



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

REF Advisory, Inc.
VA Lic. # 02260228023



Exxon
204 Westvaco Road
Low Moor, VA 24457

E X X O N

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SIG Works With Non-Resident Prospective Buyers

In Cooperation With:

Michael R. Katz, VA Lic # 0225059347 and FL Lic # BK3366474 of
REF Advisory, Inc. VA Lic # 02260228023 and FL Lic # CQ1051983REF Advisory, Inc. Works With
Prospective Virginia Resident Buyers

A photograph of an Exxon gas station and convenience store. The building is yellow with a green roof and white trim. The gas station canopy is white with a red border and 'EXXON' branding. Several gas pumps are visible under the canopy. The background shows trees and a clear blue sky.

EXXON

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INVESTMENT SUMMARY

We Are Pleased to Exclusively Offer For Sale the 2,640 SF Exxon at 204 Westvaco Road in Low Moor, VA. This Business and Real Estate is For Sale on the Property. Located Directly Off of I-64, the Site Previously Supported Rent of \$7,000 For Over 10 Years. In Addition, the Site is Right Next to the LewisGale Alleghany Hospital, Which Has Over 200 Beds and Makes Over \$200 Million in Yearly Revenue.

OFFERING SUMMARY

PRICE	\$1,050,000
PRICE PER SF	\$397.73

PROPERTY SUMMARY

ADDRESS	204 Westvaco Road Low Moor, VA 24457
COUNTY	Alleghany
BUILDING AREA	2,640 SF
LAND AREA	0.628 AC
BUILT	2004



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Perfect Owner-User Opportunity
- Includes 3 Pumps With 6 Fueling Stations
- Has a Full Kitchen Serving High Quality BBQ
- Located on Westvaco Road Which Sees Over 3,000 Vehicles Per Day
- Located Directly Off of I-64 With Great Visibility Seeing Over 19,800 VPD
- Situated Adjacent to LewisGale Alleghany Hospital, Which Has Over 200 Beds and Makes Over \$200 Million in Yearly Revenue
- 1.5-Miles From the Mountain View Elementary School and 2-Miles From the Alleghany High School
- Nearby Tenants Include: McDonald's, Subway, Love's Travel Stop, Travelodge, Penny's Diner, YMCA and More



A map of Virginia showing major cities, towns, and highways. A blue dot marks the location of Covington, which is highlighted by a dark blue callout bubble. The bubble contains the text "OWNER | USER OPPORTUNITY".

OWNER | USER
OPPORTUNITY

ROANOKE

RICHMOND

Mountain View
Elementary

Clifton
Middle School



Westvaco Rd



Jackson River
Community Credit Union



OWNER | USER
OPPORTUNITY





BACOVA



Travelodge
BY WYNDHAM



Kissito Post Acute
The Brian Center Allegheny
100 ARM Lane, Low Moor, VA 24457
Phone: 540.862.3610

 **LewisGale
Medical Center**
HCA Virginia Health System
An HCA affiliate

Westvaco Rd



Jackson River
Community Credit Union

OWNER | USER
OPPORTUNITY



Mountainview
Elementary School



Travelodge

OWNER | USER
OPPORTUNITY

LOW MOOR | ALLEGHANY COUNTY | VIRGINIA

Low Moor is a census-designated place (CDP) in Alleghany County, Virginia. Low Moor is home to the LewisGale Hospital. The city is about 50 miles to Roanoke, VA. Roanoke is the largest municipality in Southwest Virginia, and is the principal municipality of the Roanoke Metropolitan Statistical Area (MSA), which had a 2018 population of about 315,000 people. It is composed of the independent cities of Roanoke and Salem, and Botetourt, Craig, Franklin, and Roanoke counties. Bisected by the Roanoke River, Roanoke is the commercial and cultural hub of much of Southwest Virginia and portions of Southern West Virginia.

Roanoke affects Low Moor's economy. The city is the health care and retail hub of a large area, driving the expansion of Carilion Health System and Valley View Mall. Advance Auto Parts is headquartered in Roanoke and has expanded through the acquisition of other chains to become one of the largest auto parts retailers in the country. The relatively diverse economy includes an industrial base ranging from heavy steel products to textiles and electronics. Cultural amenities are varied and abundant for the town's size, and nearby mountains offer recreational opportunities. Cost of living is reasonable and the climate attractive. Healthcare is excellent, anchored by the large Carilion Health Foundation medical complex centered just south of town. Poor air quality can result from the valley location, and some parts of the area still have a bit of an industrial feel from its days as a rail center.

Roanoke is located an hour's drive away from Low Moor. Roanoke is a city in the Blue Ridge Mountains of southwest Virginia. It's known for the Roanoke Star, also known as the Mill Mountain Star, a neon landmark overlooking the city from the summit of Mill Mountain. The surrounding park area is home to trails, picnic areas and the Mill Mountain Zoo. Downtown, the Taubman Museum of Art highlights work by American artists like Thomas Eakins and John Singer Sargent. The Science Museum of Western Virginia is a science museum with exhibit themes include the environment and its health, healthy bodies, computer coding, the scientific method of engineering, and science through toys and amusements.

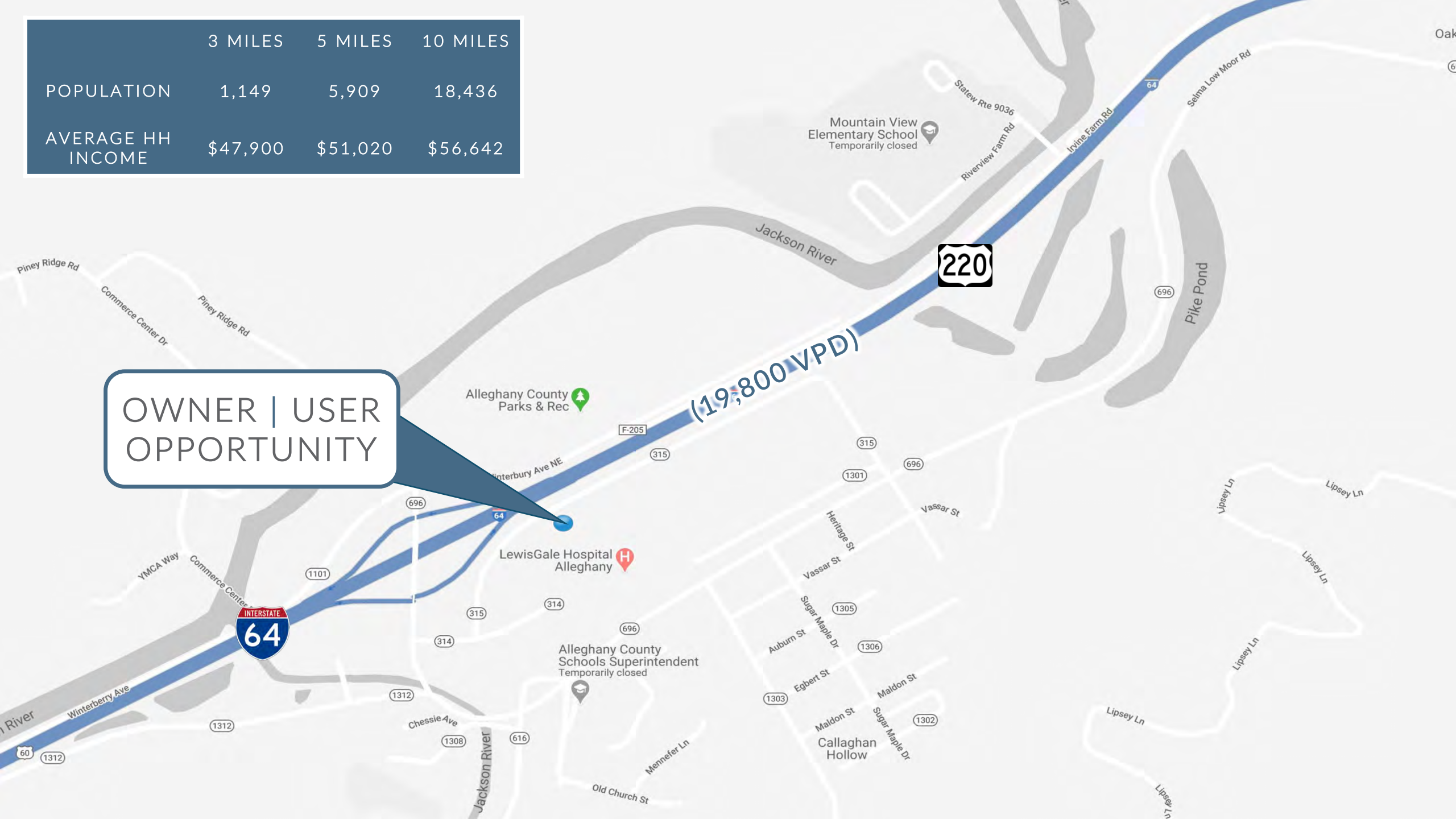


ALLEGHANY COUNTY COURTHOUSE



LEWISGALE HOSPITAL

	3 MILES	5 MILES	10 MILES
POPULATION	1,149	5,909	18,436
AVERAGE HH INCOME	\$47,900	\$51,020	\$56,642



OWNER | USER
OPPORTUNITY

(19,800 VPD)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REF Advisory, Inc. (REF) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of REF & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, REF & SIG has not verified, and will not verify, any of the information contained herein, nor has REF & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release REF & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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SANDS INVESTMENT GROUP
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VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with REF Advisory, Inc.

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: _____

Date: _____

Signature of
non-client:

Signature of
non-client:

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of

the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____

VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s)
 ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned _____ to act as Designated Representative for the one party indicated:

☐ Seller(s) or ☐ Landlord(s)

and _____ to act as Designated Representative for the other party as indicated:

☐ Buyer(s) or ☐ Tenant(s)

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____

THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

The Seller	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
The Buyer	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
The Buyer & The Seller	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
Designated Representatives	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.

THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.