

TOWN OF PULASKI



THE TOWN OF
PULASKI
VIRGINIA

THE TOWN OF PULASKI HAS A RICH AND STORIED HISTORY, STRETCHING ALL THE WAY BACK TO THE MID-1800S.

BERTHA MINERAL COMPANY AND THE CONSTRUCTION OF ITS FURNACE COMPLEX NEAR THE FORMER SITE OF MAGNOX/NANOCEMONIC-1880S SET PULASKI ON A PROSPEROUS PATH.

PULASKI CONTINUED TO BE THE CENTER OF INDUSTRY IN THE AREA UNTIL 1960-1980, THE DEVELOPMENT OF I-81 MEANT THAT PULASKI WAS NO LONGER THE PASS THROUGH TO GET WHERE YOU NEEDED TO GO. PEOPLE LEFT, THE TOWN SUFFERED.

WE ARE REBUILDING!

IN RECENT YEARS WE HAVE BEEN IN THE PROCESS OF ADDING NEW INFRASTRUCTURE, BRINGING NEW BUSINESSES, DIVERSIFYING HOUSING, AND REINTRODUCING THE NEW PULASKI TO BOTH THE COMMUNITY AND TO DEVELOPERS. WE HAVE MANY EXCITING PROJECTS UNDERWAY, GREAT WILDERNESS BREWERY, JEFFERSON SCHOOL, TOWN PURCHASED LAND FOR DEVELOPMENT, ETC

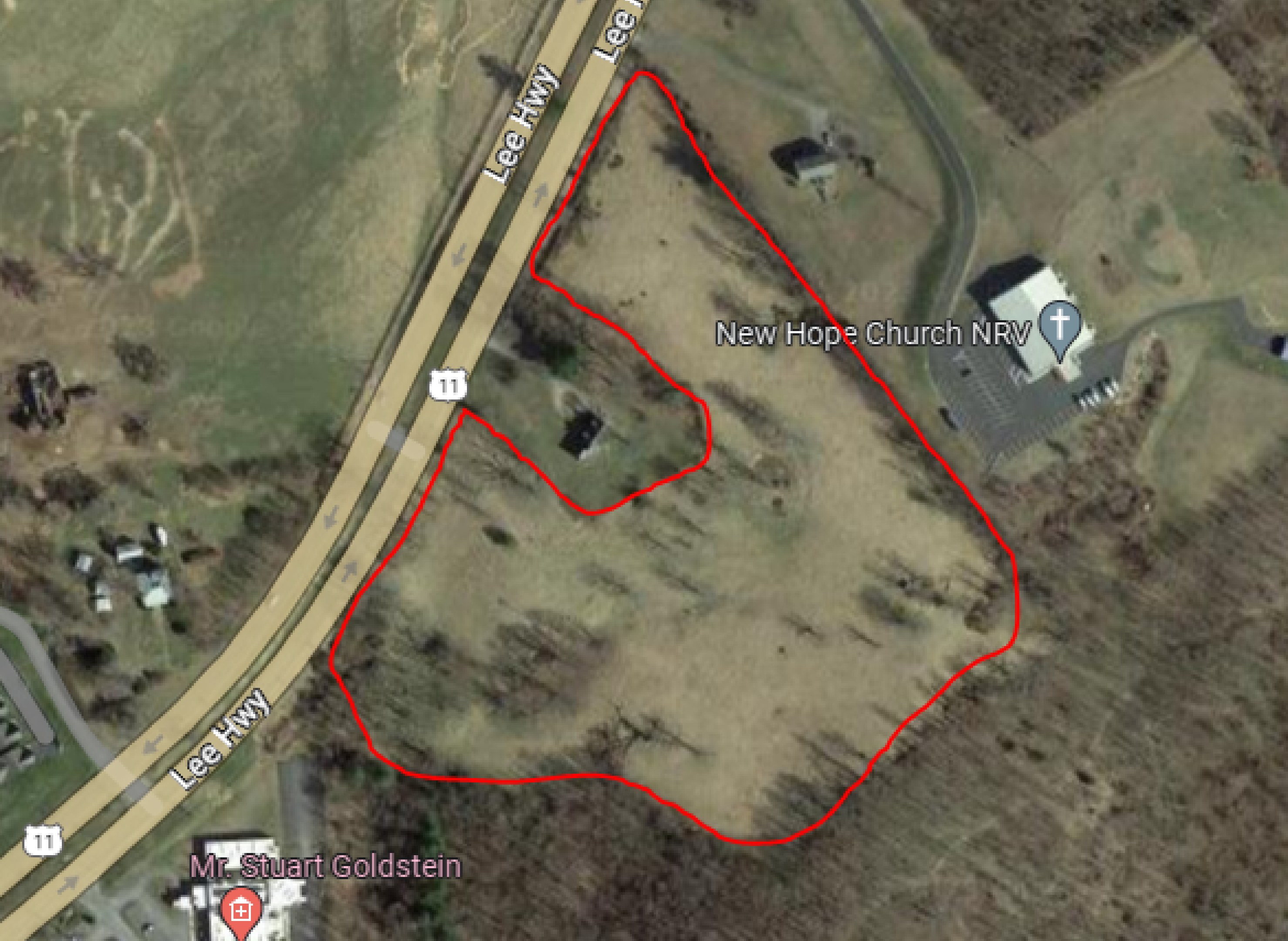
WE HAVE LESS THAN 3% OF THE AREA OF THE COUNTY, BUT WE HOUSE 1/3RD OF THE POPULATION, WE NEED DEVELOPERS!

RESIDENTIAL OPPORTUNITIES





10 ACRES OF
TOWN
OWNED
PROPERTY
ZONED R-4
NEAR
MACGILL
VILLAGE
READY TO
BUILD!



17 ACRES
OF TOWN
OWNED
PROPERTY
OFF OF LEE
HWY
ZONED R-O
READY FOR
YOUR
PLANS!



PAD READY SITE
WITH SEWER IN
TO THE TOWN
CONNECTION.
THIS PROPERTY
HAS HAD ALL
ENGINEERING
COMPLETED AND
SITEPLAN
APPROVED FOR 12
TOWNHOUSES
NEAR 5TH ST AND CLOSE TO
DOWNTOWN
ON 5TH ST
\$299,950



LARGE HOUSE NEAR
DOWNTOWN, SET FOR 4
APARTMENTS, ON 5TH ST,
2600 SF
FOR SALE \$150,000



LOCATED IN
CENTRAL
PULASKI,
READY TO
BUILD SITE,
ZONED R-3
FOR SALE
\$41,950
151 VALLEY
ST

COMMERCIAL OPPORTUNITIES



36,457 SF
4 ACRES
B-2 ZONING
CURRENT
TENANT UNTIL
SUMMER 2024
BOB WHITE
BLVD
FOR SALE
\$2,595,000



POE & CRONK REAL ESTATE GROUP
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

Falls Stamping



72k SF
*2 Buildings
Long Term
Tenant in
Place
5.3 Acres
130 Maple St
For Sale
\$2,595,000

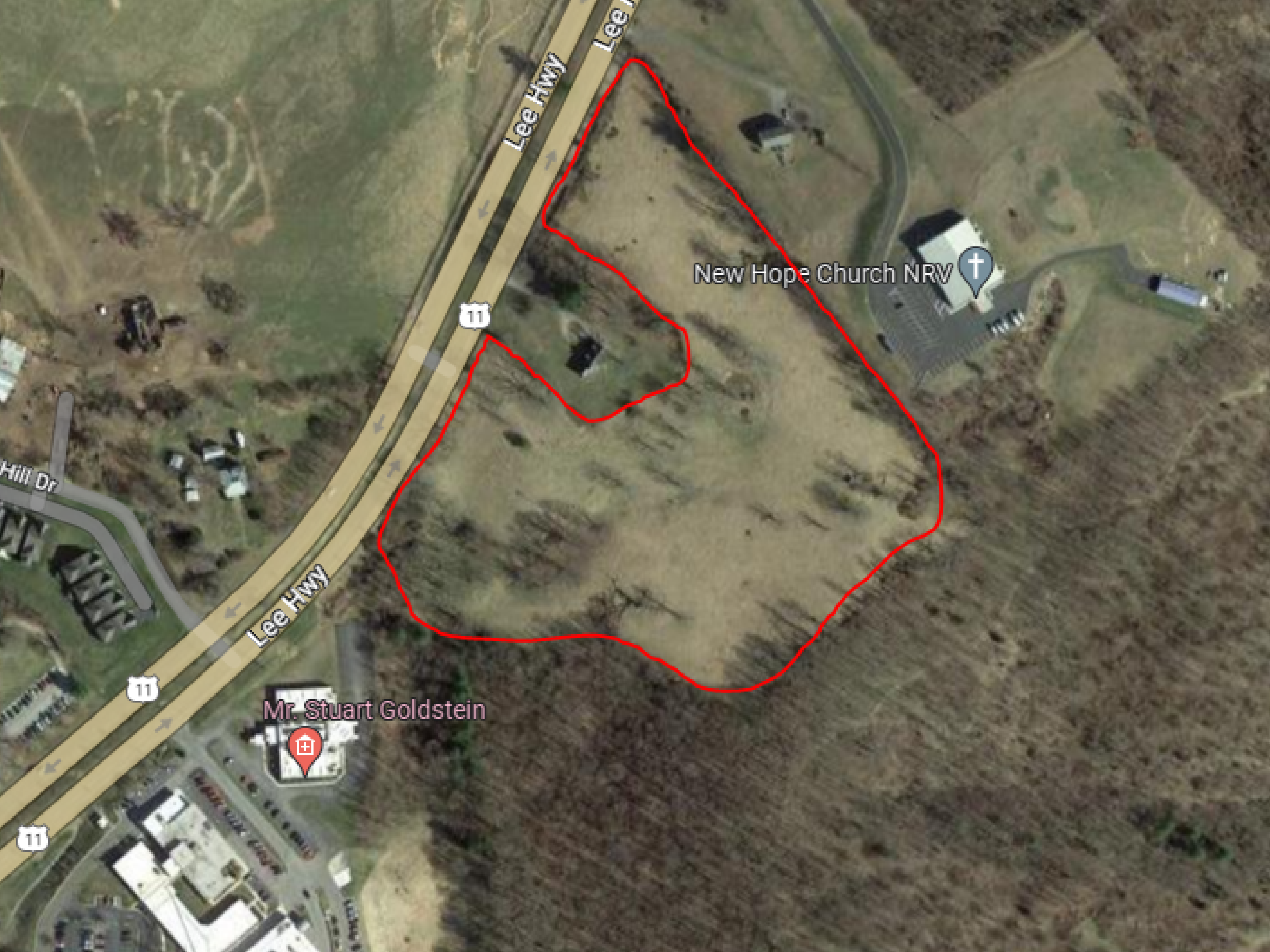
DALTON BUILDING



14K SF
FOR SALE
\$160,000
POSSIBLE
APARTMENTS/
RETAIL
110 N
WASHINGTON
AVE

*17K SF
ADJACENT
FROM
HOSPITAL
PERFECT
FOR
MEDICAL
FACILITY
2460 LEE
HWY
FOR SALE
\$1,095,000*





17
ACRES
TOWN
OWNED
OFF OF
LEE HWY
ZONED
R-0
READY FOR
YOUR PLANS



21.5 acres on separate parcels with B-2 zoning. Possible retail, offices or mixed-use with current zoning
for sale \$255,000

OPPORTUNITY ZONE INCENTIVES

Rehabilitation real estate tax abatement for properties 30 years of age or older:

One hundred percent of the increased assessed value for five years;

Structures within the commercial historic district with an investment of \$750,000.00 will receive an additional two years of abatement.

Building permit fee waiver:

Minimum investment of \$50,000.00;

Maximum exemption of \$1,000.00.

Business occupancy license fee rebate for first two years of operation:

Initial application fee - year 1;

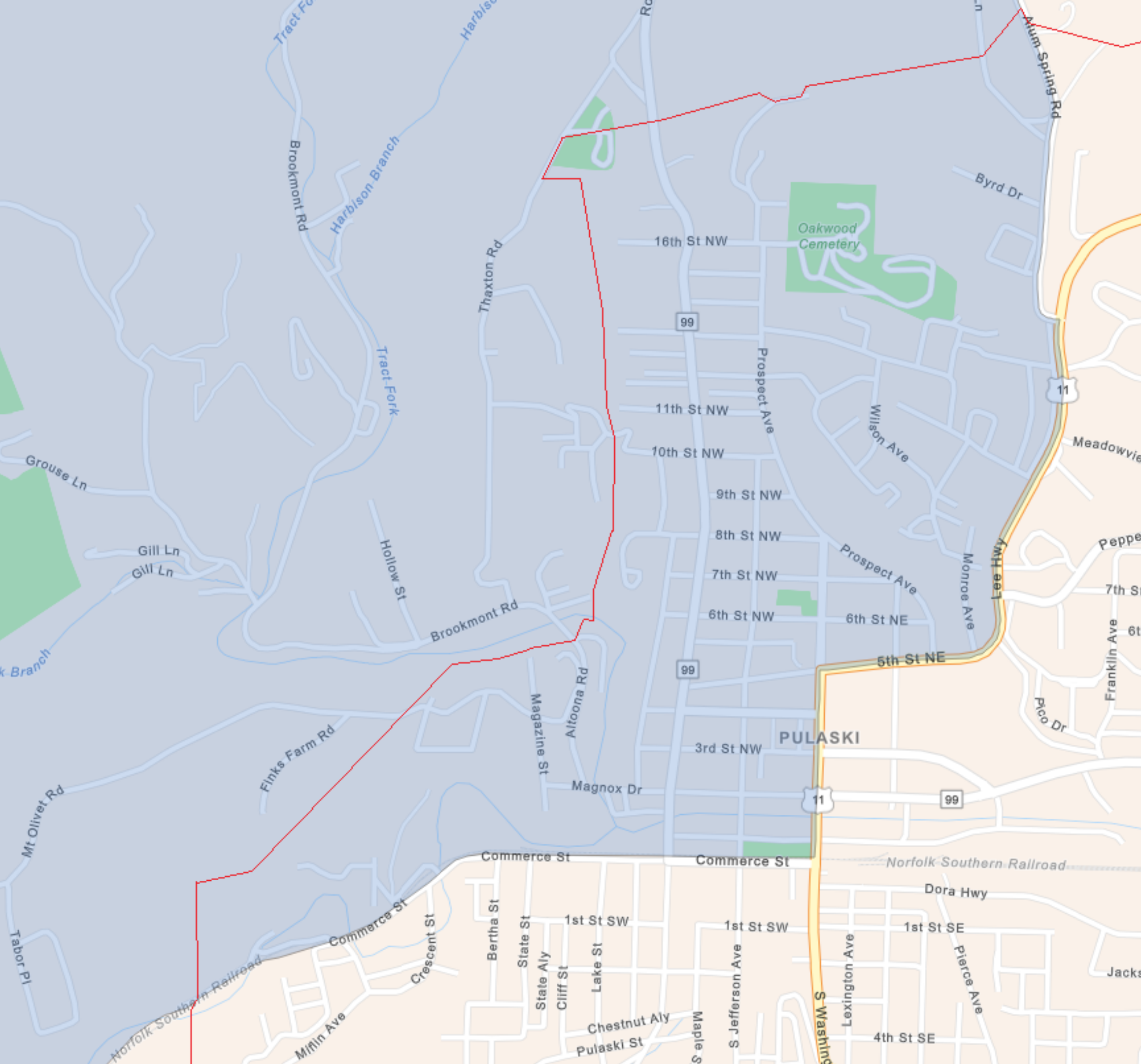
Annual renewal fee - year 2.

Utility services available for 50 percent rebate for upgraded service costs (meter and/or lines) where the investment is \$500,000.00 or more.

Pulaski's Opportunity Zone

WITHIN THE TOWN, THE OPPORTUNITY ZONE EXTENDS TO THE INTERSECTION OF COMMERCE STREET AND LEE HIGHWAY, UP TO THE INTERSECTION OF 5TH STREET NORTHWEST AND LEE HIGHWAY, AND FOLLOWS THE CURVE OF LEE HIGHWAY UNTIL THE INTERSECTION WITH ALUM SPRING ROAD. PLEASE SEE THE MAP BELOW FOR THE EXACT SPECIFICATIONS OF THE OPPORTUNITY ZONE. THE RED LINE INDICATES OUR TOWN LIMITS, WITH THE SHADED BLUE AREA INDICATING THE OPPORTUNITY ZONE.

TOWN STAFF WILL PROVIDE A LIST OF PROPERTIES AVAILABLE WITHIN THE OPPORTUNITY ZONE AT YOUR REQUEST.





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PULASKI

VIRGINIA

CONTACT

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