



5.4 Acre R-5 Property Approved for 460 Beds

Off-Campus Housing Project James Madison University

1351 Peach Grove Ave.
Harrisonburg, VA 22801

Project Overview

Acreage:

5.438

Building

6 Stories

127 Units

24 - Two Bedroom
103 - Four Bedroom
Clubroom
Exercise Room
Computer Room

Total Beds

460

Parking:

410 Spaces

Sale Price:

\$5,150,000

We are offering a 5.438 acre track of land that was rezoned in September of 2021 to residential use (R-5) for your own concept or a 460 bed student housing project near James Madison University in Harrisonburg, Virginia. Site and Architecture plans will need to be amended for the extra bedrooms, otherwise the project is ready to break ground.

We are offering the project for \$5,150,000. The property is ideally located adjacent to JMU's Sentara Park and 9/10 of a mile from JMU's main entrance, making this a prime location for students to live.

Zoning – R-5
(High Density Residential)

Full set of Site Plans
(Needs to be amended for extra bedrooms and resubmitted)

Full set of Architectural Drawings
(Needs to be amended for extra bedrooms and resubmitted)

Topographical Survey
(October 27, 2019)

Alta/NSPS Land Title Survey
(February 11, 2021)

Geotechnical Exploration Report
(November 8, 2019)

Phase I Environmental Site Assessment – Clean
(October 22, 2020)

**Growing University,
city and metro area**

**30,000+ Student
Population from 4
Universities within
3/10^{ths} to 10 miles**

Prime Location

**For Additional
Information:**

540-432-9477

**jforbes@
forbesdevelopmentllc.com**



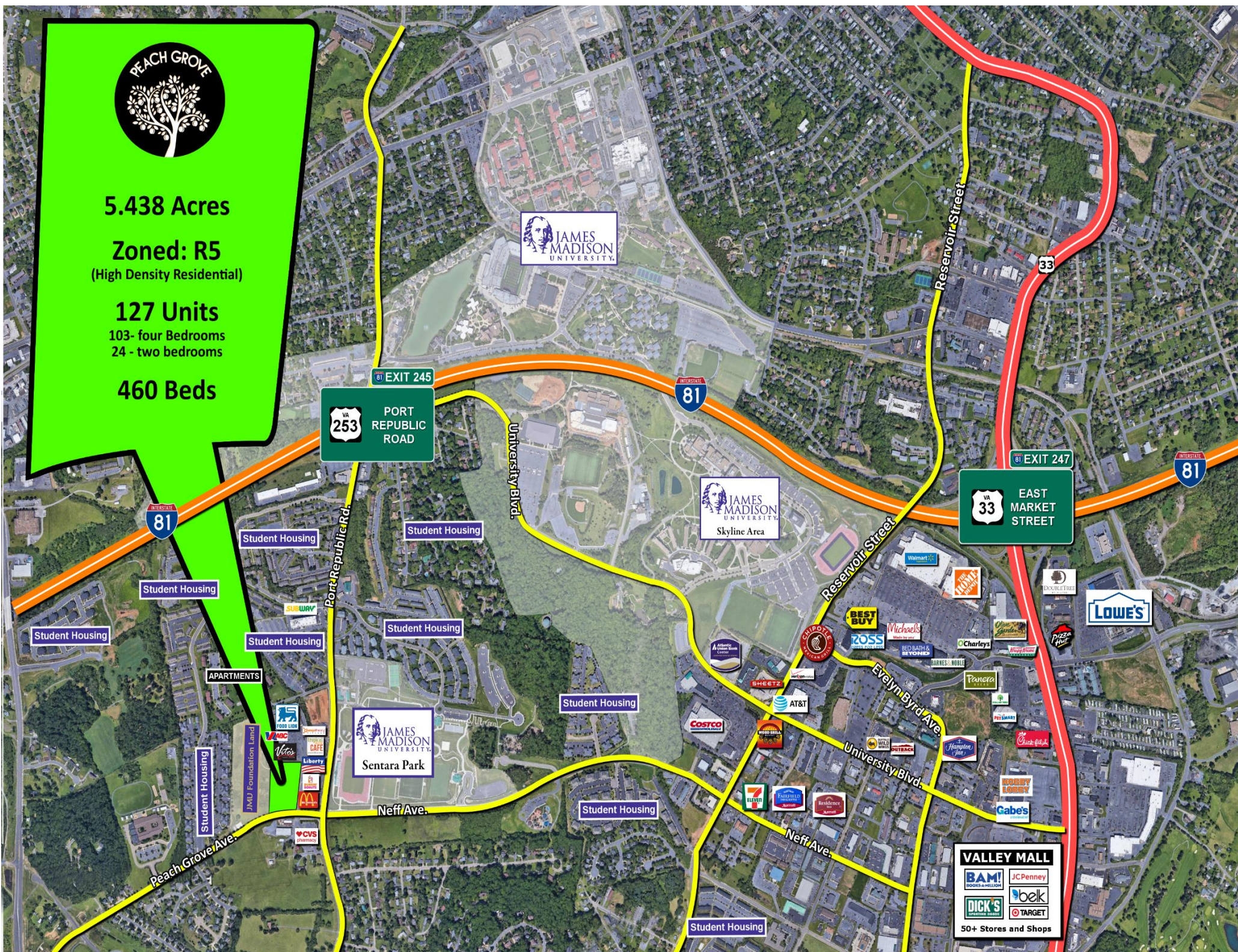
5.438 Acres

Zoned: R5
(High Density Residential)

127 Units

103- four Bedrooms
24 - two bedrooms

460 Beds



EXIT 245
VA 253
PORT REPUBLIC ROAD

EXIT 247
VA 33
EAST MARKET STREET

VALLEY MALL
BAM! BOOKS & MORE
JC Penney
DICK'S SPORTS & OUTDOORS
belk
TARGET
50+ Stores and Shops

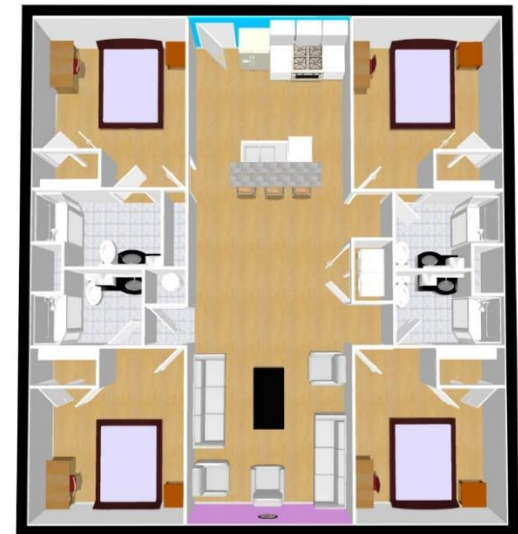
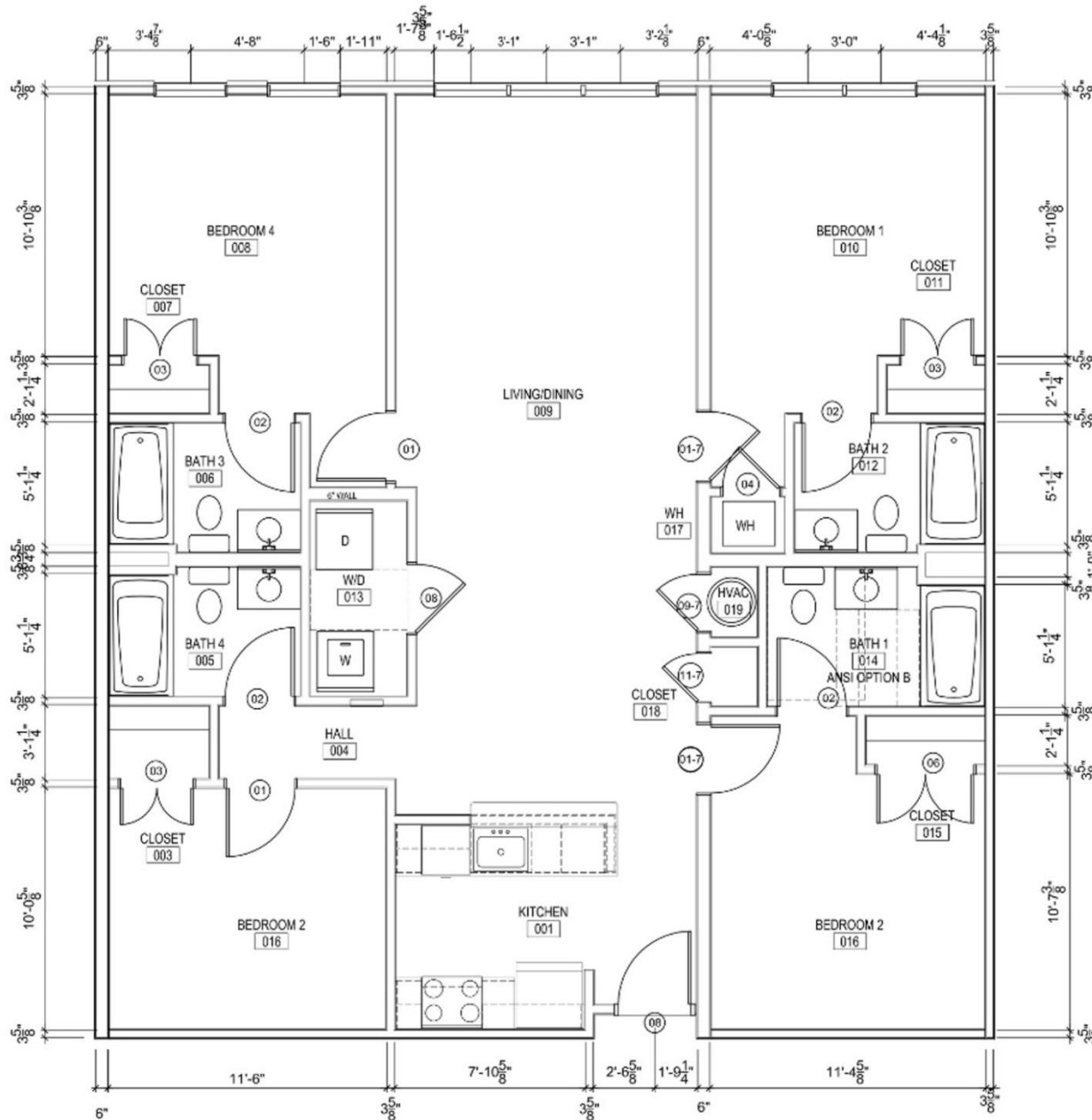
The Apartments @ Peach Grove



Elevation

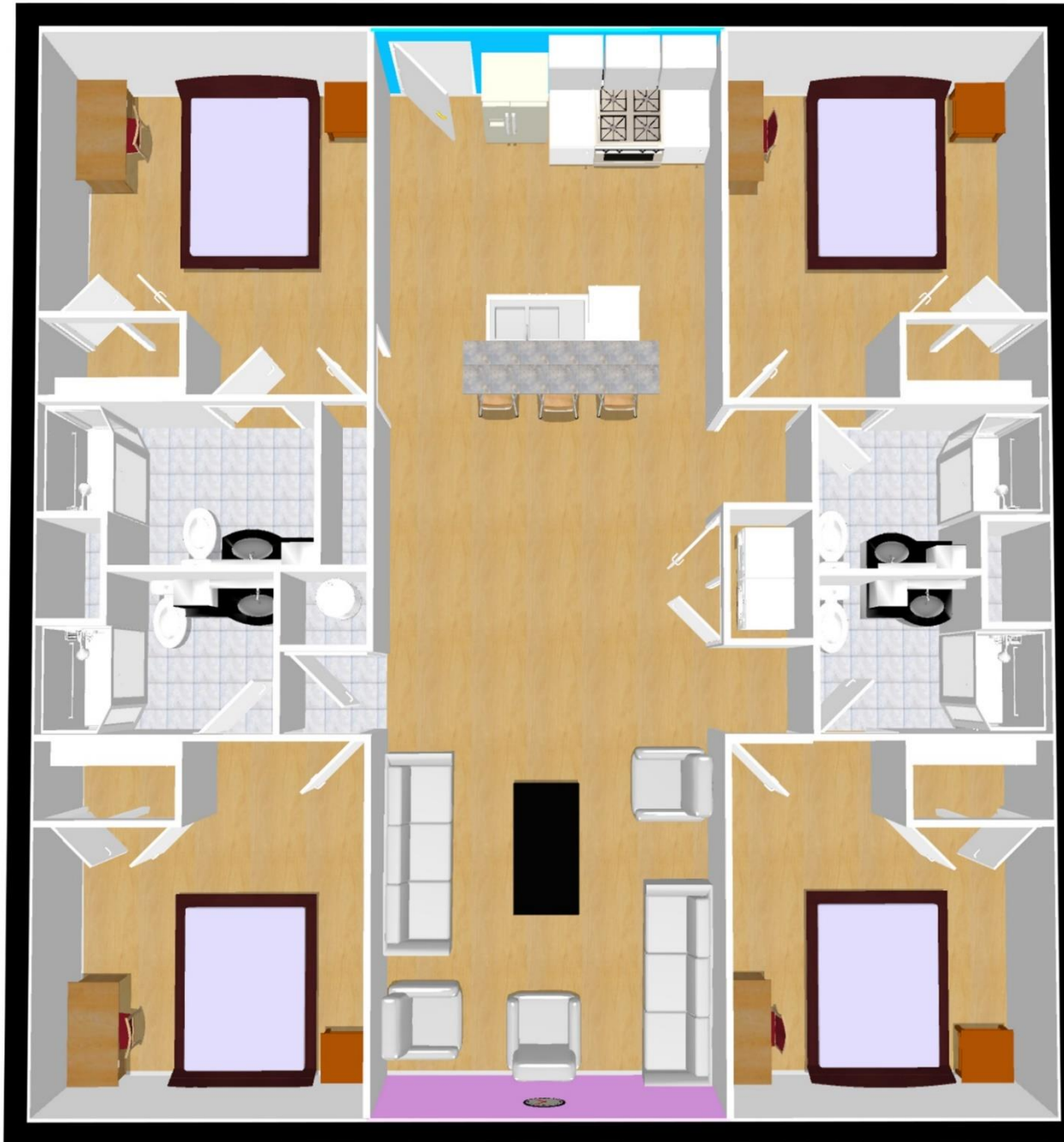
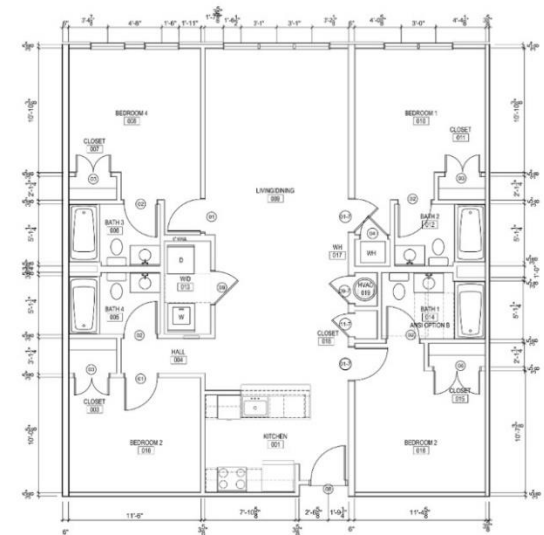


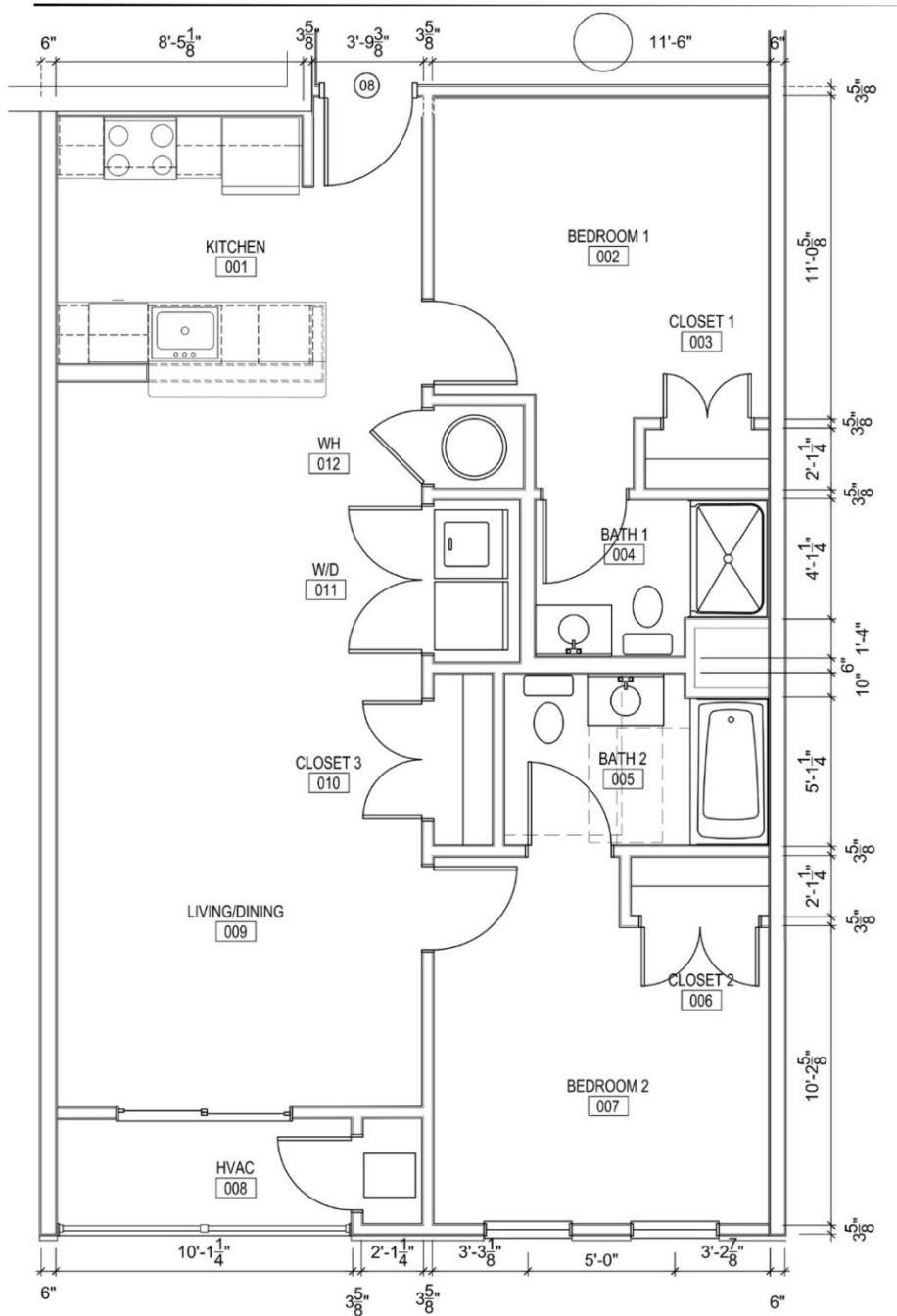
Typical 4 Bedroom Floor Plan





Typical 4 Bedroom Layout



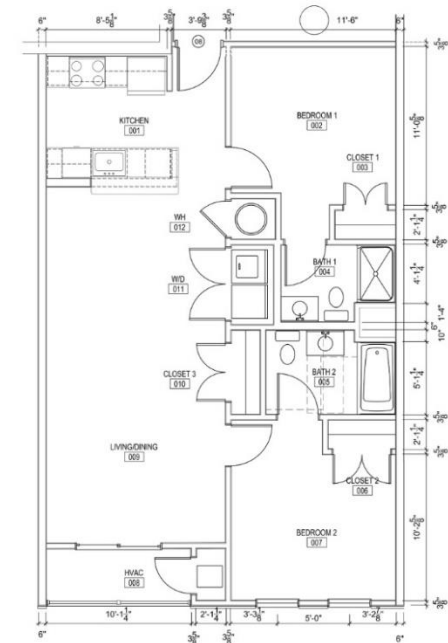


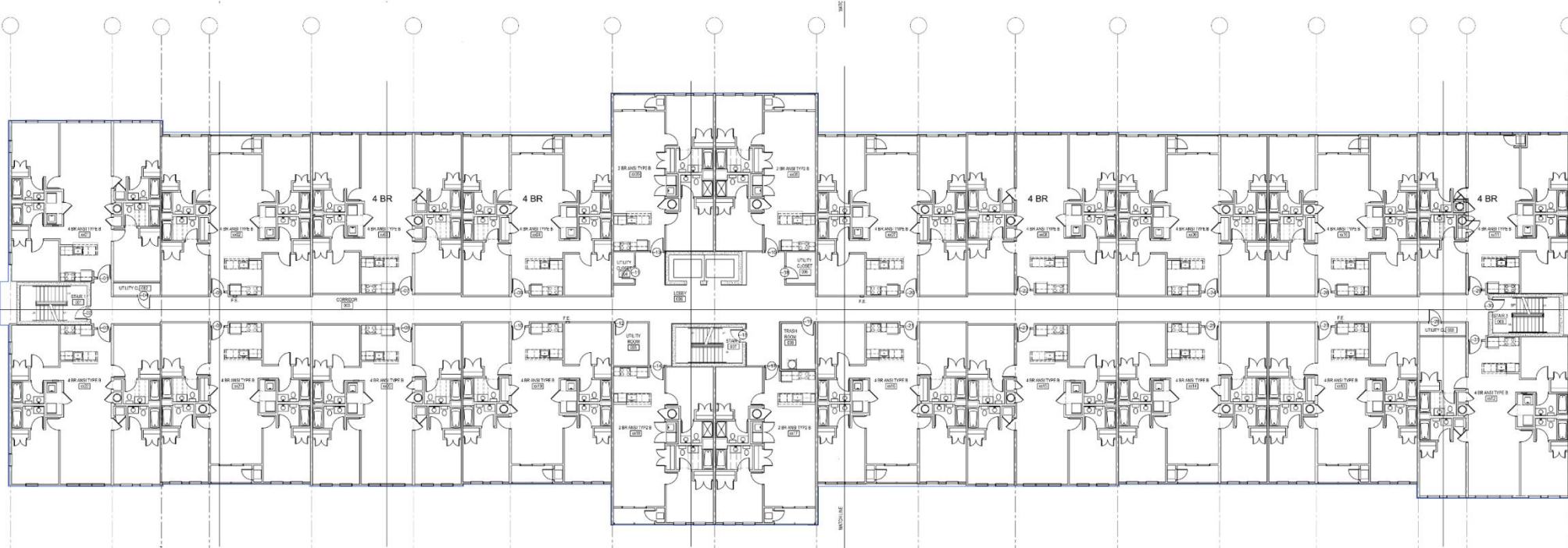
Typical 2 Bedroom Floor Plan



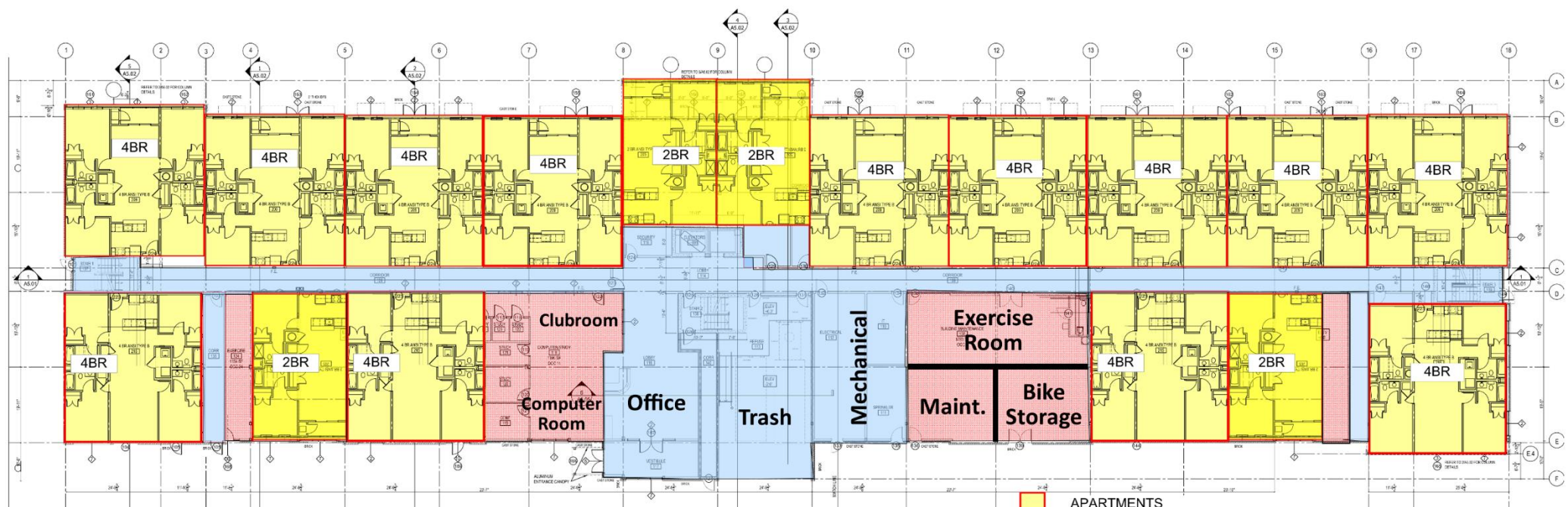


Typical 2 Bedroom Layout



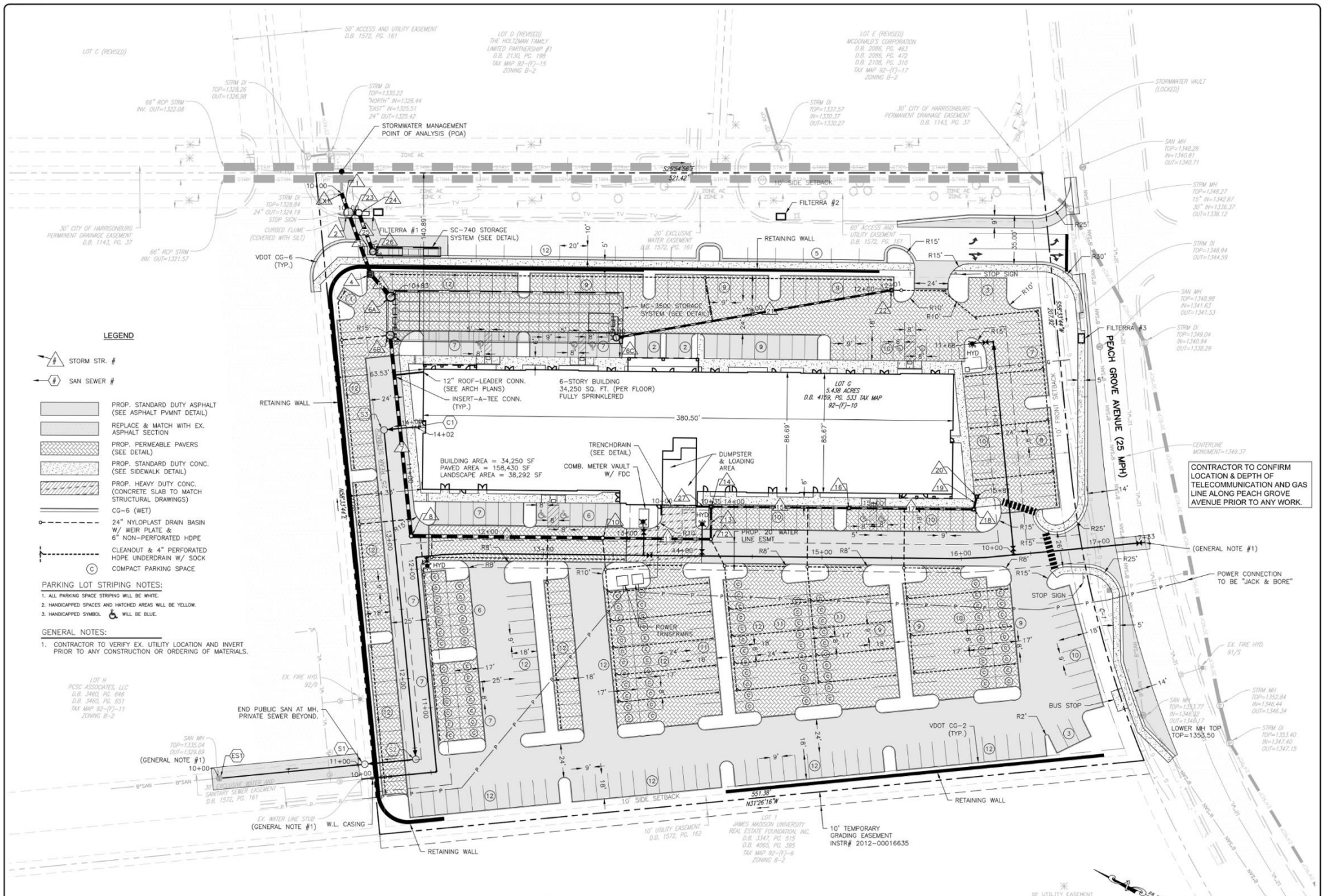


2nd - 6th Floor Plan



Proposed 1st Floor

- APARTMENTS
- BUILDING INFRASTRUCTURE
- TENANT/RENTAL SUPPORT



LEGEND

▲ STORM STR. #

⊕ SAN SEWER #

- PROP. STANDARD DUTY ASPHALT (SEE ASPHALT PAVMT DETAIL)
- REPLACE & MATCH WITH EX. ASPHALT SECTION (SEE DETAIL)
- PROP. PERMEABLE PAVERS (SEE DETAIL)
- PROP. STANDARD DUTY CONC. (SEE SIDEWALK DETAIL)
- PROP. HEAVY DUTY CONC. (CONCRETE SLAB TO MATCH STRUCTURAL DRAWINGS)
- CG-6 (WET)
- 24" NYLOPLAST DRAIN BASIN W/ WEIR PLATE & 6" NON-PERFORATED HDPE
- CLEANOUT & 4" PERFORATED HDPE UNDERDRAIN W/ SOCK
- COMPACT PARKING SPACE

PARKING LOT STRIPING NOTES:

1. ALL PARKING SPACE STRIPING WILL BE WHITE.
2. HANDICAPPED SPACES AND HATCHED AREAS WILL BE YELLOW.
3. HANDICAPPED SYMBOL WILL BE BLUE.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY EX. UTILITY LOCATION AND INVERT PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS.

CONTRACTOR TO CONFIRM LOCATION & DEPTH OF TELECOMMUNICATION AND GAS LINE ALONG PEACH GROVE AVENUE PRIOR TO ANY WORK.

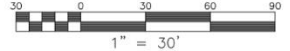
(GENERAL NOTE #1)

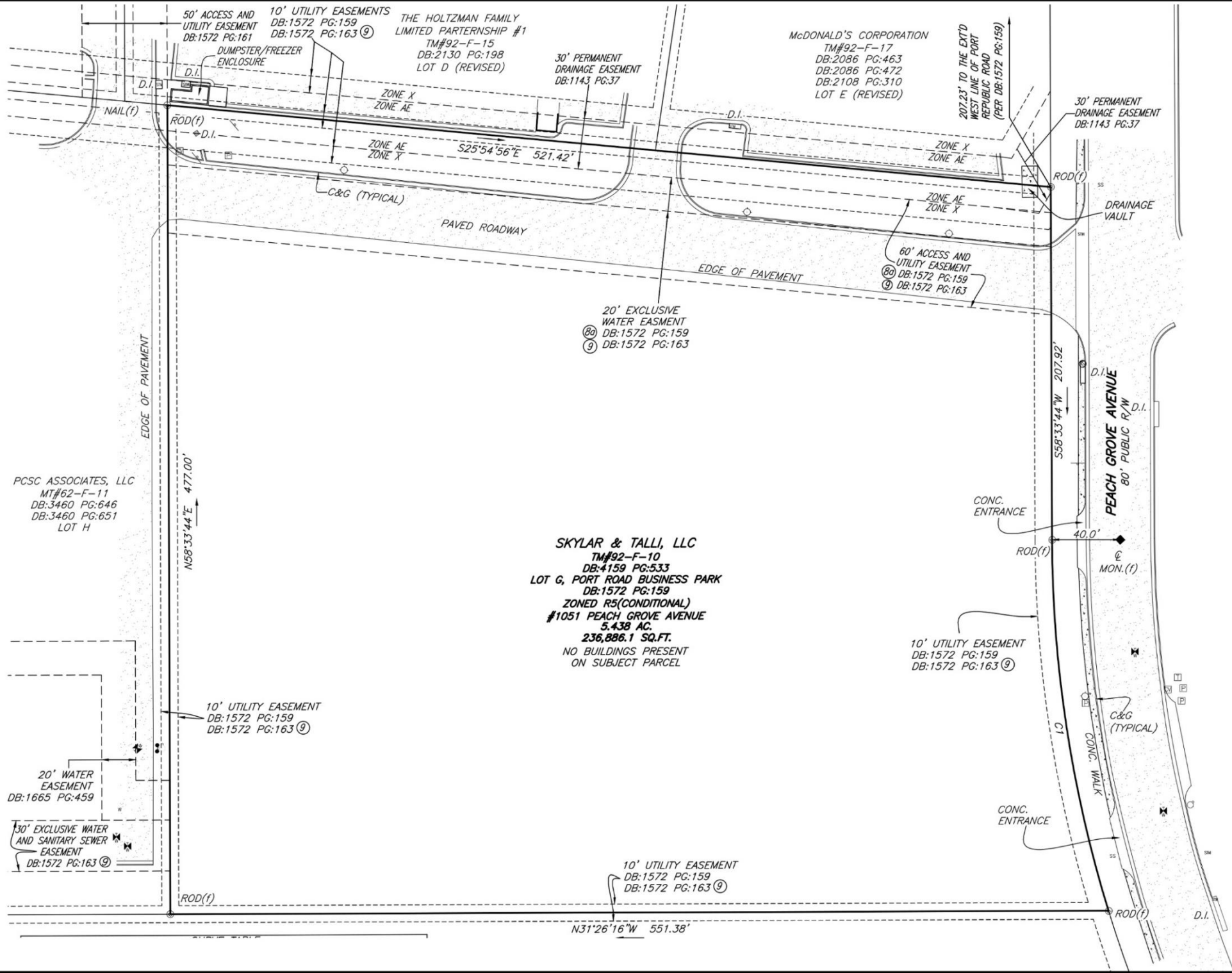
POWER CONNECTION TO BE "JACK & BORE"

Water Service Design Table

Lot ID	Design Flow Rate (GPM)	Service Line Size Main to Meter (IN)	Service Line Length Main to Meter (FT)	Service Type	Meter Size (IN)	Static Press. @ Meter (PSIG)	Residual Press. @ Meter (PSIG)	Lateral Line Size Meter to Bldg. (IN)	Lateral Line Length Meter to Fixture (FT)	Static Press. @ Fixture (PSIG)	Residual Press. @ Fixture (PSIG)
Site	129	3	22	N/A	2	79.7	64.0	3	310	53.2	47.6

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	756.20'	222.09'	221.29'	S50°08'55"W	16°49'37"





50' ACCESS AND UTILITY EASEMENT
DB:1572 PG:161

10' UTILITY EASEMENTS
DB:1572 PG:159
DB:1572 PG:163 ⑨

THE HOLTZMAN FAMILY
LIMITED PARTNERSHIP #1
TM#92-F-15
DB:2130 PG:198
LOT D (REVISED)

30' PERMANENT DRAINAGE EASEMENT
DB:1143 PG:37

McDONALD'S CORPORATION
TM#92-F-17
DB:2086 PG:463
DB:2086 PG:472
DB:2108 PG:310
LOT E (REVISED)

207.23' TO THE EXT'D WEST LINE OF PORT REPUBLIC ROAD (PER DB:1572 PG:169)

30' PERMANENT DRAINAGE EASEMENT
DB:1143 PG:37

DUMPSTER/FREEZER ENCLOSURE

ROD(f)

D.I.

ZONE X
ZONE AE

ZONE AE
ZONE X

S25°54'56"E 521.42'

ZONE X
ZONE AE

ZONE AE
ZONE X

DRAINAGE VAULT

ROD(f)

C&G (TYPICAL)

PAVED ROADWAY

EDGE OF PAVEMENT

60' ACCESS AND UTILITY EASEMENT
DB:1572 PG:159
DB:1572 PG:163 ⑨

20' EXCLUSIVE WATER EASEMENT
DB:1572 PG:159
DB:1572 PG:163 ⑨

EDGE OF PAVEMENT

N58°33'44"E 477.00'

PCSC ASSOCIATES, LLC
MT#62-F-11
DB:3460 PG:646
DB:3460 PG:651
LOT H

SKYLAR & TALLI, LLC
TM#92-F-10
DB:4159 PG:533
LOT G, PORT ROAD BUSINESS PARK
DB:1572 PG:159
ZONED R5(CONDITIONAL)
#1051 PEACH GROVE AVENUE
5.438 AC.
236,886.1 SQ.FT.
NO BUILDINGS PRESENT ON SUBJECT PARCEL

CONC. ENTRANCE

ROD(f)

S58°33'44"W 207.92'

PEACH GROVE AVENUE
80' PUBLIC R/W

MON.(f)

10' UTILITY EASEMENT
DB:1572 PG:159
DB:1572 PG:163 ⑨

10' UTILITY EASEMENT
DB:1572 PG:159
DB:1572 PG:163 ⑨

20' WATER EASEMENT
DB:1665 PG:459

30' EXCLUSIVE WATER AND SANITARY SEWER EASEMENT
DB:1572 PG:163 ⑨

ROD(f)

CONC. ENTRANCE

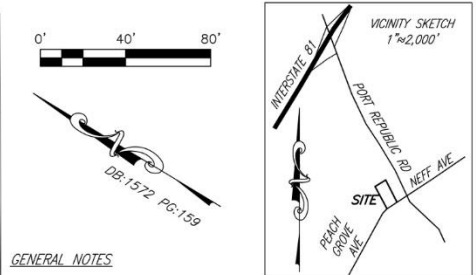
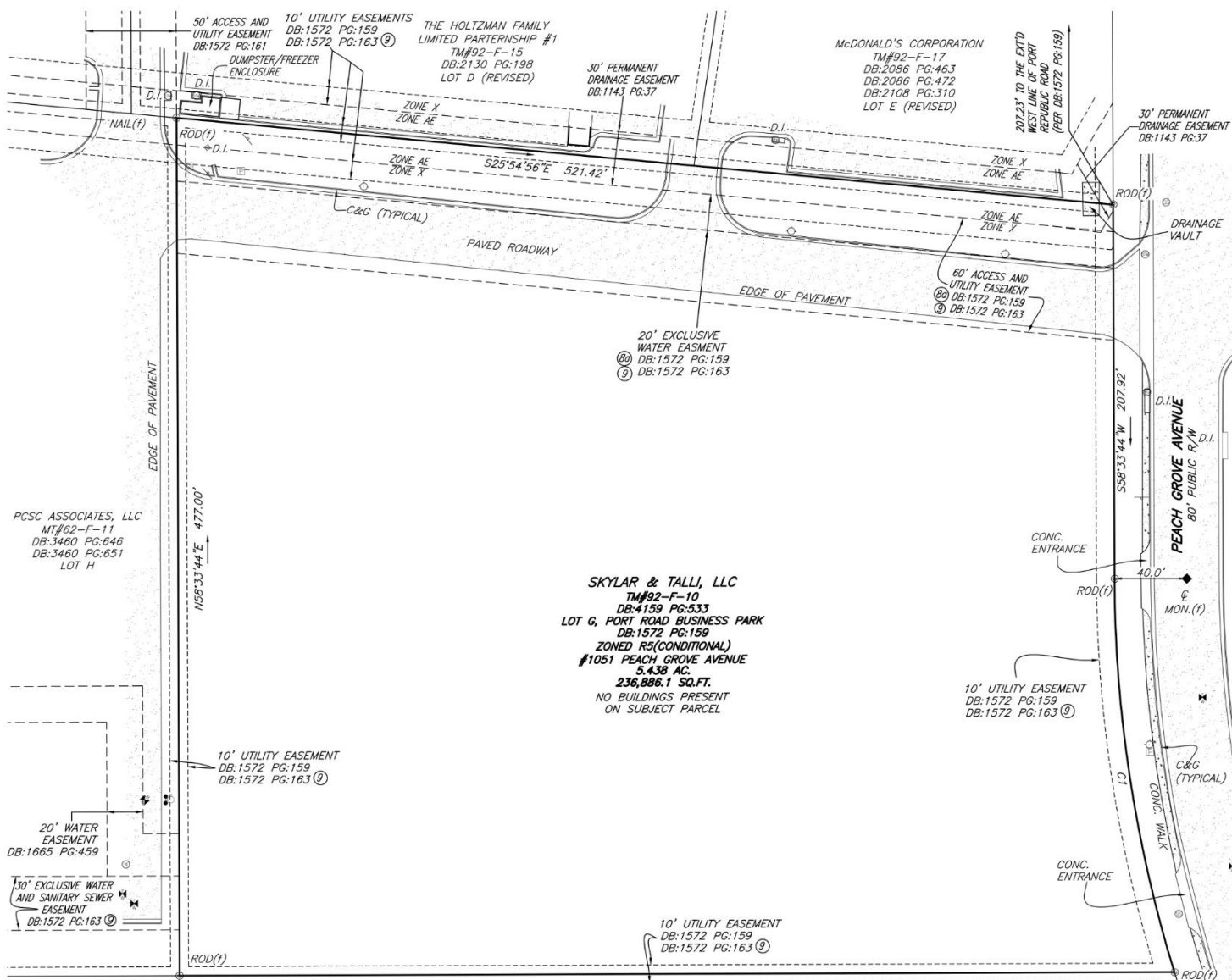
C&G (TYPICAL)

CONC. WALK

10' UTILITY EASEMENT
DB:1572 PG:159
DB:1572 PG:163 ⑨

N31°26'16"W 551.38'

D.I.

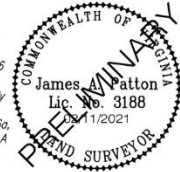


- GENERAL NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT No.2000090438, DATED OCTOBER 26, 2020 AND PROVIDED BY STEWAR TITLE GUARANTY COMPANY. CIRCLED NUMBERS HEREON CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B PART II THEREIN.
 - PER FEMA ONLINE MAP SERVICE CENTER (MSC.FEMA.GOV) THE SUBJECT PARCEL LIES WITHIN FEMA DEFINED ZONE "X" AND "AE" PER FLOOD MAP 51165C04110, DATED FEBRUARY 6, 2008. FLOOD PLAIN SHOWN HEREON IS APPROXIMATE PER FEMA MAPS AND PLATS OF RECORD, AND DOES NOT REPRESENT A BASE FLOOD ELEVATION SURVEY.
 - AT THE TIME OF SURVEY THERE WERE NO BUILDINGS OR DELINEATED PARKING SPACES ON THE SUBJECT PARCEL.
 - THE SUBJECT PARCEL IS ZONED "R5-C" (HIGH DENSITY RESIDENTIAL DISTRICT CONDITIONAL) PER CITY OF HARRISONBURG ONLINE PROPERTY RECORDS. REGARDING TABLE A ITEMS 6a AND 6b, A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. ZONING SETBACKS AS LISTED BELOW ARE TAKEN FROM APPROVED SITE PLAN BY BALZER AND ASSOCIATES, INC. TITLED "THE SHOPPES AT PEACH GROVE". **FRONT AND SIDE - 10', REAR - 25'**
 - UTILITIES ARE SHOWN BASED ON VISIBLE AND ACCESSIBLE ABOVE GROUND EVIDENCE. SUBSURFACE FEATURES ARE NOT SHOWN.
 - AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PARCEL.
- SCHEDULE B PART II EXCEPTION NOTES**
- STANDARD EXCEPTIONS A THROUGH F AND SPECIAL EXCEPTIONS 1 THROUGH 5 CONTAIN NO SPECIFIC SURVEY MATTERS TO BE PLOTTED HEREON.
 - EXCEPTION 6: EASEMENT GRANTED TO THE CITY OF HARRISONBURG IN DEED BOOK 323 PAGE 446 (LISTED IN COMMITMENT AS PAGE 416) DOES NOT AFFECT THE SUBJECT PARCEL.
 - EXCEPTION 7: EASEMENT IN DEED BOOK 364 PAGE 413, ORDER IN DEED BOOK 370 PAGE 18 DOES NOT AFFECT THE SUBJECT PARCEL.
 - EXCEPTION 8: THE FOLLOWING MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 1572 PAGE 159:
 - a. 60' ACCESS AND UTILITY EASEMENT AFFECTS THE SUBJECT AND IS PLOTTED HEREON.
 - b. 20' EXCLUSIVE WATER EASEMENT AFFECTS THE SUBJECT AND IS PLOTTED HEREON.
 - EXCEPTION 9: EASEMENTS GRANTED TO CITY OF HARRISONBURG IN DEED BOOK 1572 PAGE 163; AGREEMENT REFERS TO THE EASEMENTS AS SHOWN ON PLAT IN DEED BOOK 1572 PAGE 159. EASEMENTS THEREIN THAT AFFECT THE SUBJECT PARCEL ARE PLOTTED AND IDENTIFIED HEREON.
 - EXCEPTION 10: MATTERS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS IN DEED BOOK 1572 PAGE 181 AFFECTS THE SUBJECT. SEE RECORDED INSTRUMENT FOR NON-PLOTTABLE MATTERS AFFECTING THE SUBJECT.

PCSC ASSOCIATES, LLC
 MT#62-F-11
 DB:3460 PG:646
 DB:3460 PG:651
 LOT H

SKYLAR & TALLI, LLC
 TM#92-F-10
 DB:4159 PG:533
 LOT G, PORT ROAD BUSINESS PARK
 DB:1572 PG:159
 ZONED R5(CONDITIONAL)
 #1051 PEACH GROVE AVENUE
 5.438 AC.
 236,886.1 SQ.FT.
 NO BUILDINGS PRESENT
 ON SUBJECT PARCEL

JAMES MADISON UNIVERSITY
 REAL ESTATE FOUNDATION, INC.
 TM#92-F-6
 DB:3347 PG:515
 DB:4065 PG:395



SURVEY CERTIFICATION:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 3, 4, 6a, 6b, 7a, 8, 9, 13, 16 AND 19 of Table A thereof. The field work was completed on FEBRUARY 11, 2021.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH DELTA ANGLE
C1	756.20	222.09	S50°08'55"W	221.29 16°49'37"

LEGAL DESCRIPTION PER TITLE COMMITMENT

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND ALL RIGHTS, PRIVILEGES, EASEMENTS, APPURTENANCES, AND RIGHTS OF WAY, THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LOCATED ALONG PORT REPUBLIC ROAD IN THE CITY OF HARRISONBURG, VIRGINIA, AND DESIGNATED AS LOT G ON THAT CERTAIN SUBDIVISION PLAT DATED MARCH 25, 1998, AND ENTITLED "PORT REPUBLIC ROAD BUSINESS PARK", PREPARED BY BENNER & ASSOCIATES, WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 1572 PAGE 159.

AND BEING A PORTION OF THE PROPERTY CONVEYED TO SKYLAR & TALLI, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF DEED FROM BRUCE FORBES AND LOIS J. FORBES, HUSBAND AND WIFE, DATED DECEMBER 13, 2012 AND RECORDED DECEMBER 14, 2012 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 4159, PAGE 533.

THE PARCEL SHOWN HEREON IS THE SAME PARCEL AS DESCRIBED ABOVE.

- TEXT LEGEND**
- (SQ. FT.) SQUARE FEET
 - (HW) CONCRETE HEADWALL
 - (CONC.) CONCRETE
 - (C&G) CONC. CURB AND GUTTER
 - (SB) BUILDING SETBACK LINE
 - (ESMT.) EASEMENT
 - (DI) DRAIN INLET
 - (D.B.) DEED BOOK
 - (PG.) PAGE
 - (R/W) RIGHT OF WAY
 - (C/L) CENTERLINE

- SYMBOL LEGEND**
- BOLLARD
 - FIRE HYDRANT (FH)
 - LIGHT POLE
 - ▣ POWER TRANSFORMER
 - ⊕ SEWER MANHOLE (MH)
 - SIGN POST (SIGN)
 - ▣ STORM INLET (DI)
 - ⊕ STORM MANHOLE
 - ▣ TELECOM PEDESTAL
 - ▣ TELECOM VAULT
 - ⊕ WATER VALVE (WV)
 - ⊕ WATER METER (WM)
 - ⊕ WATER MANHOLE

ALTA/NSPS LAND TITLE SURVEY

5.438 ACRES OF LAND
 KNOWN AS TM#92-F-10
 CITY OF HARRISONBURG, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / STALWARTON / HARRISONBURG / LYNCHBURG
 128 West Market Street, Suite 103 / Harrisonburg, Virginia 22801 / Phone (540) 433-1908 / www.balzer.co

DATE: 02/11/2021
 SCALE: 1" = 40'
 JOB: 44190039.01
 DRAWN BY: JAP
 SHEET 1 OF 1



Harrisonburg, Virginia

EST. 1780

Harrisonburg is one of the fastest growing cities in Virginia, recently surpassing Charlottesville, and the Harrisonburg metro is the second fastest growing in the state. The market was recognized as one of the top twenty emerging metros in the U.S. as job gains, wages, real retail sales growth, and building permits continue to outpace most of the Commonwealth of Virginia on a percentage basis.

The metro area population exceeds 130,000 and the actual trade area is expanded with Harrisonburg's status as a regional destination for customers well outside the traditional drive-time radius. The metro attracts shoppers from 20+ miles away with an estimated market served population of 222,000. In addition to the James Madison University (22,000 students), the Harrisonburg metro is home to three other colleges and universities. Easter Mennonite University, with an enrollment of 1,870; Bridgewater College has 1,800 students; and Blue Ridge Community College adds 7,315 students to the area.





JAMES MADISON
UNIVERSITY®

22,758 Enrolled - Fall 2023

16,274 off-campus 6,484 on-campus

1,463 Instructional Faculty

23,476 Projected - 2027



139 Degree Programs

78 Undergraduate - 53 Masters - 8 Doctoral

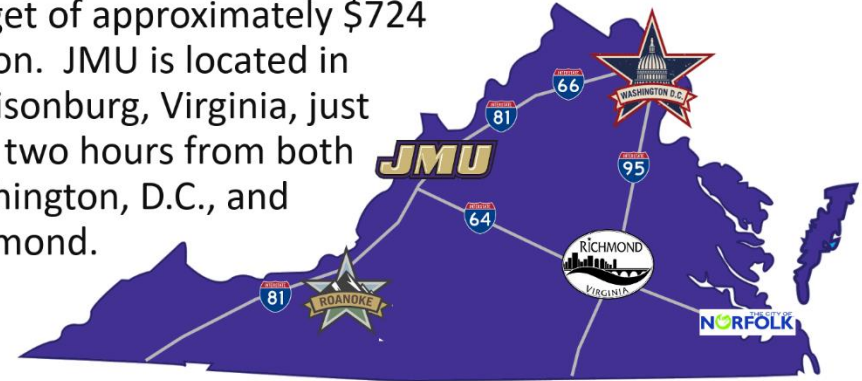
148 Major Buildings

721 Acre Campus



Overview

From its modest beginnings in 1908, James Madison University has grown to become one of Virginia's premier institutions of higher education and one of the nation's top comprehensive universities. The university now enrolls over 22,780 students, with 4,261 full and part-time faculty and staff, and it has an annual operating budget of approximately \$724 million. JMU is located in Harrisonburg, Virginia, just over two hours from both Washington, D.C., and Richmond.



College of Integrated Science and Technology

The University is comprised of seven colleges serving undergraduate and graduate students. Graduate programs are offered in the College of Business, College of Education, and College of Integrated Science and Technology, among others.



College of Business

Undergraduates can choose from more than 130 degree programs. JMU also has a strong study abroad program offering semester studies opportunities all over the world.

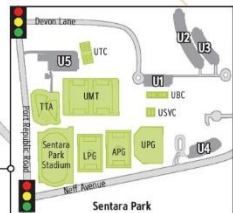
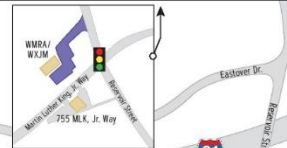
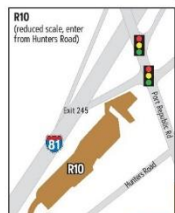
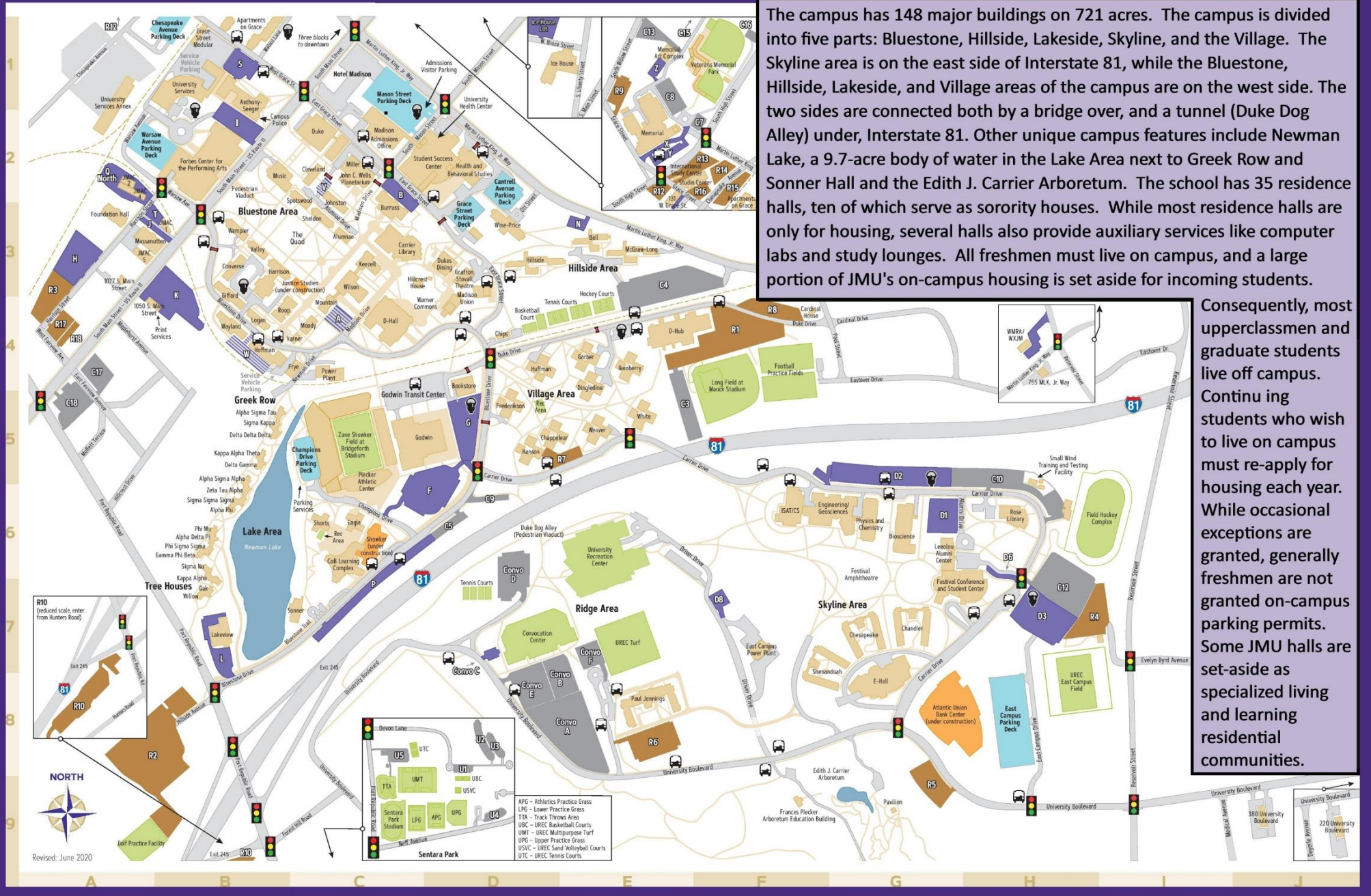


JMU

CAMPUS MAP

The campus has 148 major buildings on 721 acres. The campus is divided into five parts: Bluestone, Hillside, Lakeside, Skyline, and the Village. The Skyline area is on the east side of Interstate 81, while the Bluestone, Hillside, Lakeside, and Village areas of the campus are on the west side. The two sides are connected both by a bridge over, and a tunnel (Duke Dog Alley) under, Interstate 81. Other unique campus features include Newman Lake, a 9.7-acre body of water in the Lake Area next to Greek Row and Sonner Hall and the Edith J. Carrier Arboretum. The school has 35 residence halls, ten of which serve as sorority houses. While most residence halls are only for housing, several halls also provide auxiliary services like computer labs and study lounges. All freshmen must live on campus, and a large portion of JMU's on-campus housing is set aside for incoming students.

Consequently, most upperclassmen and graduate students live off campus. Continuing students who wish to live on campus must re-apply for housing each year. While occasional exceptions are granted, generally freshmen are not granted on-campus parking permits. Some JMU halls are set-aside as specialized living and learning residential communities.



- APG - Athletic Practice Grass
- LPG - Lower Practice Grass
- TTA - Track Throws Area
- UBC - UREC Basketball Courts
- UMT - UREC Multipurpose Turf
- UPG - Upper Practice Grass
- USVC - UREC Sand Volleyball Courts
- UTC - UREC Tennis Courts

NORTH

Revised: June 2020



RECENT CAMPUS ADDITIONS & IMPROVEMENTS

College of Business expansion and renovation

A new College of Business Learning Complex, as well as a renovation to Showker Hall, will provide 210,000 square feet of space that will include new and refurbished classrooms with flexible configurations, space for our international award winning Digital Marketing Program, cutting-edge technology for cybersecurity, collaborative space for students and an expanded Capital Markets Lab. The construction is being funded through a combination of state funds and private philanthropy and will cost \$71.2 million. The construction of the new building, was completed for the Fall of 2020 and Phase 2, the renovation of the existing Showker Hall will be completed for the Fall 2021 semester.



Dining Facility Replacement

Phillips Hall was demolished following the completion of the new D-Hall. Serving more than 40,000 meals per week, Phillips Hall was an important part of the university's dining services. The project is being constructed by WM Jordan and was completed and put in service this fall. Total construction costs are \$25.1 million.



Atlantic Union Bank Center

Located on the corner of Carrier Drive and University Boulevard, the Atlantic Union Bank Center seats 8,500 guests for basketball games and closer to 10,000 for commencement and other events with additional floor seating. The new facility provides the Harrisonburg – Rockingham County area a state-of-the-art venue for trade shows, concerts and other large gatherings. Features of the facility include a club area, courtside seating with a designated private courtside hospitality area, state-of-the-art lighting and audio/video technology including a center-hung scoreboard and upper concourse ribbon boards, a student club area, expanded concessions and restroom availability, a multipurpose group event space, a team store and a Raising Canes restaurant. A 1,500-space parking deck will also be constructed adjacent to the facility concurrently.

The athletics success area of the facility is highlighted by a separate practice gym and includes offices, academic areas, locker rooms, team meeting rooms, strength and conditioning, sports medicine and other amenities specific to JMU's men's and women's basketball programs. The facility includes new operations areas for the athletics ticket office as well as the facility and events staff. Construction costs for the new center topped \$86.7 million and was funded through auxiliary funds, private philanthropy and sponsorships. S.B. Ballard is the construction manager.



For additional information, contact:



Disclaimer:

This package is designed to promote the many benefits of The Peach Grove Project. This project is in no way connected to James Madison University or any of its affiliates. All information related to James Madison University was gathered from the University's website and other online sources.