

## MEMORANDUM

TO: Frank Rogers, County Administrator

FROM: Nina Rezai, Economic Development Director

SUBJECT: Seneca Commerce Park Updates - Informational Item

DATE: December 26, 2025

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### BACKGROUND

In December many of the projects underway in Seneca Commerce Park reached new milestones. These accomplishments all enable the projects to kick off 2026 ready to start construction. The discussion of this memo provides updates on the actions taken and provides the current status of the projects underway.

### DISCUSSION

#### *Water and Sewer Extension:*

Campbell County Utility Services Authority posted the invitation for bid in the middle of December for the water and sewer extension to the end of Ewing Drive. The bids closed on December 19<sup>th</sup>; the lowest bidder was Counts and Dobyns. The price came in at \$1.1M and was promptly awarded. The Tobacco Commission grant will fund \$439,000 of the project and the remaining 661,000 will come from Campbell County funds designated for the project.

#### *100,000 Spec Building*

In addition to securing bids for the project staff worked with Hurt and Profitt to complete the necessary surveying to combine lots J, K and revise the size of Lot L in order to create one piece of property. This removed a dividing property line and adjusted the size of Lot L. The plat has been recorded, and the property records reflect the updated shape and acreage. Staff also secured a permanent easement onto the neighboring property owned by Pinnacle Trailers in order to meet the fire protection requirements. This was required because development may not occur within the designated 60 feet distance along the side of the building, in the design this distance extends over the property line.

Lot L is now marketed as a 2.819-acre pad ready site. It is now listed for \$75,000 per acre as it is immediately ready for development which is a premium condition for developable land.

#### *Integrity Mechanical- Logistics Property Sale*

Staff worked with Hurt and Profitt to complete the necessary surveying to revise the recreational trail parcel and combine lots M & N in order to create a single 7.424-acre parcel. The contract has been signed by both parties; upon the conclusion of the company's title research the closing of the property sale will be scheduled. Integrity ordered their metal building and is eager to begin work on the site.

### *Blue Ridge Beverage*

The company completed a Phase 1 environmental assessment and submitted their site plan for the planned development to Community Development for review. Staff worked with Hurt and Proffitt to complete the necessary surveying and create a revised configuration that will accommodate the planned development. The new parcel combined part of the storm water pond parcel, a small part of lot C, Lot D and Lot E. Blue Ridge Beverage is finalizing their review of the contract and the date for closing will be soon determined. Blue Ridge Beverage's goal is to immediately begin site work as weather allows and for construction to begin in May of 2026.

### *Master Planning and Due Diligence*

With the award of the Virginia Business Ready Sites Grant for \$300,000 to master plan the 136 acres rezoned for industrial use in Countywide Park staff engaged the Virginia Tech Center for Economic Development to facilitate the recreational opportunity assessment. This will provide staff with a prioritized list of recreational desires to incorporate in the remaining unused property once industry is properly situated. Staff will begin procuring the civil engineering firm for the project and plans to make the award in February.