

## 816 Glendale Rd

816 Glendale Rd, Galax, VA 24333



**Mark Rogers**

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





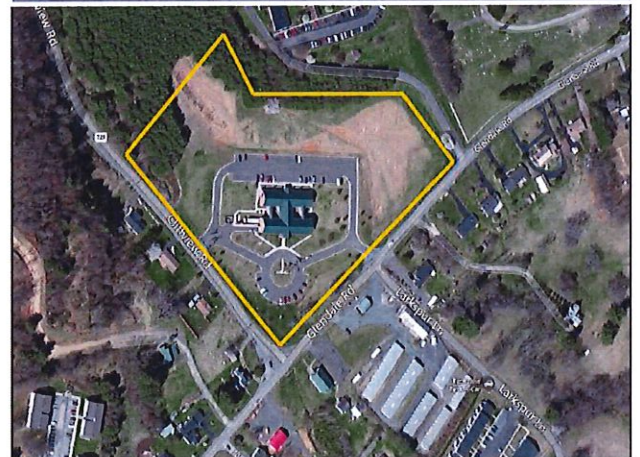
## 816 Glendale Rd

\$2,450,000

Class A 2 story brick office building. 25.163 s.f. of partially leased office. Built in 2001. 8.9 acres corner site will be sub-divided. Located 1 mile from US 58/US 221. Located in a Qualified Opportunity Zone. This fine facility in Southwest Virginia has multiple uses such as auto sales, bakery, church, corporate office, multi-tenant office facility, medical clinic and professional offices, funeral home, hotel or inn, retail, restaurant, call center, nursing home, banking or credit union offices, real estate or insurance services and others. The zoning is City of Galax B2 general business...

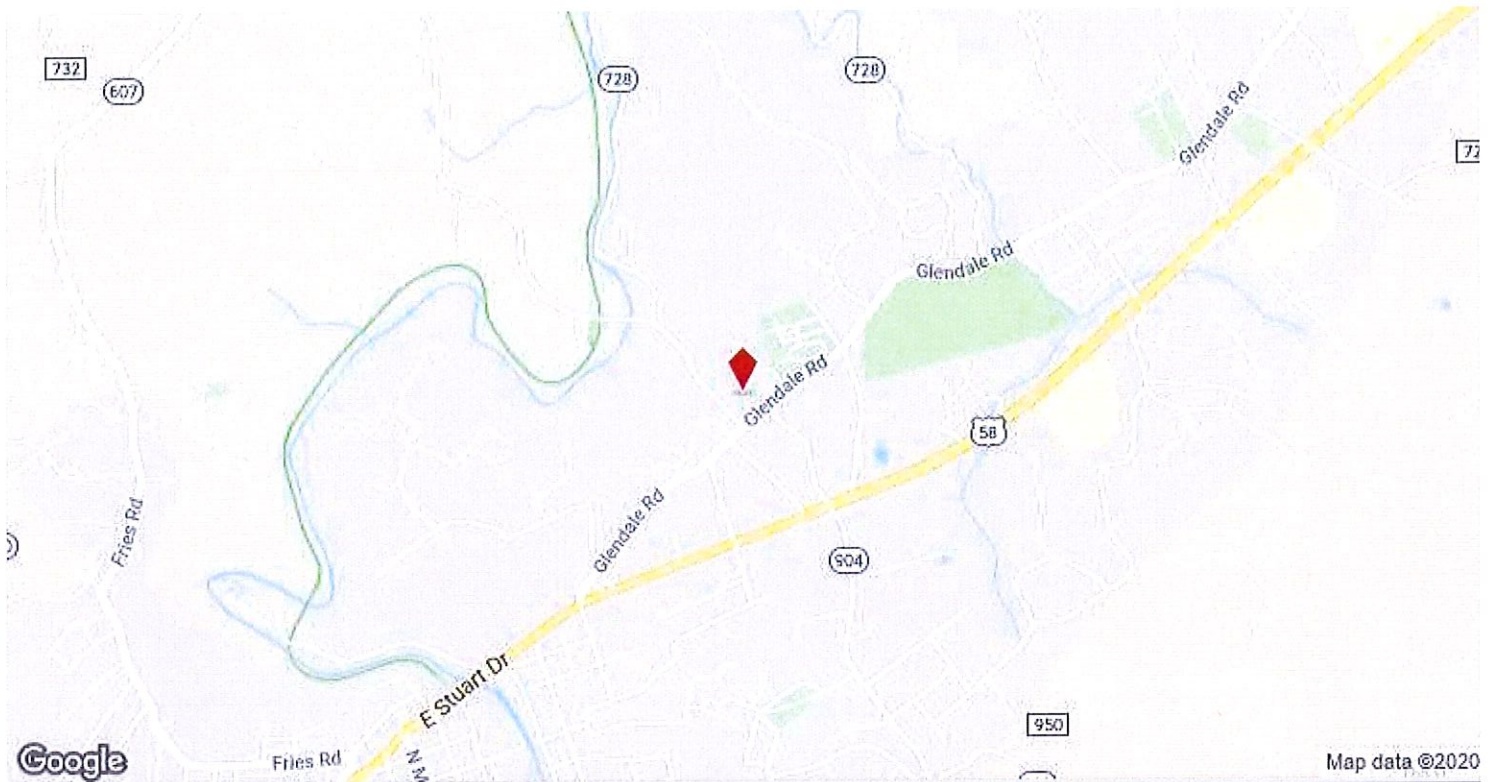
This property will go to Auction on April 25, 2020 at 11:00 am. Auction to be held on site. Previews March 25, April 9, April 24. Please call for appointment...

- Class A in Southwest VA



Price:	\$2,450,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Sale Type:	Investment or Owner User
Lot Size:	8.90 AC
Rentable Building Area:	25,164 SF
Rentable Building Area:	25,164 SF
Sale Conditions:	Auction Sale
No. Stories:	2
Year Built:	2001
Tenancy:	Multiple
Parking Ratio:	2.92/1,000 SF
Zoning Description:	B2
APN / Parcel ID:	000000765001



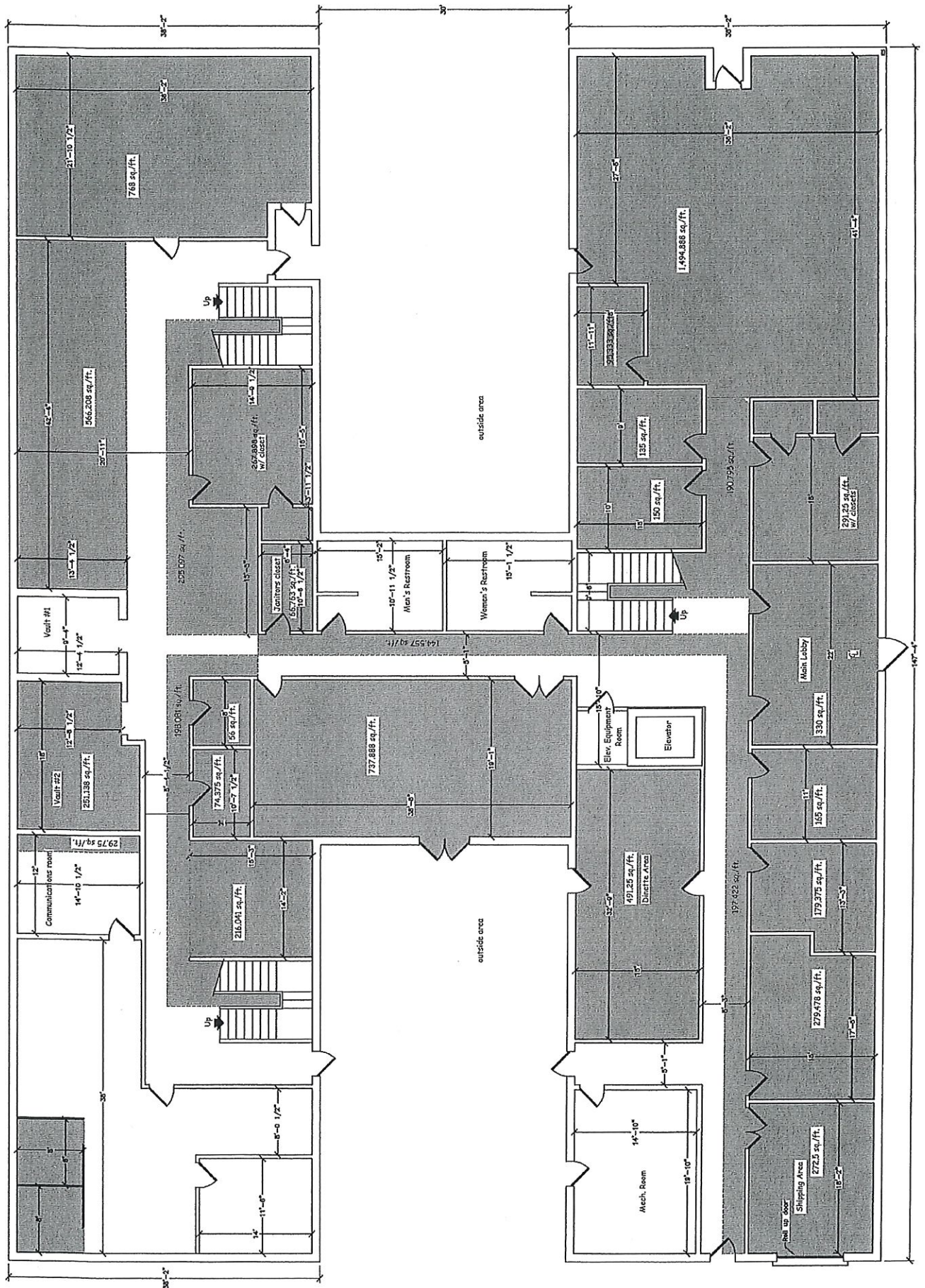


## 816 Glendale Rd, Galax, VA 24333

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1st Floor



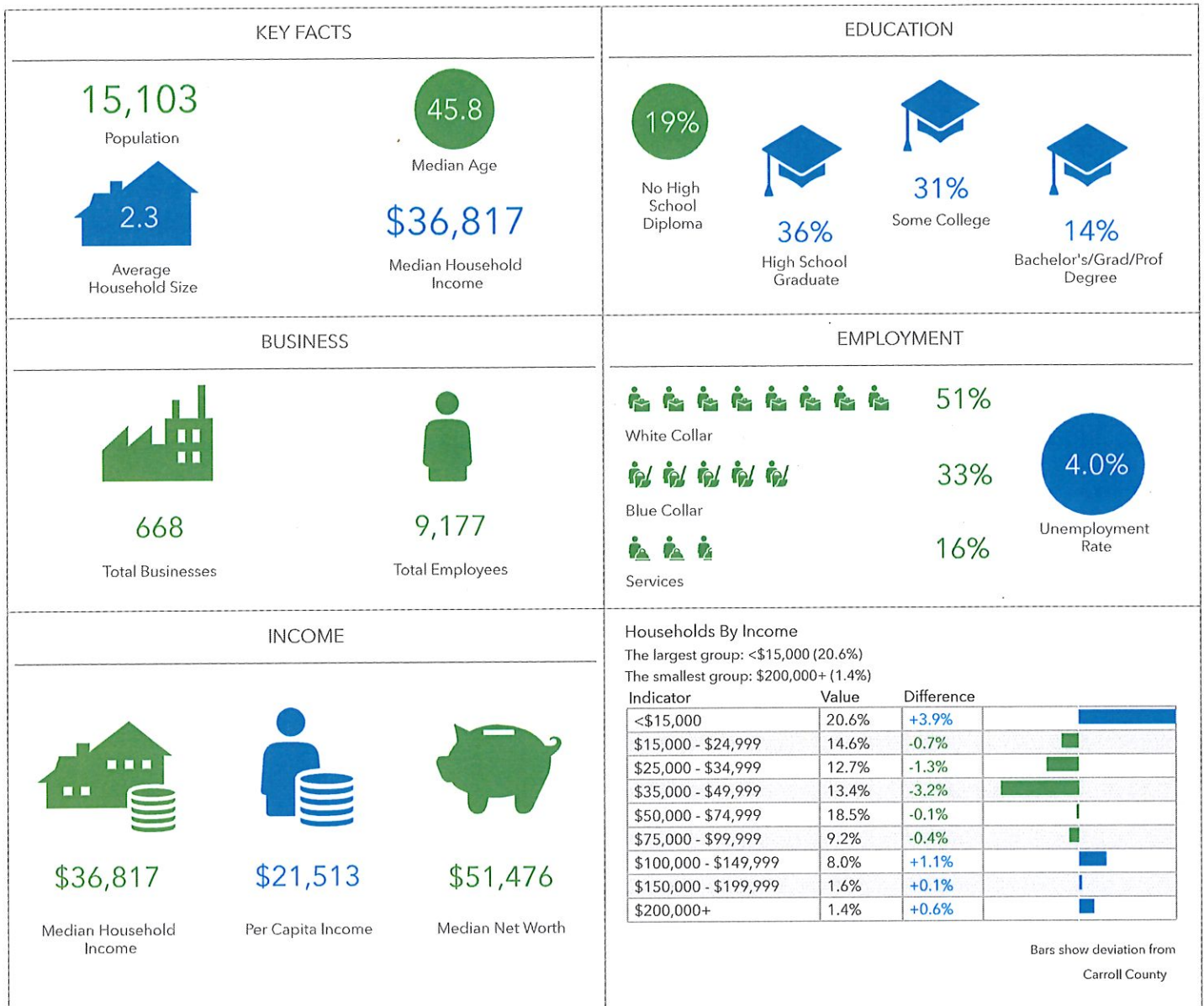
1001 n.p





816 Glendale Rd, Galax, Virginia, 24333  
 816 Glendale Rd, Galax, Virginia, 24333  
 Ring of 5 miles

Reported by LSI  
 Latitude: 36.67845  
 Longitude: -80.91151





## Executive Summary

816 Glendale Rd, Galax, Virginia, 24333  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.67845  
Longitude: -80.91151

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,952	9,769	14,683
2010 Population	2,042	10,130	15,106
2019 Population	2,055	10,197	15,103
2024 Population	2,039	10,124	14,957
2000-2010 Annual Rate	0.45%	0.36%	0.28%
2010-2019 Annual Rate	0.07%	0.07%	0.00%
2019-2024 Annual Rate	-0.16%	-0.14%	-0.19%
2019 Male Population	46.6%	48.0%	48.4%
2019 Female Population	53.5%	52.0%	51.6%
2019 Median Age	40.8	45.3	45.8

In the identified area, the current year population is 15,103. In 2010, the Census count in the area was 15,106. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 14,957 representing a change of -0.19% 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 40.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	76.9%	86.0%	88.6%
2019 Black Alone	9.3%	5.1%	3.9%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2019 Asian Alone	0.7%	0.7%	0.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	9.0%	5.5%	4.5%
2019 Two or More Races	3.8%	2.5%	2.2%
2019 Hispanic Origin (Any Race)	25.0%	13.2%	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 36.0 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	48	46	46
2000 Households	830	4,216	6,323
2010 Households	825	4,281	6,444
2019 Total Households	826	4,287	6,410
2024 Total Households	817	4,246	6,332
2000-2010 Annual Rate	-0.06%	0.15%	0.19%
2010-2019 Annual Rate	0.01%	0.02%	-0.06%
2019-2024 Annual Rate	-0.22%	-0.19%	-0.24%
2019 Average Household Size	2.38	2.29	2.30

The household count in this area has changed from 6,444 in 2010 to 6,410 in the current year, a change of -0.06% annually. The five-year projection of households is 6,332, a change of -0.24% 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 4,137 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

816 Glendale Rd, Galax, Virginia, 24333  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.67845  
Longitude: -80.91151

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	18.4%	15.3%	15.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$26,791	\$36,092	\$36,817
2024 Median Household Income	\$30,696	\$42,104	\$42,291
2019-2024 Annual Rate	2.76%	3.13%	2.81%
<b>Average Household Income</b>			
2019 Average Household Income	\$48,851	\$50,893	\$50,740
2024 Average Household Income	\$56,824	\$58,669	\$58,206
2019-2024 Annual Rate	3.07%	2.88%	2.78%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$19,761	\$21,305	\$21,513
2024 Per Capita Income	\$22,859	\$24,503	\$24,613
2019-2024 Annual Rate	2.96%	2.84%	2.73%

### Households by Income

Current median household income is \$36,817 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$42,291 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,740 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$58,206 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,513 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,613 in five years, compared to \$36,530 for all U.S. households

### Housing

2019 Housing Affordability Index	132	160	160
2000 Total Housing Units	903	4,561	6,898
2000 Owner Occupied Housing Units	492	3,016	4,742
2000 Renter Occupied Housing Units	339	1,200	1,581
2000 Vacant Housing Units	72	345	575
2010 Total Housing Units	918	4,802	7,378
2010 Owner Occupied Housing Units	450	2,878	4,554
2010 Renter Occupied Housing Units	375	1,403	1,890
2010 Vacant Housing Units	93	521	934
2019 Total Housing Units	903	4,815	7,425
2019 Owner Occupied Housing Units	421	2,809	4,471
2019 Renter Occupied Housing Units	405	1,478	1,939
2019 Vacant Housing Units	77	528	1,015
2024 Total Housing Units	897	4,830	7,467
2024 Owner Occupied Housing Units	422	2,811	4,456
2024 Renter Occupied Housing Units	396	1,435	1,876
2024 Vacant Housing Units	80	584	1,135

Currently, 60.2% of the 7,425 housing units in the area are owner occupied; 26.1%, renter occupied; and 13.7% 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 7,378 housing units in the area - 61.7% owner occupied, 25.6% renter occupied, and 12.7% vacant. The annual rate of change in housing units since 2010 is 0.28%. Median home value in the area is \$114,928, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.45% annually to \$123,500.

**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



ARTICLE X  
**Business General (B-2) District**

**§ 160-91. Purpose.**

This district, containing the major downtown retailing center and major outlying commercial areas, provides a framework for a strong nucleus of the commercial community, in which each business can enhance other business and where all the amenities of downtown can be provided.

**§ 160-92. Permitted uses.**

Uses permitted in the Business General (B-2) District shall be established in compliance with the 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. Auto sales and services.
- B. Bakeries.
- C. Churches.
- D. Drugstore and medical clinics or supplies.
- E. Dry cleaners and laundries.
- F. Finance, banks and real estate.
- G. Furniture and home appliance sales and services.
- H. Funeral homes.
- I. Hotels, motels and inns.
- J. Hardware, plumbing and lumber supply with covered storage.
- K. Offices.
- L. Public or semipublic uses.
- M. Public utilities.
- N. Personal service business (beauty, barber, etc.).
- O. Retail stores.
- P. Theaters, lodges and assembly halls.
- Q. Restaurants and fast food.
- R. Grocery stores.
- S. Recreation.
- T. Printing signs on premises.



**§ 160-93. Conditional uses.**

Conditional uses in the Business General (B-2) District shall be permitted following a public hearing and approval as set forth in Articles XVI and XVIII. Conditional uses shall be one or more of the following uses:

- A. Public billiard parlors or poolrooms.
- B. Bowling alleys.
- C. Dance halls.
- D. Wholesale distribution.
- E. Apartment use, both on the second floor and the first floor not fronting on designated streets. **[Added 11-13-1990]**
- F. Wireless telecommunications towers and antennas. **[Added 7-14-1997]**
- G. Storage warehouses. **[Added 3-26-2001]**
- H. Communication tower. **[Added 2-12-2018]**

**§ 160-94. Area.**

Area regulations for each use in the Business General (B-2) District shall not be required.

**§ 160-95. Setback.**

The setback line for structures shall be 10 feet from any street right-of-way.

**§ 160-96. Frontage.**

A minimum frontage shall not be required.

**§ 160-97. Height. [Amended 9-10-2007]**

The maximum height for structures shall be 60 feet.

**§ 160-98. Sidewalks.**

Sidewalks shall be required to be constructed to equal the existing width along a property frontage and no less than five feet if nonexistent.

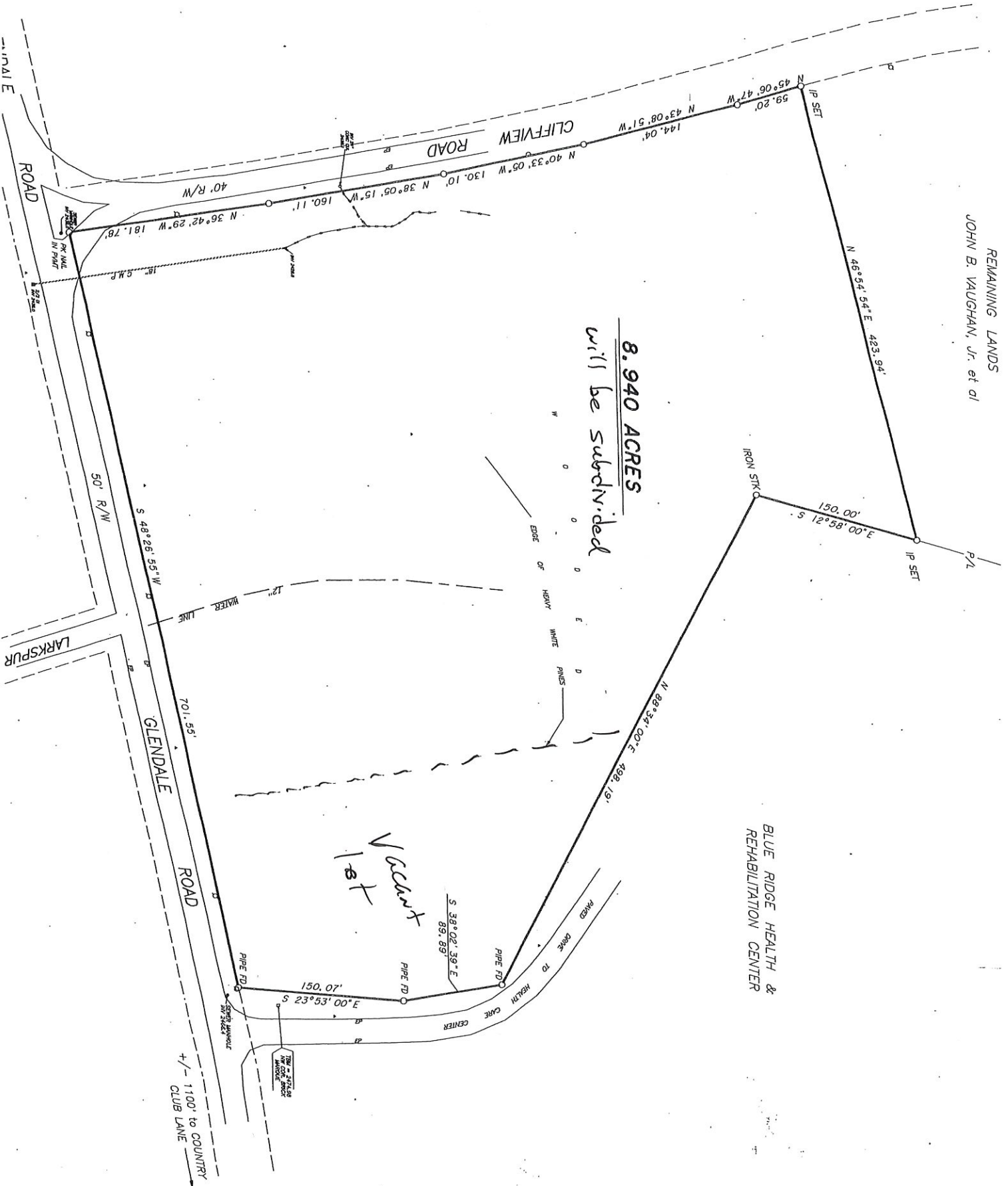


REMAINING LANDS  
JOHN B. VAUGHAN, Jr. et al

8.940 ACRES

*will be subdivided*

BLUE RIDGE HEALTH &  
REHABILITATION CENTER



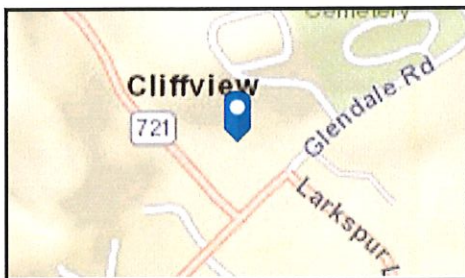
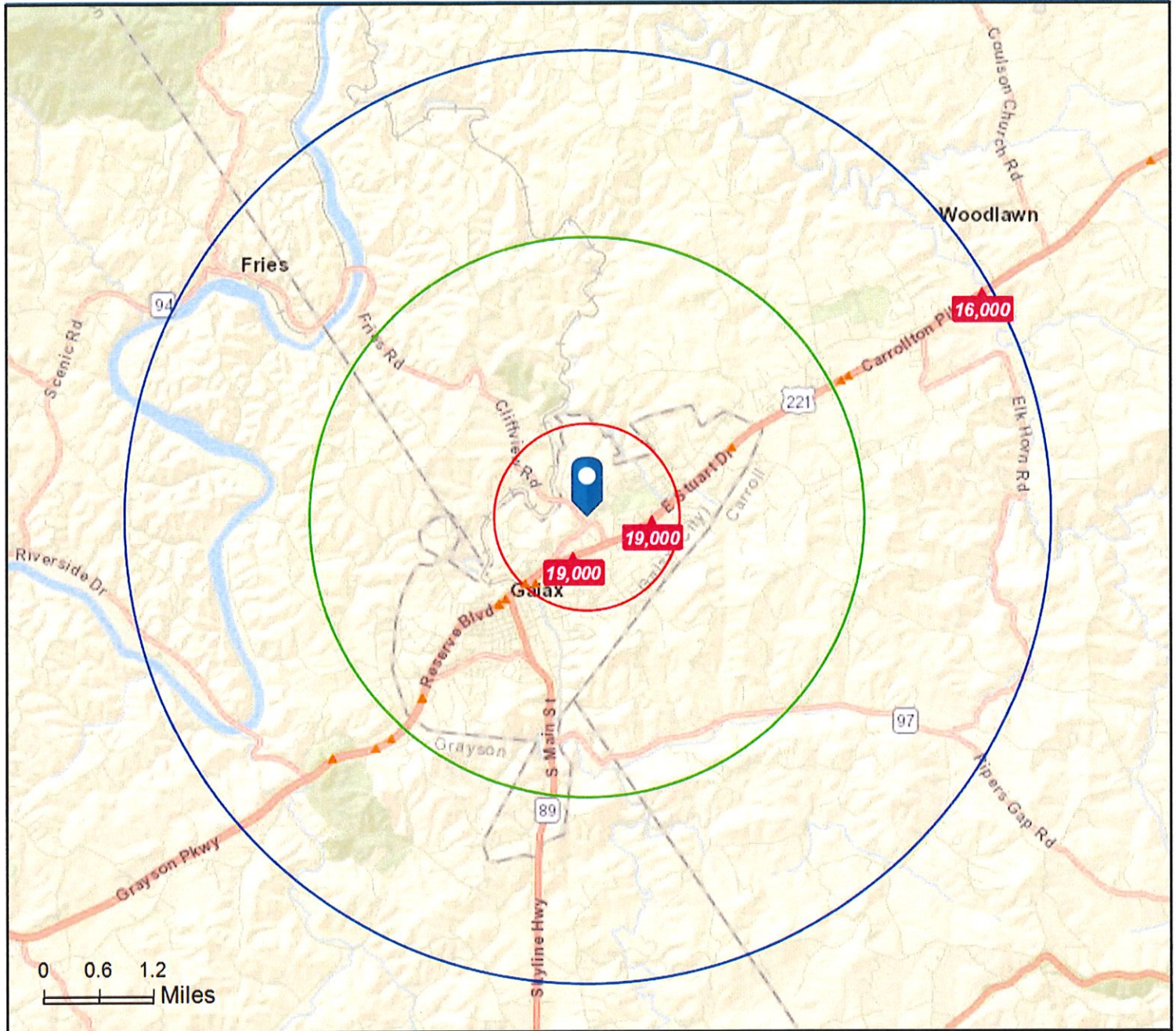




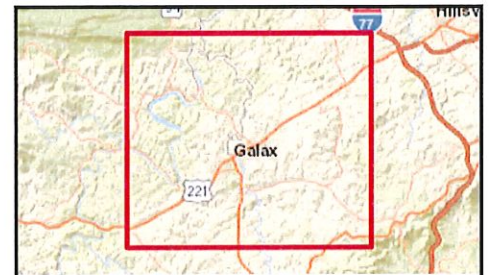
## Traffic Count Map

816 Glendale Rd, Galax, Virginia, 24333  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.67845  
Longitude: -80.91151



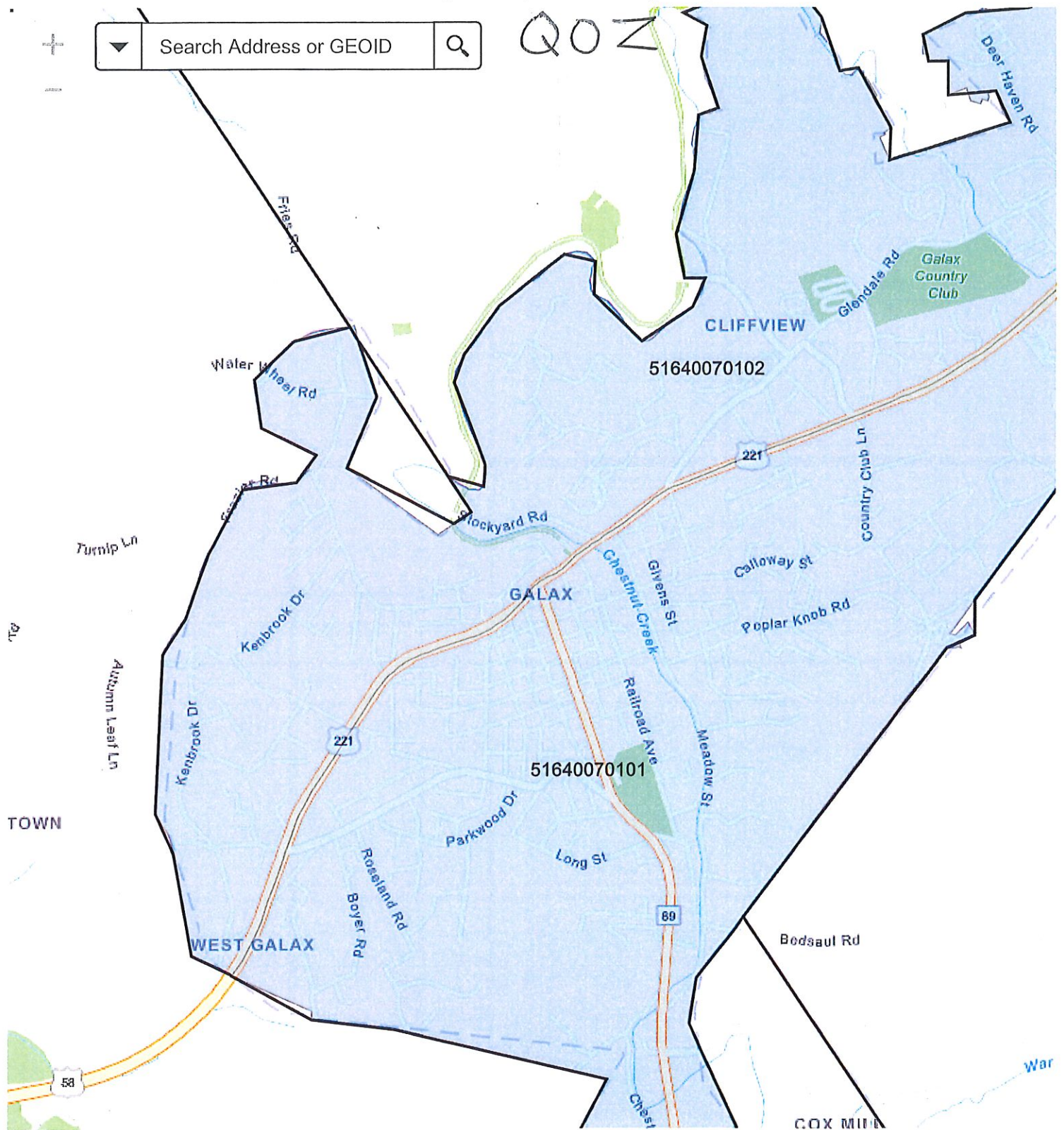
**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



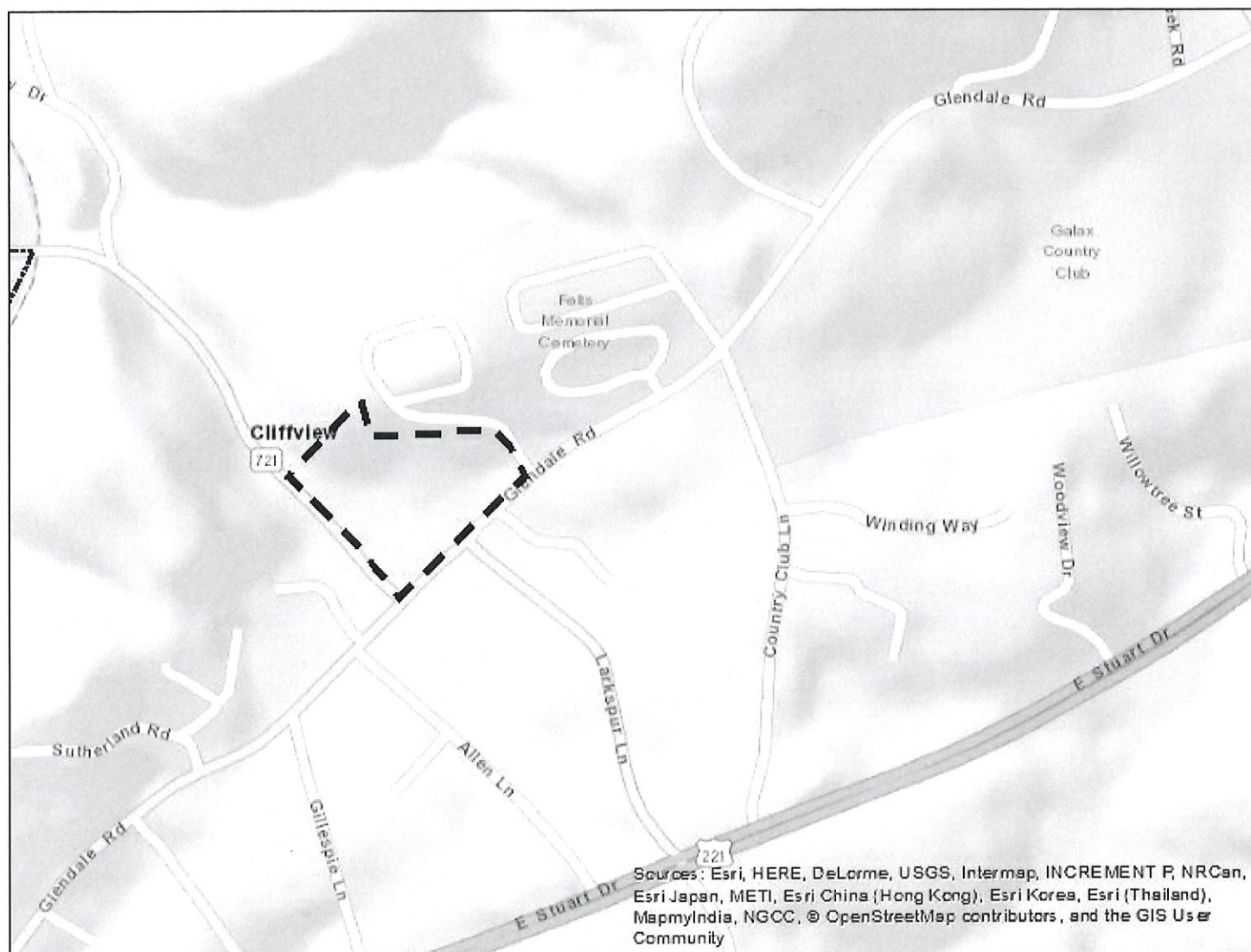
Source: ©2019 Kalibrate Technologies (Q3 2019).

March 24, 2020









### Layer: Parcels

**Alt PIN:** 27-6  
**Last update:** 1447977600000  
**Owner:** VAUGHAN FURNITURE COMPANY INC  
**Mailing Street:** P O BOX 1489  
**Mailing City:** GALAX  
**Mailing State:** VA  
**Mailing Zip:** 24333  
**Acreage:** 8.9  
**Building Value:** 2246400

**Land Value:** 356000  
**Irsn:** 942  
**Property class:** 4  
**Neighborhood:** 1  
**Last update:** 11/20/2015  
**Property street:** 816 GLENDALE RD  
**Property city:** GALAX  
**Property state:** VA  
**Property zip:** 24333

**\$2,578,500**

Attributes at point: 10775808, 3415555

**Layer: Zoning**  
**ZONING: B2**

000000765001

VAUGHAN FURNITURE COMPANY INC

816 GLENDALE RD

4

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 27- 6

Printed 03/24/2020

Card No. 1 of 1

PARCEL NUMBER  
000000765001

VAUGHAN FURNITURE COMPANY INC  
P O BOX 1489  
GALAX VA 24333

TRANSFER OF OWNERSHIP

Date  
04/28/1999

Bk/Pg: 557, 607  
\$134100

Parent Parcel Number

GLENDALE RD &  
CLIFFVIEW RD  
OLD ACCT#: 4035

Property Address  
816 GLENDALE RD

Neighborhood  
1 Galax

COMMERCIAL

Property Class  
4 4 COMMERCIAL & INDUSTRIAL

Assessment Year	01/01/2000	01/01/2001	01/01/2002	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020
Reason for Change	Split	NC Part		2004 Reass.	REVAL	2012 REVAL	2016	2020 REVAL
VALUATION	L	89000	89000	89000	267000	356000	356000	356000
0	B	0	1197500	1437000	2103200	2197600	2274600	2222500
	T	89000	1286500	1526000	2370200	2553600	2630600	2578500

TAXING DISTRICT INFORMATION

Jurisdiction 231  
Area 001  
District 01

Site Description

Topography:  
Rolling

Public Utilities:  
Electric, Sewer, Water

Street or Road:  
Paved

Neighborhood:

Zoning:

Legal Acres:  
8.9000

GEN.: GENERAL  
VAUGHN FURNITURE CORP HEAD QUARTERS  
ELEVATED BLDG, SPRINKLED, GABLE ROOF, METAL  
ROOFING, BRICK EXT  
CARPET DRYWALL, 1ST FLOOR NOT USED  
OMAP: 07- 44C

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial/Indust Land		8.9000		1.00	40000.00	40000.00	356000		356000

Supplemental Cards

MEASURED ACREAGE

8.9000

Supplemental Cards

TRUE TAX VALUE

356000

Supplemental Cards

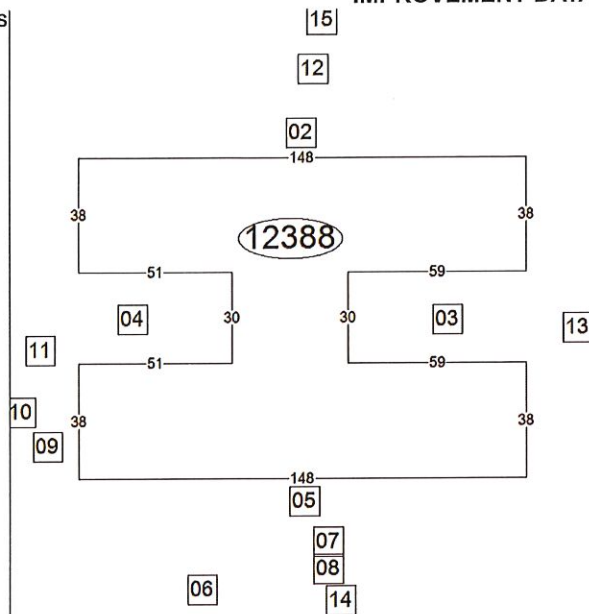
TOTAL LAND VALUE

356000



## IMPROVEMENT DATA

## PHYSICAL CHARACTERISTICS



(LCM: Something goes here)

## SPECIAL FEATURES

## SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value		
		01	2STY BRK	0.00	1	A	2001	2001	G	0.00	N	90.00	38x148	2273040	0	7	SV	100	2113900		
		02	OMP	0.00	1	C	2001	2001	AV	0.00	N	14.00	9x 18	2270	0	6	SV	100	2100		
		03	OMP	0.00	1	C	2001	2001	AV	0.00	N	14.00	8x 30	3360	0	6	SV	100	3200		
		04	OMP	0.00	1	C	2001	2001	AV	0.00	N	14.00	8x 30	3360	0	6	SV	100	3200		
		05	POR	0.00	1	C	2001	2001	AV	0.00	N	14.00	10x 28	3920	0	6	SV	100	3700		
		06	SIGN	0.00	1	C	2001	2001	G	0.00	N	0.00	0	0	0	6	NV	100	0		
		07	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	20x438	13140	0	6	SV	100	12400		
		08	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	40x160	9600	0	6	SV	100	9000		
		09	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	11x 70	1160	0	6	SV	100	1100		
		10	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	34x124	6320	0	6	SV	100	5900		
		11	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	20x190	5700	0	6	SV	100	5400		
		12	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	68x371	37840	0	6	SV	100	35600		
		13	PAVEMENT	0.00	1	C	2001	2001	G	0.00	N	1.50	20x 40	1200	0	6	SV	100	1100		
		14	10LIGHTS	20.00	1	C	2001	2001	G	0.00	N	1,500.00	1	15000	0	6	SV	100	14100		
		15	5LIGHTS	50.00	1	C	2001	2001	G	0.00	N	2,500.00	5	12500	0	6	SV	100	11800		
		Data Collector/Date				Appraiser/Date				Neighborhood		Supplemental Cards									
		CPG 10/15/2019				CPG 10/15/2019				Neigh 1 AV		TOTAL IMPROVEMENT VALUE								2222500	

**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
2 of 6	308

**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.

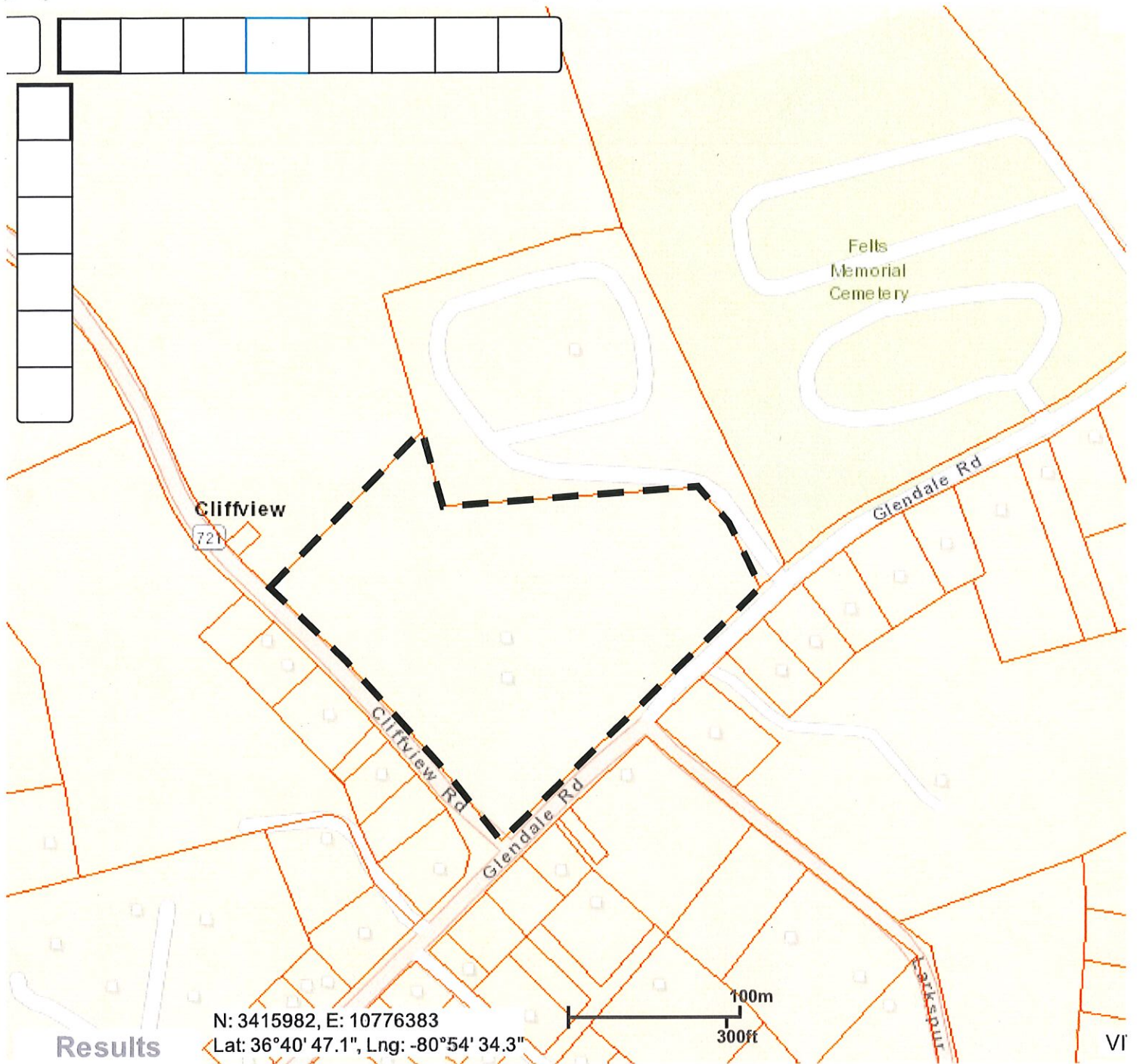
An Escrow / Mortgage Company has requested to pay this ticket if a number is stated at Lender Code.

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	356,000	2,246,400	2,602,400	27- 6 816 GLENDALE RD		
Lender Code		Description	Annual Tax	Tax Relief	Amount Due	
		GLENDALE RD & STORM WATER FEE	21,990.28	0.00	21,990.28 245.00	
<b>Total Amount Due</b>						<b>22,235.28</b>

*Entire 8.9 Acres*





Results

VI