

YELLOW SULPHUR SPRINGS



A LOCAL, STATE AND NATIONAL
LANDMARK IN THE BLUE RIDGE
MOUNTAINS OF VIRGINIA

\$2.5M (but let's talk)



These ancient mountains provided an escape from the dreaded Yellow Fever during the early years of the United States. Yellow Sulphur Springs was established as a resort in the 1790s, at its' peak there were two hotel structures and about 100 sleeping rooms housed in row cottages. Before the railroad, guests often arrived from Louisiana coming up the Mississippi and Ohio rivers and then traveling by horse drawn carriage. Check out the story on Wikipedia by searching "Yellow Sulphur Springs."



Yellow Sulphur Springs neighbors a rapidly growing and forward thinking community. The historic healing spring flows into a clear creek running through a unique Appalachian holler, populated with ancient hardwood trees.

For us, stewardship of this historic landmark has been an opportunity to contribute to future generations. We have spent 23 years raising our children with their backyard being a lesson in civic responsibility. In addition to restoring and stabilizing 200 year old buildings, we have also added three structures and preserved some of the gardens to recreate a beautiful, welcoming space.

PROPERTY DETAILS

Yellow Sulphur Springs is listed both in the Commonwealth of Virginia and the Federal Places of Historic Significance.

The property is 50+ acres, with three separate 2 acre parcels within the perimeter.

Approximately $\frac{1}{2}$ mile of road frontage (Yellow Sulphur Rd), with a spring-fed creek running through the center of the property for approximately $\frac{1}{3}$ mile.

The central developed area has been laid out around the mineral spring. The property is $\frac{3}{4}$ woodlands with mature hardwoods and fresh water springs.



THE FUTURE

Historic Landmark Tax Credits:

45% cost of renovation of the historic structures is available through tax credit programs Federal (20%) and state (25%).

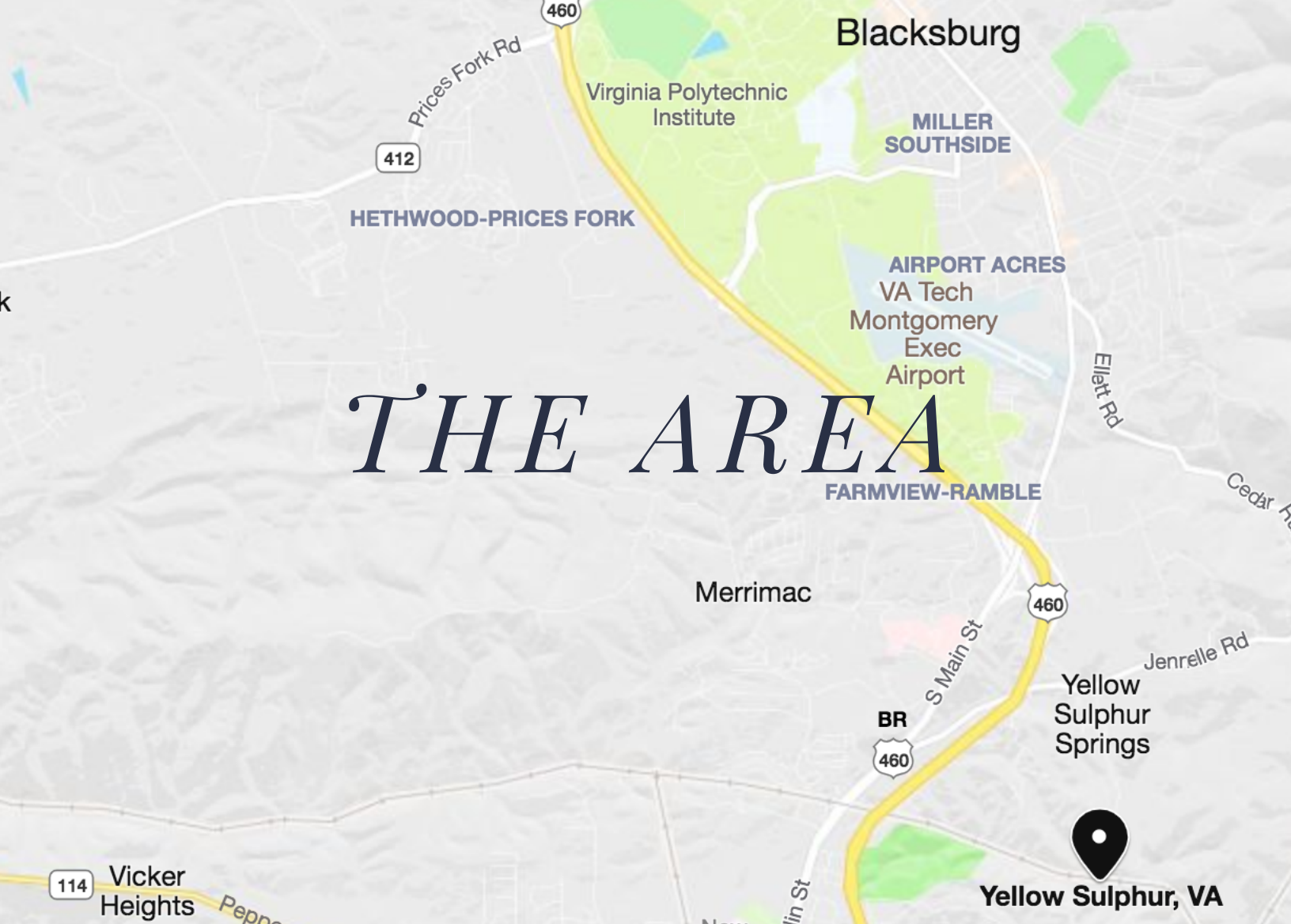
Residential, Planned Unit Development Zoning:

With this designation no additional zoning requests or Special Use Permits are necessary to construct most new commercial buildings and renovate existing structures. If renovated, the circa 1810 hotel could accommodate a 150+ seat restaurant/tavern. The property has also been approved for 35 additional housing units.

Utilities:

Proffers include public water, sanitary sewer, and Yellow Sulphur Road improvements.

Public water and natural gas is now about 500 yards from the northeast corner of the property, the nearest sanitary sewer lift station is now 7/10 of a mile, and VDOT has improved and surfaced Yellow Sulphur Road for the entire .6 of a mile on the east border of the property.



Lane Stadium, Virginia Tech Campus,
3.5 Miles, 6 minute drive

Downtown Blacksburg,
4.1 Miles, 7 minute drive

Christiansburg,
4.5 Miles, 7 minute drive

Roanoke-Blacksburg Airport,
38 Miles, 37 minute drive

WIKIPEDIA

MAP

ZONING

CHAMBER OF COMMERCE

VIDEO

WEB SITE

ADDITIONAL LINKS

