



For sale

386-Acre Riverfront Development Opportunity

 **JLL** SEE A BRIGHTER WAY

521 Colony Road Madison Heights, VA

This 386-acre site in Amherst County, Virginia, offers a prime redevelopment opportunity with extensive James River frontage and views of downtown Lynchburg. Established in 1910 as the Central Virginia Training Center, a state-run residential mental health facility, it ceased operations in 2020. The property features approximately 90 buildings constructed between 1912 and 1989, totaling over 900,000 square feet with diverse uses and conditions. Some structures and areas may be suitable for adaptive reuse, potentially qualifying for historic tax credits, while others are candidates for demolition to accommodate new construction.

Resources compiled by Amherst County including a concept plan and technical documentation are available at trainingcentermasterplan.com.

Highlights

- Appropriate for nursing care (93 COPN), light industrial, mixed-use
- Demolition assistance available
- Three-phase electric, natural gas, water and sewer available
- Opportunity Zone



Regional Highlights



Lynchburg Region voted **#1 place for American millennials to move** (2019) by Reviews.org



Low cost of living and taxes, plus pro-business policies create region of opportunity



40% of nation's population falls within one-day drive (10 hours), including every major metropolitan area between NY and Atlanta



55

miles from
Interstate 81
(connecting North
and South) Virginia

2

regional airports,
including
connection to
Charlotte

580k

regional labor market (incl.
110k employees)



65 miles to Charlottesville



55 miles to Roanoke

110 miles to Richmond



521 Colony Road
Madison Heights, VA

149 miles to Raleigh



386 Acres Available for Redevelopment



Site Images



Site Images



Thank you

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