

67 & 69 WEST MAIN STREET

TOWN OF PULASKI

REQUEST FOR PROPOSALS

REDEVELOPMENT OPPORTUNITY

The Town of Pulaski is accepting proposals for the purchase and redevelopment of the properties located at 67 and 69 West Main Street in the Downtown of Pulaski, VA. The property offers excellent visibility for re-purposing in a variety of commercial and residential uses.



Property Summary

- Suited for central business and residential redevelopment to include Retail and Recreation, Office, Restaurant and Housing.
- Located in a prime area on Main Street in the heart of Pulaski's Downtown hub.
- Virginia and National Historic Landmark potential designation and historic tax credit eligibility.
- Potential for rear seating, along with a scenic view overlooking Peak Creek.
- Housing options are located on the second floor of the properties.
- The properties are currently owned by the Town of Pulaski, which will be reviewing and soliciting proposals.

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PROPOSALS SHOULD INCLUDE THE FOLLOWING PROJECT DETAILS:

- A development plan for the property to include the proposed use(s).
- For redevelopment projects utilizing Historic Tax Credits, offers must demonstrate a willingness to provide a performance security for the project and experience with completion of similar projects.
- Evidence of market compatibility and economic feasibility.
- Proposed terms of the acquisition, including offer amount and timeline for completion.
- Business Plan and Financial Plan to the Town and County.
- A biographical summary and experience with a description of lead participants.

The owner seeks to convey the property and structures in "as-is" condition. The Town reserves the right to reject all proposals without cause. The Town will consider resub-dividing the property at the request of the Offeror and is willing to accept proposals on all or a portion of the property.

EVALUATIONS AND AWARD OF PROPOSALS WILL BE MADE BASED UPON THE FOLLOWING CRITERIA:

- Proposed purchase price and/or development concept.
- Value added benefits to the Town/County.
- Proposed use and compatibility with the Town of Pulaski zoning, land use and comprehensive plan.
- Return on Investment - job creation and revenue generation from the project.

**WRITTEN PROPOSALS
SHOULD BE SUBMITTED
NO LATER THAN 2 P.M.
ON MARCH 20TH TO:**

**ATTENTION:
SHAWN UTT
TOWN MANAGER
42 1ST STREET NORTHWEST
PULASKI, VIRGINIA 24301**

**FOR MORE INFORMATION
ON HOW TO SCHEDULE A
FACILITY TOUR, CONTACT
MR. UTT AT
540-994-8610**

