



# PITTSYLVANIA COUNTY UPDATE

**Dave Arnold**  
**Deputy County Administrator**

**PITTSYLVANIA**  
COUNTY, VIRGINIA

# Overview

## Key Stats

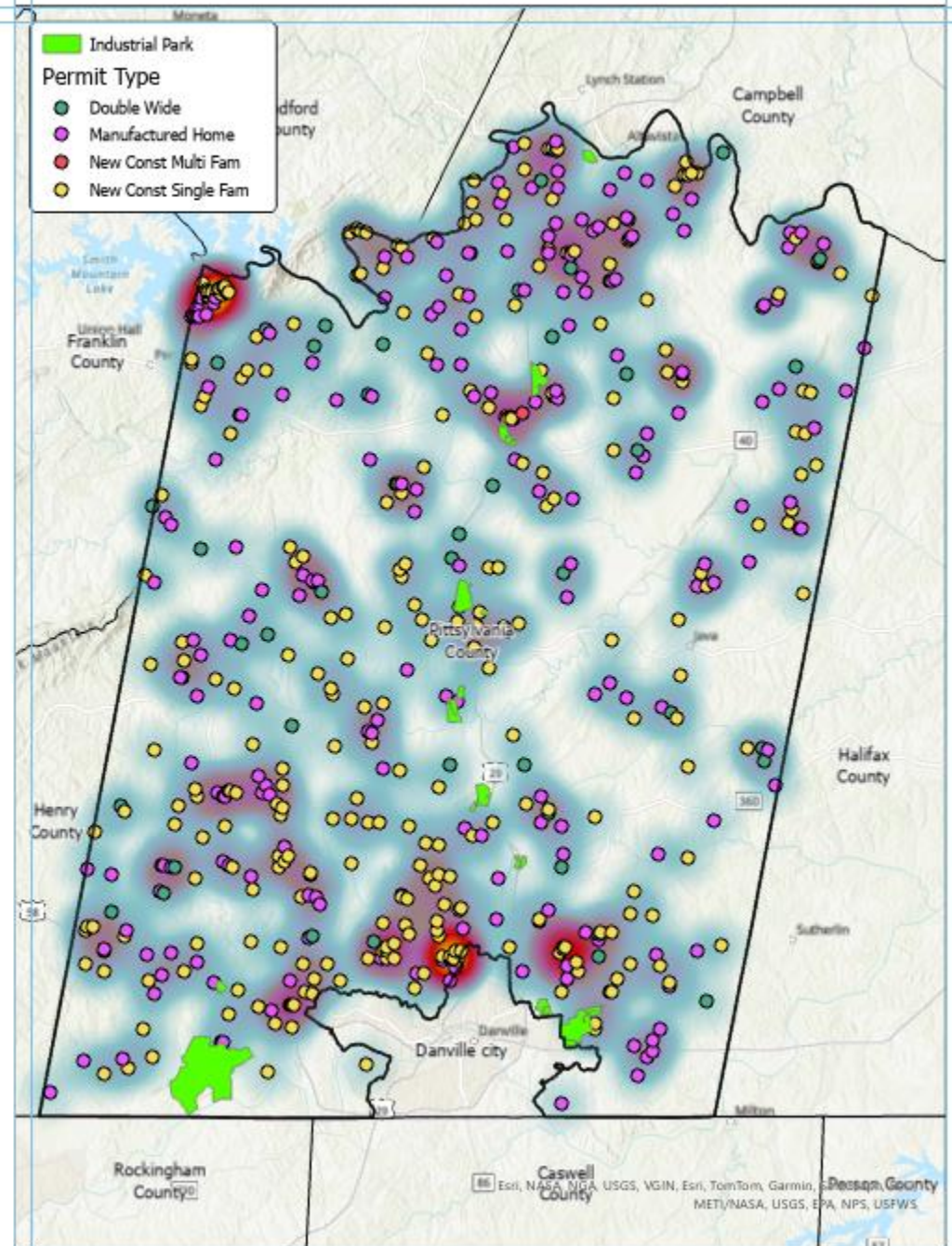
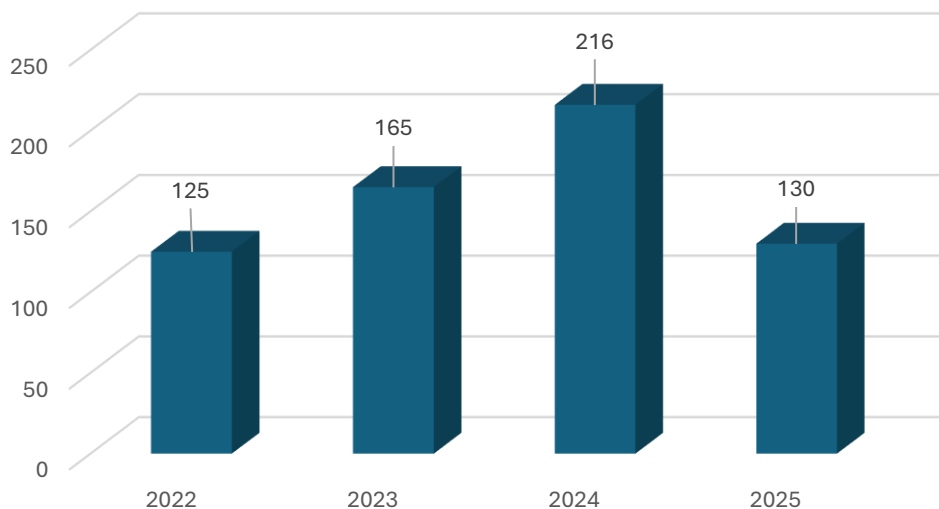
Total Population (2023)	59,285
Total Area	978.23
Population Density (per mi <sup>2</sup> , 2023)	60.6
Median Age (source: ESRI, 2025)	47.4
Median Household Income (Source: ESRI, 2025)	\$55,679
Median Home Value (source: ESRI, 2025)	\$167,474
Renter Occupancy % (source: ESRI, 2025)	22.05%
Vacancy % (source: ESRI, 2025)	14.97%



## Residential Construction Permits Issued Since Jan. 1, 2022

New SF-Detached	323
New Multi-Family	1
Manu. Home	260
Doublewide	52
Median Cons. Cost SF-Detached	\$240,000

New Residential Construction Permits by Year, Jan. 1, 2022-Oct. 3, 2025





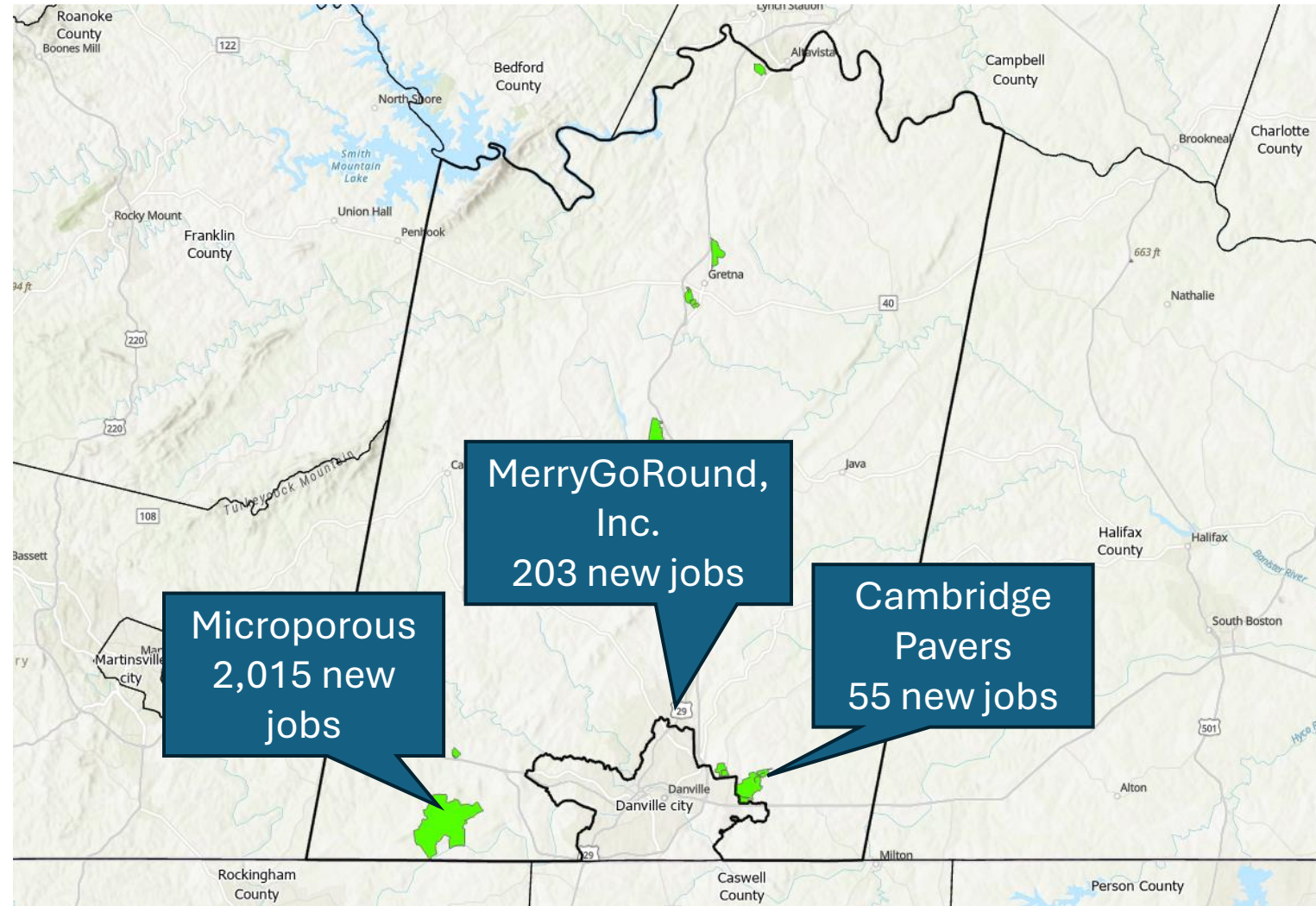
# Recent Housing Developments





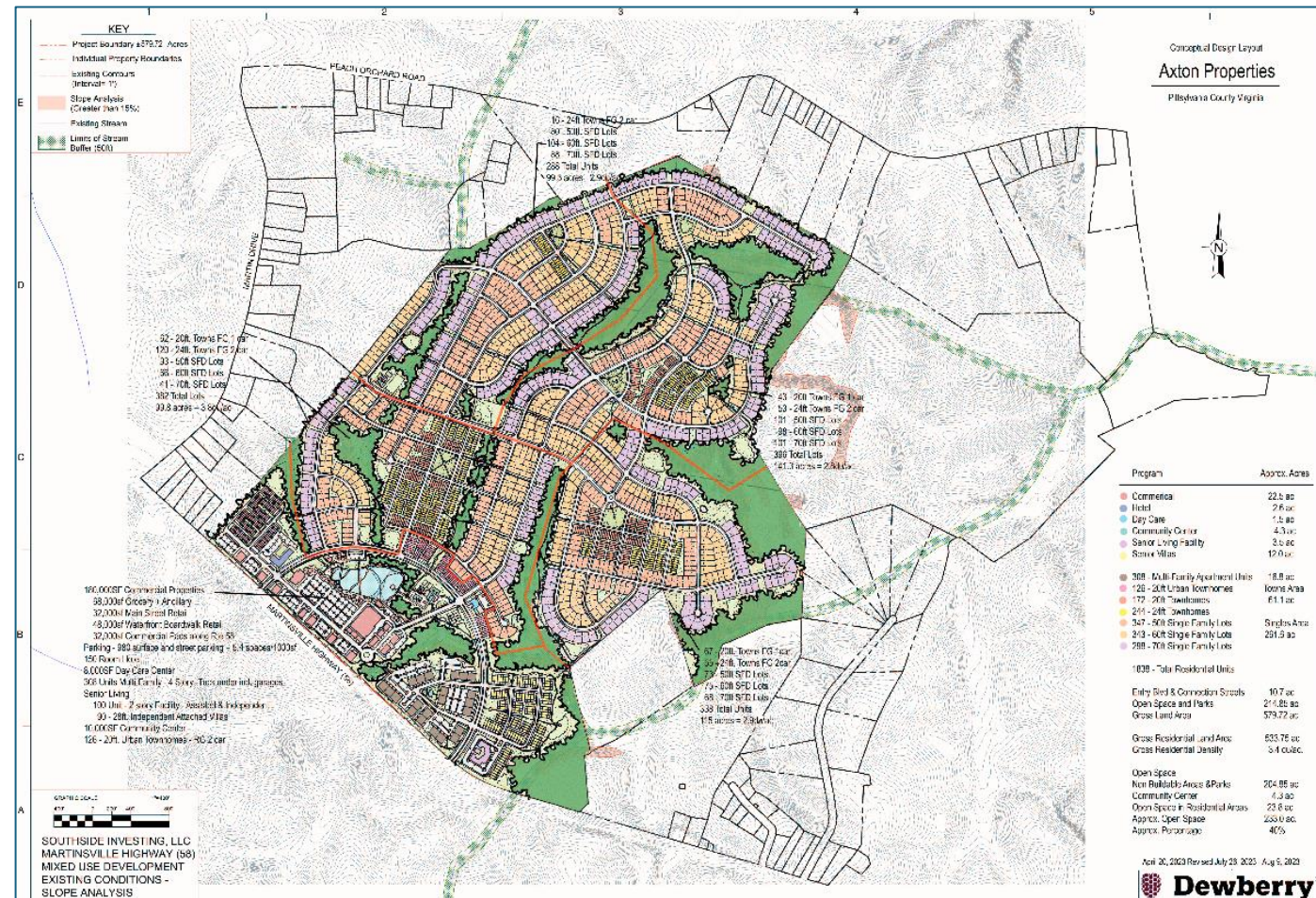
# Current/Future Need

- 2020- AeroFarms- \$53 million investment, 92 jobs
- 2020-Staunton River Plastics-\$34 million investment, 200 jobs
- 2020-Roger Jefferson Trucks-\$3.6 million investment
- 2021-Walraven-\$7,150,000 million investment, 46 new jobs
- 2021- Tyson Foods-\$295,452,718.00 million investment, 376 new jobs
- 2021-J&J Truck Sales-\$5.17 million investment, 27 new jobs
- 2022-MEP- \$6.4 million investment, 45 new jobs
- 2022- Intertape, \$45 million investment, 50 new jobs
- 2023-EIT Zollner-\$14 million investment, 100 new jobs
- 2023-Axxor-\$3.15 million investment, 21 new jobs
- 2023-Commonwealth Home Healthcare-\$3.5 million investment, 26 new jobs
- 2024-Microporous-\$1.35 billion investment, 2015 new jobs
- 2024-Amthor International - \$4 million investment, 75 new jobs
- 2024-RBW Sports and Classics - \$8 million investment, 144 new jobs
- 2024-TECHnista - \$1.5 million investment, 15 new jobs
- 2024-Cambridge Pavers - \$47.35 million investment, 55 new jobs
- 2025-Green Recycle USA-\$4.3 million investment, 28 new jobs
- 2025- MerryGoRound, Inc-\$10 million investment, 203 new jobs
- 2025- WB Alloys, \$6.6 million investment, 30 new jobs



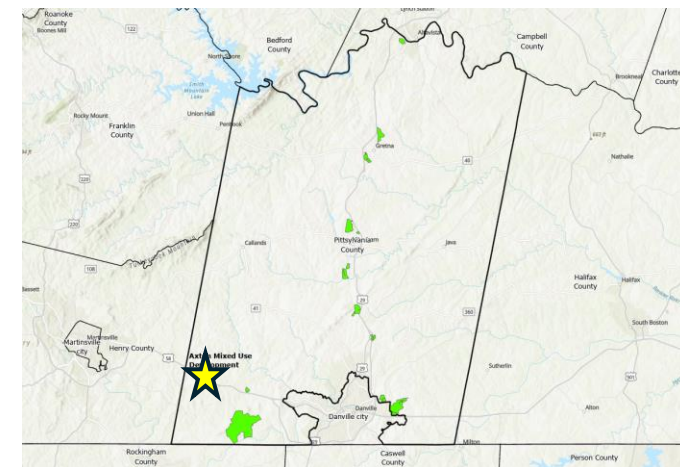


# Addressing the Need – Axton Mixed Use Development Project, Southside Investing, LLC.



## Project Highlights

- ~1,800 residential units (multi-family, townhomes, single-family detached)
- 180,000 sq. ft. commercial space
- 578 acres





# Mixed Use Development Example: Town of Gretna



## Stable Commons

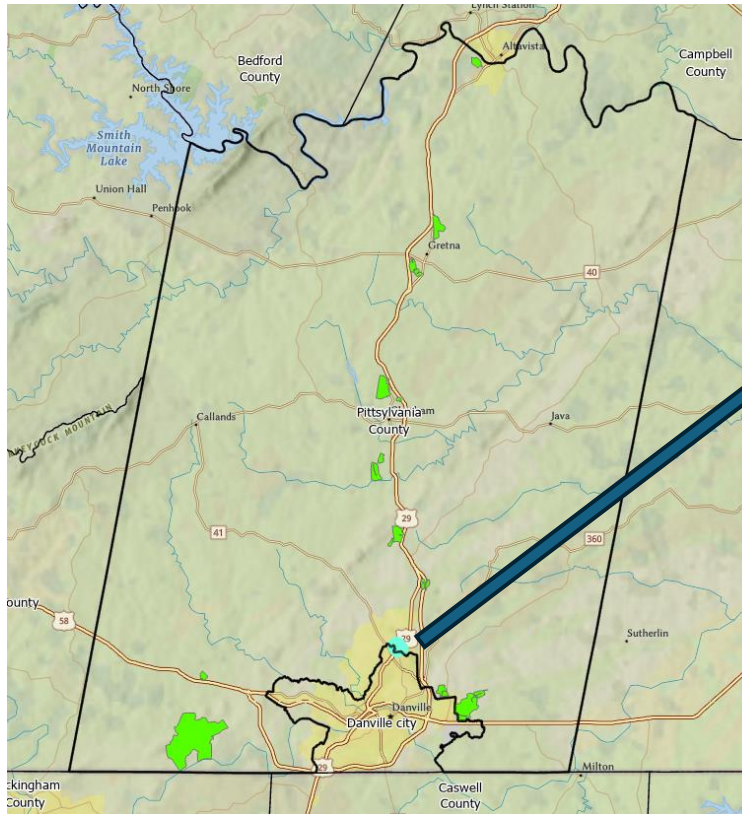
- Project duration 2019-2024
- Located behind 103 N. Main St. Gretna



## Green Lofts

- 101 S. Main Street, Gretna, VA.
- 3 story brick bldg. orig. built in 1882; served as mercantile and provided food and received freight from the adjacent railroad.
- Bldg. survived a third-floor fire 1973
- Plan for eight apt. units w/ 1<sup>st</sup> floor fitness center

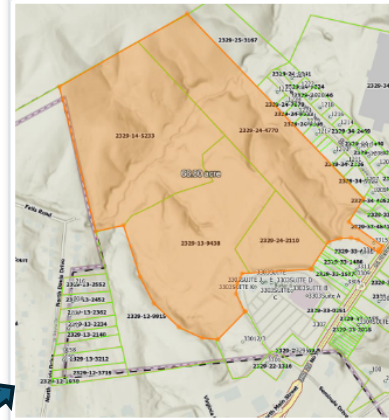
# Available Properties



MLS #: L69956A (Active) List Price: \$2,300,000

3313 U S HWY 29 SOUTH Danville, VA 24540

[Additional Photos](#)



Type: Timber, Acreage

Suitable Use: Residential, Single Family, Multi-Family, Timber

Topography: Level, Rolling, Gently Rolling, Stream/Creek, Partially Wooded, Heavily Wooded

Auction Date:

Auctioneers Price Range:

Unit #:

Area: West of 29

Zoning: TBD

Elementary School: DAN RIVER

Middle School: DAN RIVER

High School: DAN RIVER

Lot Size/Acreage: 66.8

Location: Pittsylvania Co.

Legal: 2329-24-4770, 2329-14-5233, 2329-24-2110 & 2329-13-9438

Restrictions: TBD

Taxes: \$0.00

Tax Parcel ID: 2329-24-4770, 2329-14-5233, 2329-24-2110

Tax Parcel ID # 2: 2329-13-9438

Road Frontage: Highway, State Road, City Street, Paved Road

Utilities: Electricity Available

Water: Public

Sewer: Public Sewer

Miscellaneous: 50-100 acres

Internet Provider:

Cable Provider:

Documents on File: Topo Map, Legal Description, Aerial Survey

Directions: 29 N left beside Bobs Rentals or off of Greenwood Dr or Behind the Market Square Food Lion ( stoplight stays public road into parking lot or Piney Forest to Davis to Terry back to Davis to Rt at the end

Remarks: Multiple parcels equalling +/- 66 acres. To be rezoned Multi family / Mixed use Residential. Multiple access' on 29 Business/Piney Forest and Franklin Turnpike Lays beautifully for Residential Subdivision, Garden Homes, Townhomes and Apartments. Great location behind existing shopping center. CITY WATER & SEWER AVAIL ABLE ON SITE including sewer pump station. Perfect creek bottom for green areas/ possible conservation easement

MLS #: L69956A (Active)

List Price: \$2,300,000

66.8 Acres

Listing Agent: CHUCK ESKEY (#:11)

Agent Email: [chuck@eskeyrealty.com](mailto:chuck@eskeyrealty.com)

Contact #: (434) 250-9800

<https://next.navicamls.net/203/ListingDisplay/?eListingId=1155636&eListingKey=MBBSXJ623JBR>

**PITTSYLVANIA**  
COUNTY, VIRGINIA



# Available Properties

**59.44 AC - Inman Rd**

**\$599,950**

- Per realtor, water/sewer access just a mile away

**Kimberly Edwards**

REALTOR®

Land Specialist

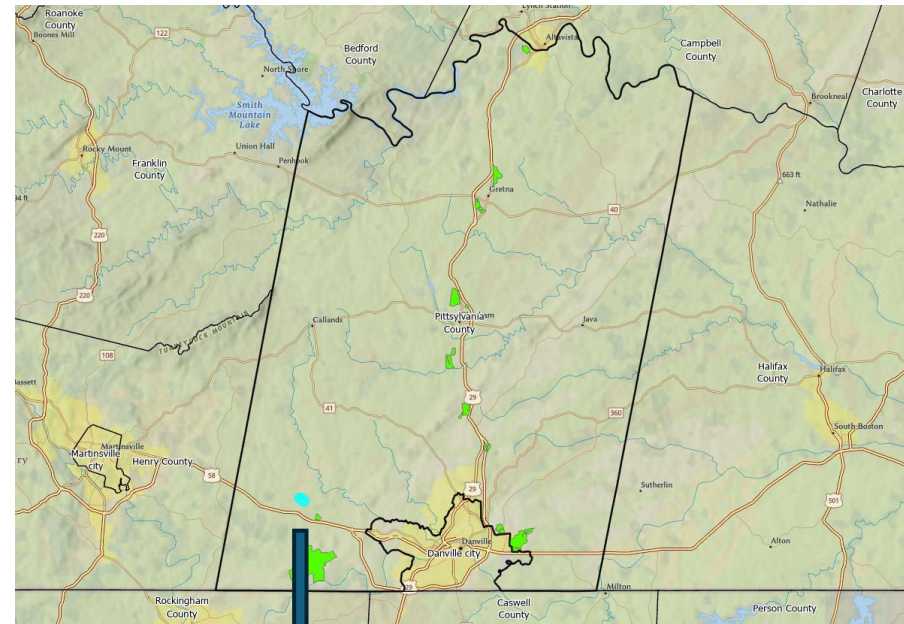
RE/MAX Country to Coast

510 N. Main St

Franklin, VA 23851

C: (757) 630-8462, O: (757) 704-4472

Licensed in Virginia and North Carolina



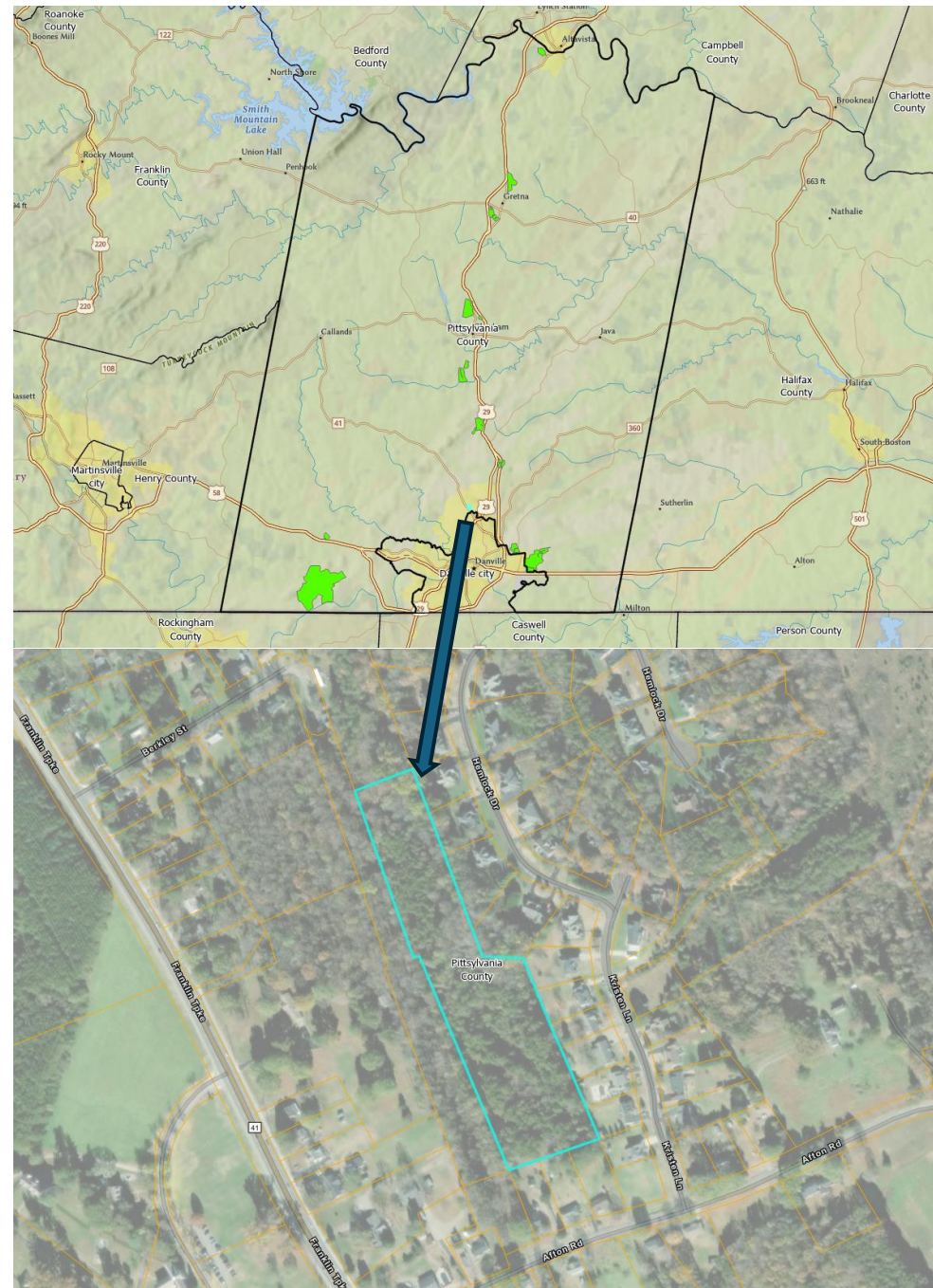


# Available Properties

- 8.03 acres just outside the city limits off Franklin Tpke with access on Afton Rd.
- (\$89,900)
- Zoned R-1

Debra C. Fugate,  
**REALTOR®**  
(434) 489-1026

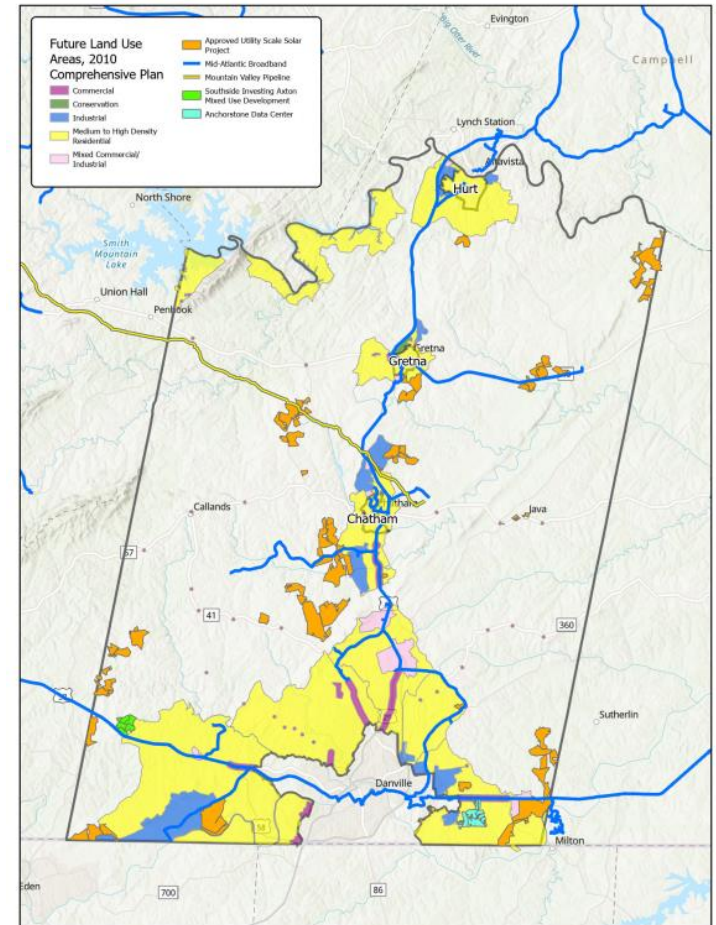
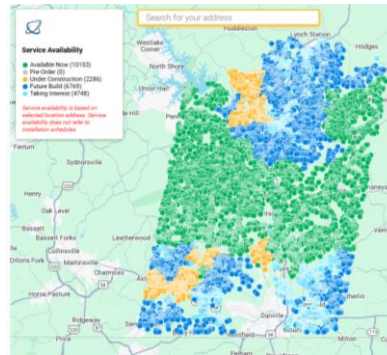
[www.RamseyYeatts.com](http://www.RamseyYeatts.com)





# County Programs and Initiatives Related to Housing Development

- Countywide high-speed internet expansion project
  - <https://myriverstreet.net/community/pittsylvania-county-va/>
- Comprehensive Plan Update
  - Identifying Designated Growth Areas (DGAs); which may facilitate VDOT funding
- Zoning Ordinance Update/Rewrite





# Closing

- Economic development rolls on
- Housing growth in Pittsylvania County has too
- Comp Plan provides the opportunity to be strategic, forward-thinking

