

C. Site Description

1. Location and Legal Description

The PROPERTY is located at 501 South Main Street in the Town of Blacksburg, Virginia and occupies approximately 19.924 acres. It is further identified as Tax Map Number 257-A-94.

2. Property and Vicinity General Characteristics

Most of the site appears to have been disturbed by prior grading and construction improvements. As shown on Figure 1, those portions of the property not developed were observed to be mostly grassy. Surface drainage generally flows from northeast to southwest in the vicinity of the PROPERTY.

3. Current Use of the Property

The site contains a school building which is no longer in use. The portion of the property not occupied by the abandoned middle school is primarily utilized for storage, athletic practice fields, general parking and community activities, such as dog walking.

4. Description of Improvements on the Property

The PROPERTY is primarily occupied by the abandoned middle school and associated structures, including a one-story agricultural building currently being used for storage, an abandoned greenhouse and athletic fields along with associated bleachers, press boxes, concession stand and storage shed.

5. Current Uses of the Adjoining Properties

A residential development is currently under construction to the east of the site. Land uses southeast and southwest of the site were observed to be mixed use one and two story residences and office space. A three story mixed use residential and commercial building is adjacent to the property to the west and the rest of the adjoining properties to the west and northwest are primarily residential, with the exception of the Food Time, a fueling station and convenience store, and the Verizon Building, a communications switching station.