



Southern Virginia Regional Housing Summit

Prime Location

At 712 square miles
Franklin County is the
seventh largest county in
Virginia and is centrally
located between
Charlotte, NC and
Washington, DC.

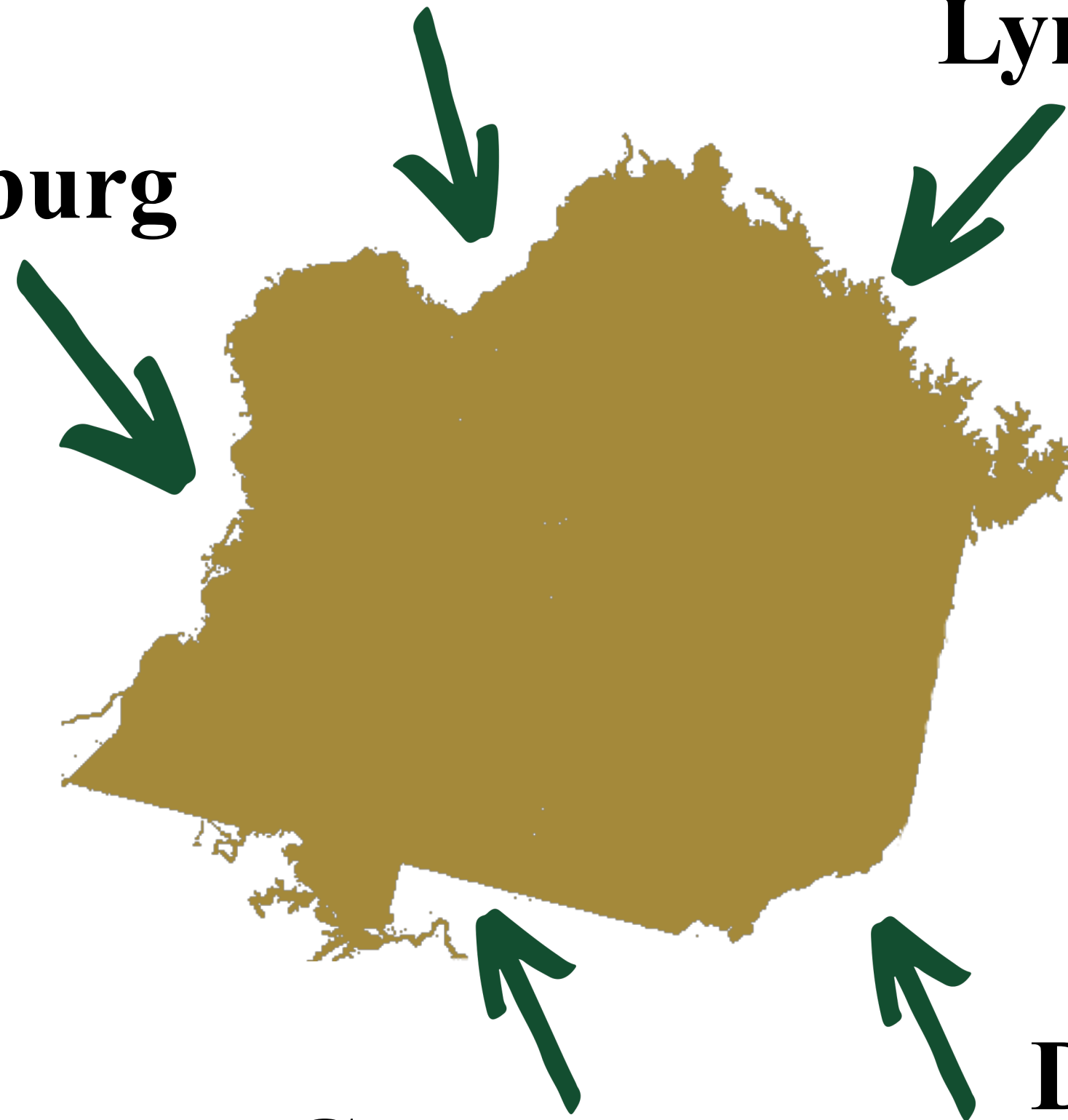
Blacksburg
45 minutes

Roanoke
15 minutes

Lynchburg
45 minutes

Danville
60 minutes

Greensboro
75 minutes



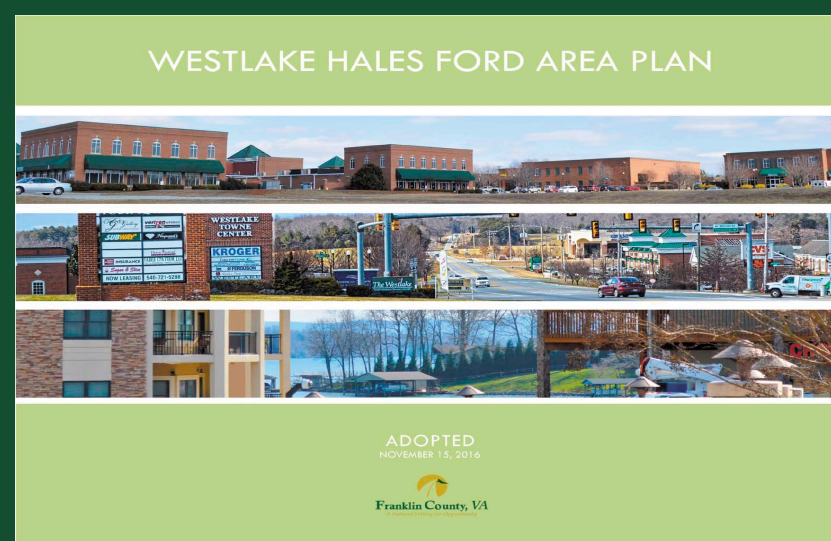


Franklin County Overview

Supportive Infrastructure & Planning



Village Planning



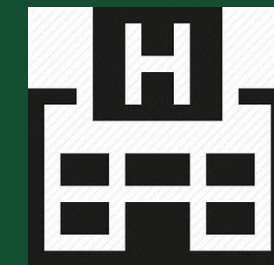
Utility Partners



Broadband Partners



Health and Safety



Health Care



Paid and volunteer staff.



*Soon to be one of four nationally accredited counties in the state of Virginia.





SUMMIT VIEW BUSINESS PARK

CURRENT PROPERTY PLAN PURCHASED AND AS BUILT - MARCH 2022



A Diverse Economy



**Virginia Furniture Market
opened their new \$10
million+ 120,000+ sq ft
Headquarters and
Distribution Center in May
2022.**



**Traditional Medicinals, the
leading seller of wellness tea
in the United States, will
invest \$29.7 million to
establish an East Coast
herbal tea manufacturing and
processing operation in the
Summit View Business Park
in Franklin County, which
will create 56 new jobs.**



**The former Appalachian Power,
Penn Hall property is being
transformed into a 26+ acre, \$24
million+ tourist and resort
facility.**

A County Made for Outdoor Lovers



Smith Mountain Lake



Blackwater River



Hiking



Pigg River



Philpott Lake



East Coast Mountain Biking Capital



ATVing



Waid Park



Arts & Culture

New Construction Permits

	2020 Jan-Dec		2021 Jan-Dec		2022 Jan-Jun	
	Residential\Modular	Manufactured	Residential\Modular	Manufactured	Residential\Modular	Manufactured
Blackwater	16	5	23	8	8	3
Blue Ridge	5	11	10	10	5	6
Boone	13	5	19	15	8	3
Gills Creek	61	12	109	10	35	7
Rocky Mount	2	5	3	0	3	3
Snow Creek	9	13	9	11	6	9
Town of Boones Mill	0	0	0	0	0	0
Town of Rocky Mount	6	1	9	0	7	1
Union Hall	32	11	55	17	30	4
Total Count	144	63	237	71	102	36

Total = 653

Our Development Review Team



**John Broughton – Certified
Building Official**



**Ronald Wilson - Local
SW/ESC Administrator –
Virginia Department of
Environmental Quality**



**Lisa Cooper – Planning
Director - Certified Zoning
Administrator and Certified
Transportation Manager**

13132 OLD FRANKLIN TPKE PENHOOK, VA 24137 84.17 ACRES

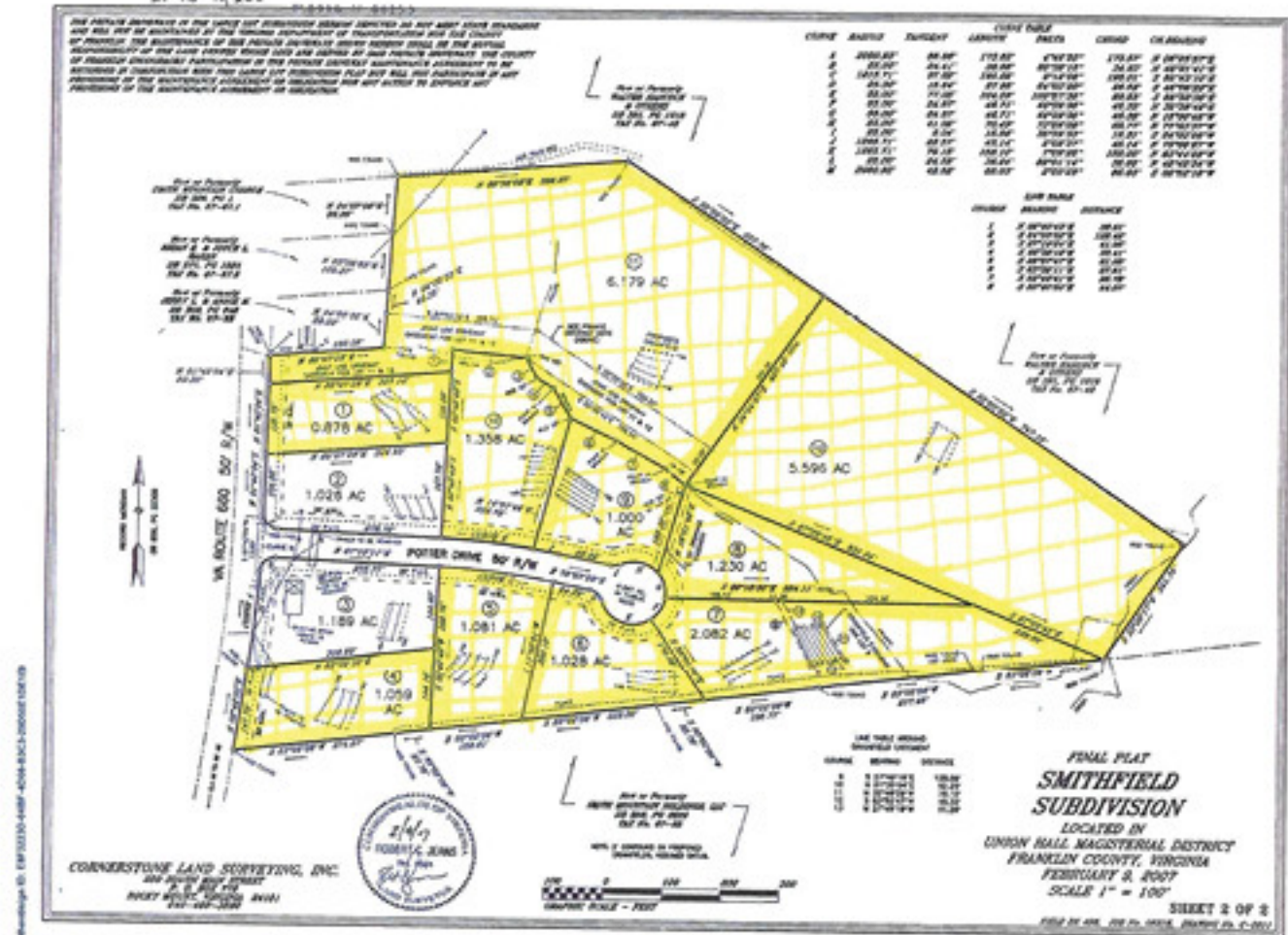


LIST PRICE: \$849,000

MLS#: 888537

Beautiful rural property just minutes to Smith Mountain Lake! Consider this a blank canvas for your "out in the country dream place". Rolling 84 acres with a mixture of open fields and woods, with a pond and view of Smith Mountain! Current buildings include a cabin/office, 134' x 122' barn, 47' x 69' shop with concrete floor, 5 bay three sided shed, 3 bay covered shed, covered pavilion and cattle working shed (cattle handling equipment and guard rail do not convey). Well and septic installed. Seller retains the right to harvest this years hay crop.

0 MORGAN FORKS ROAD PENHOOK, VA 24137 21.49 ACRES



LIST PRICE: \$198,000

MLS#: 889994

Builders special. Ready made subdivision with 10 lots. Located only minutes from lake access this ready made community is ready for a builder to come in and start building.

1000 GREENHOUSE ROAD GLADE HILL, VA 24092

178.8 ACRES



LIST PRICE: \$1,800,000

MLS#: 879895

178 acres of beautiful, gently-sloping land. Approximately 1.5 miles of Blackwater River frontage-you can float or kayak to SML. Custom 8000 sq. ft. warehouse built in 2005 with fully appointed apartment and great office space. Wired for Motorhome hookups. Older 3 br 1 bath 1930s farmhouse on property was remodeled in 2003 and has 2 heat pumps. Private well shared between the 2 buildings on the property. This property could be a great family compound, corporate getaway or hunt club. Tremendous investment potential.

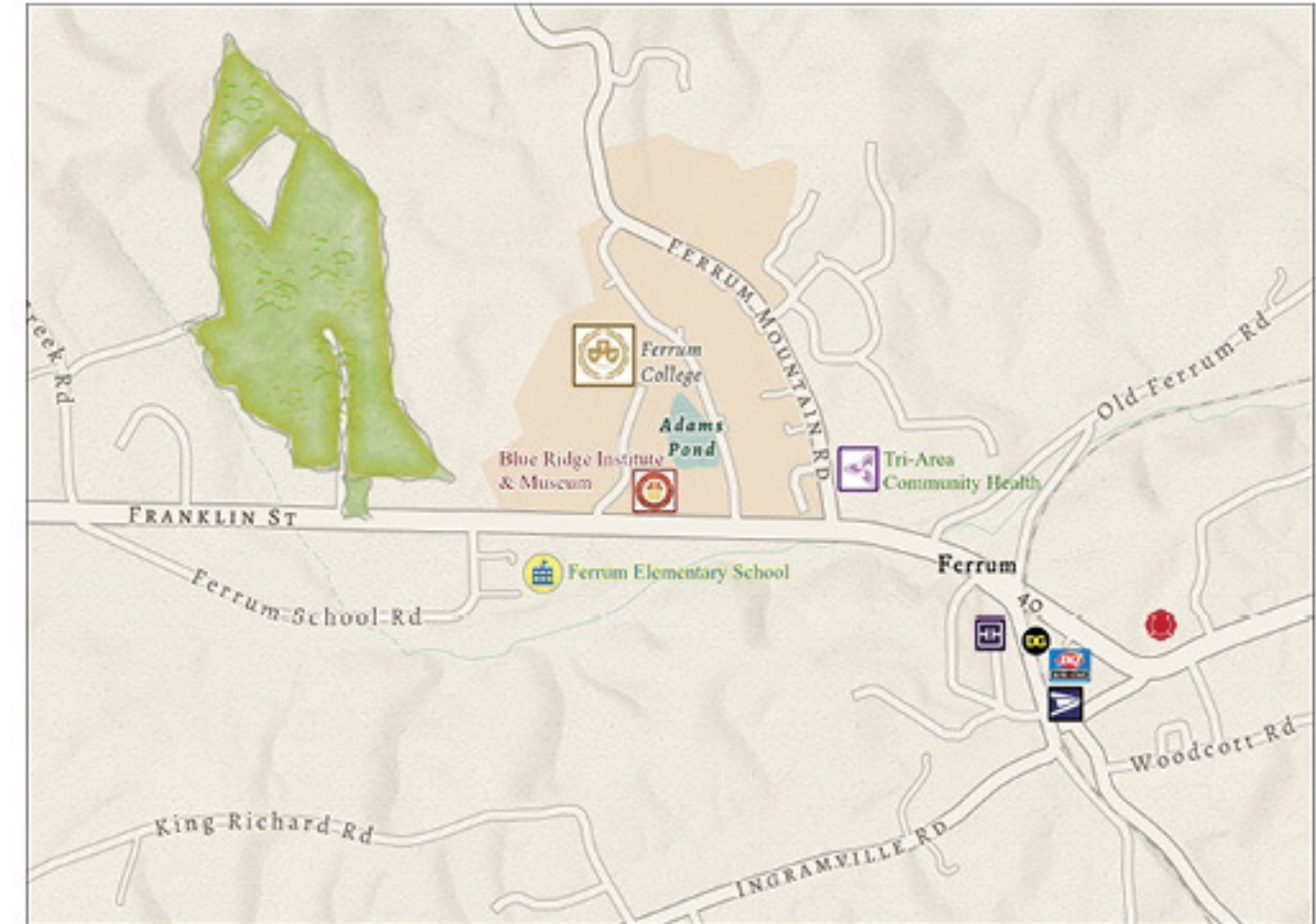


TIM TOOHIG
THE TOOHIG TEAM
540-330-8300



10884 FRANKLIN STREET FERRUM, VA 24088

84.17 ACRES



LIST PRICE: Negotiable

84.17 acres comprised of two parcels (0800101900, 0800006500) owned by that County of Franklin that borders Franklin Street and West Franklin Street in Ferrum, VA. Information regarding water, sewer, internet service, and a recent property appraisal can be provided upon request. Convenient location within two miles of Ferrum College, Tri-Area Community Health Center, Ferrum Fire Department, Ferrum Post Office, and other local businesses and financial institutions.

BETH SIMMS
DIRECTOR OF ECONOMIC DEVELOPMENT
540-482-6699



0 EDWARDSVILLE ROAD HARDY, VA 24101

196 ACRES



LIST PRICE: \$699,900

MLS#: 890567

196 acres +/- Some timber. Located convenient to both Roanoke and Franklin counties, with frontage on two state roads. Rte 680 and Rte 635. Timber includes mixed hardwoods: yellow poplar, northern red oak, black oak, white pine, black walnut and hickory, and includes veneer quality poplar, white oak, and red oak. Timber report available. In addition a stream which has never gone dry runs through the property. Acreage is in the Windy Gap Elementary School district, Franklin County's newest school. Lovely mountain views in several locations. No easements on this desirable property. May be purchased in its entirety or Tract 1 or Tract 2.



JODY LYONS
LYONS TEAM REALTORS
540-537-4932



0 BOOKER T. WASHINGTON HWY HARDY, VA 24101

57.54 ACRES



LIST PRICE: \$2,500,000

MLS#: 865881

One of the most desirable commercial properties in the Smith Mountain Lake area directly adjacent to the Westlake Towne Center. Sewer and water available along with renewed permits for storm water control. Property is zoned PCD for commercial and residential development opportunities.



RON WILLARD II
BERKSHIRE HATHAWAY
540-537-1915



5226 & 5236 SCRUGGS ROAD MONETA, VA 24121

162.7 ACRES



LIST PRICE: \$1,475,000

MLS#: 891487

Fantastic Opportunity development of 168+/- Acres fronting Scruggs Rd for 2260' State Road frontage and 350' of State Roadfront on Bluewater Dr, Public Water Available, Great Soil Work for development or mass drainfield area. Original plan for 31 Residential lots on Scruggs Road Parcel. Possible Seller Financing available. Seller has property listed with 119+/- acres or 50+/- Acres- in separate Listings, MLS#891485 & 891486.

LONG & FOSTER
REAL ESTATE

GLEND A MCDANIEL
LONG & FOSTER
540-297-4111



0 FLORA LEFFUE LANE BOONES MILL, VA 24065

60 ACRES



LIST PRICE: \$645,000

MLS#: 888883

+60 A comprised of adjoining parcels (+14, 25 & 20 A). Secluded location yet convenient to 122. PRIME 1.5 A bldg. spot 1410' elevation w/uninterrupted views Cahas Mt. to SML. Viewshed w/in property boundary. Private. Location for this no thru traffic, end of road "cul-de-sac" Retreat & Destination Venue is approx. 15 min. to Roanoke, Rocky Mt., SML & less than 2 mi. to new Summit View Business Park or downtown Boones Mill. Multiple build sites w/amazing views. 2500 linear ft. underground electricity w/4 pad mt. transformer boxes, est. 20 GPM well, 3-BR septic. Planted pine buffers. 50' & 30' deeded ROWs. Must see.



TREVOR M NORFORD
WAINWRIGHT & CO
540-387-5800





It's Not About Us, but Partners Like You!

