:
Electric, Sewer, WaterLand Type
2 Primary Commercial/Indust Land
3 Urban UndevelopedStreet or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
32.7310OMAP: Old Map Number
20-3(PORTION)

Supplemental Cards

MEASURED ACREAGE

32.7310

Supplemental Cards

TRUE TAX VALUE

168200

Supplemental Cards

TOTAL LAND VALUE

168200

Tax Value
\$ 360,000

ARTICLE XIII
Industrial Heavy (M-2) District

§ 160-115. Purpose.

This district, containing both existing and planned heavy industrial operations, is designed to provide areas suitable for this type of industrial development which can be compatible with adjacent commercial and residential areas. District boundaries will be established or expanded in conformance with the Comprehensive Plan.

§ 160-116. Permitted uses.

Uses permitted in the Industrial Heavy (M-2) District shall be established in compliance with standards of this article, Article XV and as provided in the City Code. Uses permitted shall be one or more of the following uses:

- A. All uses permitted in Industrial Light (M-1) District.
- B. Truck terminals.
- C. Boiler shops.
- D. Wood-preserving operations.
- E. Abattoirs.
- F. Acid manufacture.
- G. Cement, lime and gypsum manufacture.
- H. Fertilizer manufacture.
- I. Petroleum refining, including by-products.
- J. Petroleum storage.
- K. Asphalt mixing plant.
- L. Sawmills and planing mills.
- M. Paper and pulp manufacture.
- N. Brick manufacture.
- O. Junk storage (screened).
- P. Meat, poultry and fish processing.
- Q. Off-street parking.
- R. Public utilities.
- S. Accessory uses as defined.
- T. Business and identification signs.

§ 160-117. Conditional uses.

Conditional uses in the Industrial Heavy (M-2) District shall be permitted following a public hearing and approved as set forth in Articles XVI and XVIII. Conditional uses shall be one or more of the following uses:

- A. Sand and gravel operations.
- B. Crushed stone operations.
- C. Communication tower. **[Added 2-12-2018]**

§ 160-118. Area.

Area regulations for each use in the Industrial Heavy (M-2) District shall not be less than 10,000 square feet, and the size shall be sufficient to handle the off-street turning and unloading of trucks and parking as required and in compliance with sewer or setback requirements.

§ 160-119. Setbacks.

The setback line for structures shall be 20 feet from any street right-of-way and 20 feet from any property line bordering a residential zone.

§ 160-120. Frontage.

The minimum lot frontage shall be 100 feet.

§ 160-121. Yards.

Yard requirements for each main structure shall not be required; however, wherever a building is built upon a lot adjacent to a residential district boundary, there shall be provided a side yard of 10 feet or more on the side of the building adjacent to the district boundary line. Landscaping in the form of evergreen trees shall be maintained on property lines joining any residential district boundary. On corner lots, the side yard which faces on a street shall be 20 feet or more.

§ 160-122. Height.

The maximum height for structures shall be 45 feet.

§ 160-123. Lot coverage.

The maximum lot coverage shall be 70%.

**CITY OF GALAX**

Director of Finance
111 E. Grayson St.
Galax, VA 24333-2903
Phone: 276-236-2131

TAX YEAR 2019

Page Number	Account ID
1 of 6	741

REAL ESTATE TAX STATEMENT**DUE DATE December 05, 2019**

* 000064/6--S 0--B 0



VAUGHAN FURNITURE COMPANY INC
PO BOX 1489
GALAX VA 24333-1489

The Director of Finance has no authority to make assessments or adjustments. If you feel there is an error in the assessment, please contact the City of Galax Commissioner of Revenue at 276-236-2528.

Envelopes must be postmarked on or before the due date.

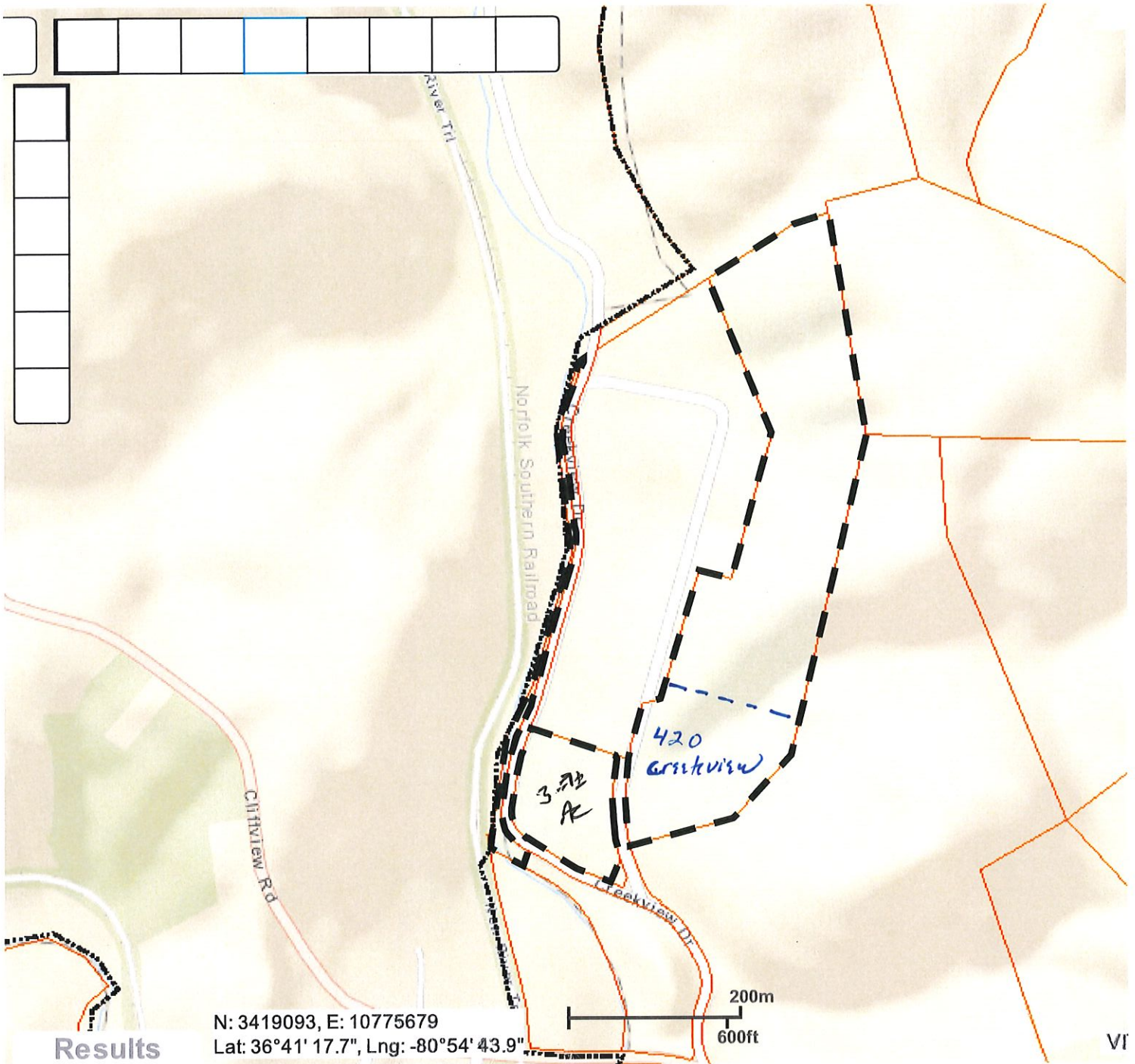
A 10% penalty will be added after 12/05/2019 and 10% per annum will be added after 12/31/2019.

An Escrow / Mortgage Company has requested to pay this ticket if a number is stated at Lender Code.

Please see the reverse side of this statement for other important information.

Tax Rate per \$100	Land Value	Improvements	Total Value	Map Number and Property Address		
0.845	156,800	360,000	516,800	15- 1 420 CREEKVIEW DR		
	Lender Code	Description	Annual Tax	Tax Relief	Amount Due	
		OLD ACCT#: 2951(PORTION) STORM WATER FEE	4,366.96	0.00	4,366.96 187.00	
Total Amount Due					4,553.96	

*includes approx. 15±
acres being retained
by the owners.*



N: 3419093, E: 10775679
Lat: 36°41' 17.7", Lng: -80°54' 43.9"

VI

LOCATION: Northeastern corner of Cliffview Drive and Industry Road
City of Galax, Virginia 24333

SIZE / SHAPE / FRONTAGE: 3.7 acres (161,172 S.F.) / somewhat rectangular / $\pm 375'$ along the eastern margin of Industry Road and $\pm 840'$ on the northern and eastern margin of Cliffview Drive

TOPOGRAPHY: At grade and basically level gently rolling throughout its entirety

UTILITIES: Public utilities available to the site include
water – City of Galax
sewer – City of Galax
telephone - Available
electricity – City of Galax
Existing utilities are sufficient to serve the site

USE: Vacant land

ACCESS / VISIBILITY: Adequate/Adequate – one 50' wide easement (Industry Road) extends from Cliffview Drive to the subject parcel and it also fronts on Cliffview Drive

EASEMENTS: Typical utility easements – none adverse; the northern portion of the site is crossed by an electric transmission line that is estimated to be $\pm 100'$ in width

ZONING: M-2, Heavy Industrial District

USE: Vacant land for office/warehouse utilization

DRAINAGE CONDITIONS: The subject property is located in a 100-year floodplain; a copy of this floodplain map is included in the Addenda for further review; the portion of the land fronting on Industry Road is within a 500-year floodplain whereas the property fronting on Cliffview Drive is within a 100-year floodplain

REMARKS: This somewhat rectangular shaped and generally level site has good access from Cliffview Drive and is well situated with respect to linkages and major routes of travel serving the City of Galax. In the vicinity of the subject, Cliffview Drive is a paved 40' wide two lane street also known as Virginia State Route 726.