

**CITY OF SALEM VACANT COMMERCIAL-INDUSTRIAL LOTS THRU DECEMBER 2025**

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Map No.	Address	Zoned	NBHD	Land Size	Land Size	Sale Year	Sale	Sale	Price	Price	Remarks							
											Sq Feet	Acre	Date	Price	Per SFT	Per Acre		
47-4-23.1	725 Craig Ave	RMF																
122-5-1	124 W Main St	TBD		39,683	0.911	2021	10/15/2021	\$775,000	\$19.53	\$850,714	Former Car wash, torn down for future bank, convenience store on other lot to remain							
122-5-2	16 Chestnut St	TBD																
138-2-4	1968 W Main St	HBD		107,768	2.47	2021	10/7/2021	\$600,000	\$5.57	\$242,915	land site for fast food restaurant, floodway influence in rear							
138-2-5	1900 W Main St BLK	HBD																
176-3-3.1	2100 Salem Industrial Dr	HM		39,640	0.91	2021	7/20/2021	\$60,800	\$1.53	\$66,813	flood plain and flood way influence in rear							
258-3-9	1710 Electric Rd	RSF		260,402	5.98	2021	6/2/2021	\$650,000	\$2.50	\$108,696	Currently zoned RSF, located in flood plain							
185-9-3	920 S Colorado St	HBD		3,500	0.08	2020	11/10/2020	\$9,500	\$2.71	\$118,750	Only 25 feet of frontage							
129-2-2	349 Wildwood Rd	HBD		27,443	0.63	2020	9/29/2020	\$495,000	\$18.04	\$785,714	Assumes building will be torn down							
77-2-8	1607 E Main St	HBD		34,500	0.803	2020	4/27/2020	\$560,000	\$16.23	\$697,385	Loacted near intersection of 419 and E Main St across from Lakeside shopping center.							
141-2-10	1127 Tinsley St	LM		3,000	0.068	2020	4/24/2020	\$50,000	\$16.67	\$735,294	75x40 portion of parcel sold lot that fronts on West Main St							
200-2-2	1103 S Colorado St	LM		61,855	1.42	2020	4/3/2020	\$20,000	\$0.32	\$14,085	Vacant strip parcel located in the floodway. Difficult access across railroad track with no public road frontage							
139-4-2.2	38 Hurt Lane	LM		18,469	0.424	2020	1/29/2020	\$85,500	\$4.63	\$201,651	Located one block off main street and zoned HM							
224-1-3	2000 BLK Roanoke Blvd	CBD		40,000	0.918	2019	12/20/2019	\$120,000	\$3.00	\$130,719	Two adjoining lots sold together, located across from VA							
224-1-4	2000 BLK Roanoke Blvd	CBD																
141-2-4	1122 W Main St	HBD	902	21,917	0.503	2019	6/18/2019	\$425,000	\$19.39	\$844,930	Cinderblock building (formerly Loan Depot and Henry's BBQ) torn down after sale for new construction Retail							
139-4-4	1706 W Main St	HBD	902	31,200	0.716	2019	1/14/2019	\$950,000	\$30.45	\$1,326,816	Former Car Wash that has since been torn down and new car wash being constructed							
106-10-3	100 E Clay St Blk	DBD		3,740	0.086	2018	12/21/2018	\$47,500	\$12.70	\$552,326	14 parking spaces - located one block from downtown (~\$3,400/space)							
234-3-1	229 Apperson Dr	HBD		21,840	0.501	2018	12/14/2018	\$190,000	\$8.70	\$379,242	level, cleared lot, flood plain in rear. Located across from 7-11 @ Colorado St and Apperson Dr intersection							
106-10-7.1	100 E Clay St Blk	DBD		1,107	0.025	2018	10/30/2018	\$10,000	\$9.03	\$400,000	5 parking spaces - located one block from downtown (\$2,000/space)							
248-7-1.1	912 Apperson Dr	RB		23,392	0.537	2018	10/22/2018	\$37,500	\$1.60	\$69,832	Flood Plain, potential future multi-family residential use							
165-4-7	1361 Southside Drive	LM		56,236	1.291	2018	10/5/2018	\$70,000	\$1.24	\$54,222	Industrial Lot/ Flood Plain							
121-12-11	203 Roanoke Blvd	TBD		11,600	0.266	2018	7/10/2018			\$206,767	Assumed Building (280 SF Restaurant) has little to no contributing value. Likely to be used for future parking demands							
127-4-6	30 Turner Rd BLK	HBD		13,440	0.309	2018	6/11/2018	\$25,000	\$1.86	\$80,906	Wooded lot, located off West Main St							
151-1-2	1600 Schrader St	HBD		45,738	1.05	2018	5/2/2018	\$28,325	\$0.62	\$26,976	Excess land, steep topography in rear							
145-10-10	429 S Market St	HBD		17,555	0.403	2018	3/8/2018	\$	17,000	\$0.97	\$42,184	Mostly Flat lot that tapers off to creek in rear. Located in the floodplan and floodway in rear. Located between Residential and commercial areas						
186-7-5	1015 Indiana St	HBD		30,000	0.689	2018	3/1/2018	\$	170,000	\$5.67	\$246,734	Level lot with small single wide which will likely be moved. Purchased by adjoining property owner likely for future parking demands.						
180-4-5	1280 Southside Dr	LM		54,189	1.244	2017	12/20/2017	\$87,500	\$1.61	\$70,338	Located in Southside industrial park. Rock retaining wall and partially fenced area in rear							
148-1-4.2	100 Knotbreak Rd	BCD		62,596	1.437	2017	11/13/2017	\$400,000	\$6.39	\$278,358	level lot near civic center with medical around							
142-1-1.2	922 W Main St	HBD		313,458	7.196	2017	9/1/2017	\$4,625,000	\$14.75	\$642,718	large tract adjoining Lowes with additional outparcel potential with W Main St Frontage. Sold with two building that are proposed to be torn down to make room for a grocery store and associated parking.							
124-10-2	817 W Main St	HBD		26,224	0.6	2017	7/6/2017	\$800,000	\$30.51	\$1,333,333	Corner lot in front of Lowes. Minimal onsite parking with existing 2,100 sf restaurant. Potential to be razed or combined with adjoining properties.							
168-2-3	2206 W Main St	HBD		41,643	0.956	2017	5/26/2017	\$335,000	\$8.04	\$350,418	mostly level lot that drops off and is wooded in rear, future site of car wash on west end of City							
4-1-2.1	122 Sheraton Dr	HBD		31,494	0.72	2017	5/26/2017	\$85,000	\$2.70	\$118,056	Nice location off I-81 @ exit 141, low lying lot with frontage on Electric Rd							
											8 parcels (221-3-8 thru 221-3-14 & 222-1-1) @ \$340,000, recently re-zoned from RB to HBD, proposed assisted living facility, located across from GE							
221-3-8	1500 Roanoke Blvd	HBD		275,273	6.32	2016	10/3/2016	\$340,000	\$1.24	\$53,797								
137-3-1	2104 W Main St	HBD		29,878	0.69	2016	9/23/2016	\$235,000	\$7.87	\$340,580	Bought with old Laundrymat, then was recently torn down, currently re-listed for \$415,000 (\$4.54/sf)							
232-1-1	200 Rowan St Blk	HM		587,973	13.498	2016	9/1/2016	\$175,000	\$0.30	\$12,965	Significant flood influence							
138-2-3	2016 W Main St	HBD		84,204	1.933	2016	7/14/2016	\$1,000,000	\$11.88	\$517,331	Buildings to be torn down for new restaurant. Nice location with abundant frontage on W Main St corridor.							

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138-2-2	2030 W Main St	HBD								
198-1-7	1031 Florida St	HBD		11,238	0.258	2016	4/4/2016	\$ 50,000	\$4.45	\$193,798 Flat vacant lot in 100 year flood in industrial area.
138-1-7	1961 W Main St	HBD		19,384	0.445	2016	5/5/2016	\$ 305,000	\$15.73	\$685,393 Small dated one story retail building historically used at tattoo shop located near walmart on main street, torn down in early August for a waffle house
186-7-5	1000 Indiana St	HBD		30,000	0.688	2016	2/12/2016	\$ 104,000	\$3.47	\$151,163 Flat lot across from former valleydale facility. Surrounded by industrial property's and located entirely in the 100 and 500 year flood plain areas.
165-1-3	138 Mill Ln	BCD		49,223	1.13	2015	11/20/2015	\$ 24,000	\$0.49	\$21,239 Excess land for 1400 Mill Race (165-1-1.1) located in the floodway, historically used as garden
138-2-4	1968 W Main St	HBD		107,767	2.474		11/2/2015	\$ 500,000	\$4.64	\$202,102 Former Brown mobile home park on W Main St, flat lot, owner purchased for speculation
138-2-5	1900 Blk W Main St	HBD								
258-3-9	1705 Electric Rd	RSF		32,322	0.742	2015	10/19/2015	\$ 339,900	\$10.52	\$458,086 Purchased by contiguous land owner, formally part of 258-3-7 c/w 258-3-9. Owner is adding fill to site and plans on rezoning to a commercial district allowing for mixed use development of office, restaurant, hotel etc.
148-1-5	125 Knotbreak Rd	BCD		218,310	5.0117	2015	10/2/2015	\$ 1,500,000	\$6.87	\$299,300 proposed Health Rehab facility, BCD-Business Commercial District zoning with provisions to allow rehab/medical clinic/facility. Tenant bought out 20 year land lease
165-1-1.1	1400 Mill Race Dr	BCD		59,416	1.36	2015	9/11/2015	\$ 175,000	\$2.95	\$128,676 Last remaining lot in a business park. Level, zoned BCD
138-1-8	1951 W Main St	HBD		58,153	1.34	2015	7/17/2015	\$ 680,000	\$11.69	\$507,463 Multi-parcel Sale (3 parcels) - 2 parcels with W Main frontage in front of contiguous parcels also purchased by Carlion, other partially used for parking for 1955 W Main St. Ingress/Egress for other property's purchased by Carlion across two of the lots, additional access is through Walmart parking lot. Flat lots.
138-1-8.1	1953 W Main St	HBD								
138-1-9	1949 W Main St	HBD								
145-10-10	429 S Market St	HBD		17,555	0.403	2014	9/25/2014	\$ 15,600	\$0.89	\$38,710 Mostly Flat lot that tapers off to creek in rear. Was RSF changed to HBD zoning in early 2014, on fringe or rec and commercial area. May be used for additional adjoining mini-storage also owned by purchaser
139-5-7	41 Hurt Ln	HBD		182,211	4.183	2014	12/5/2014	\$ 250,000	\$1.37	\$59,766 Flat lot, partially paved, adjoins railroad tracks, fenced, future site of Pine Ridge Landscaping.
127-4-1.2	170 Turner Rd	HBD		43,516	0.999	2014	11/24/2014	\$ 124,000	\$2.85	\$124,124 Flat lot, just off west main street corridor behind and across from walmart
4-1-3	100 Sheraton Dr	TBD		138,085	3.17	2014	8/28/2014	\$ 310,000	\$2.24	\$97,792 Future site of proposed hotel and small restaurant, surrounded by hotels at exit 141. Sloping site in rear, will require retaining walls on both sides
198-2-10	5514 9th St	HM		15,000	0.344	2014	1/2/2014	\$ 65,000	\$4.33	\$188,953 Lot historically used as junk yard. Located in Flood Plain
4-1-3	100 Blk Sheraton Dr	TBD		137,955	3.167	2013	5/1/2013	\$ 345,000	\$2.50	\$108,936 Proposed Hotel and Restaurant Site. Sale confirmed on CoStar-however still unrecorded as of 04/22/2014
72-3-3	600 Blk Harrison Ave	LM		18,033	0.414	2013	5/31/2013	\$ 34,000	\$1.89	\$82,126 small light manufacturing zoned parcel adjoining VDOT, more than likely to be rezoned and used for single family
174-1-4	2839 W Main St	HBD		38,833	0.8915	2013	5/1/2013	\$ 268,000	\$6.90	\$300,617 very small bldg was present at time of sale (since demolished), open BP for Dollar Store
180-5-6	1255 Southside Drive	HM		177,289	4.07	2012	7/17/2012	\$225,000	\$1.27	\$55,283 Land partially located in floodway.
124-10-4	800 Block W. Main Street	HBD		38,640	0.887	2011	9/2/2011	\$1,200,000	\$31.06	\$1,352,875 Formerly Credit Union - Bldg torn down. Will be H'town bank (in front of Lowe's)
174-1-6.2	2821 West Main Street	HBD		42,120	0.967	2011	1/20/2011	\$213,000	\$5.06	\$220,269 Good commercial building site
175-1-6	2500 West Main Street	HBD		52,098	1.196	2010	8/27/2010	\$162,500	\$3.12	\$135,870 Irregular Shaped Lot/ West of Wildwood Road
139-4-2.1	48 Hurt Lane	LM		28,096	0.6450	2010	5/14/2010	\$100,000	\$3.56	\$155,039 Site of West Main/ Lot perimeter is fenced.
094-1-4	501 Wildwood Road	HBD		118,919	2.7300	2009	11/25/2009	\$300,000	\$2.52	\$109,890 Former site of Service Station/ Some Flood Issues
139-5-(2,3,7)	1830-1956 West Main St	HBD		348,393	7.9980	2009	9/18/2009	\$3,700,000	\$10.62	\$462,616 Presumes Little or No Value in Blg although still in Use
161-3-6	101 West 4th Street	HM		33,149	0.761	2008	12/4/2008	\$385,000	\$11.61	\$505,913 Corner Site 4th and Union/ to be Eye Dr Office
140-1-6	1436 West Main St	HBD		27,600	0.6336	2008	9/16/2008	\$535,000	\$19.38	\$844,381 High Traffic Area Site or Member 1 Credit Union
168-2-2	2218 West Main Street	LM		174,588	4.008	2008	8/15/2008	\$320,000	\$1.83	\$79,840 Presumes Little or No Value in Blg although still in Use
210-1-2	2936 West Main Street	HBD		17,611	0.4043	2008	8/15/2008	\$135,000	\$7.67	\$333,910 Presumes Little or No Value in Blg although still in Use
142-1-1.1	West Main at 4th Street	HBD		567,543	13.0290	2008	8/8/2008	\$7,000,000	\$12.33	\$537,263 Site for LOWE'S/ High Traffic Good Site
122-5-4	104 West Main Street	DBD		37,880	0.8696	2008	8/6/2008	\$1,250,000	\$33.00	\$1,437,443 Downtown Lots/ VA Credit Union to build/ HIGH SALE
184-1-2	24 Broome Street	HM		17,276	0.3966	2008	6/5/2008	\$125,000	\$7.24	\$315,179 Presumes Little or No Value in Blg although still in Use

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				Sq Feet	Acre					
051-3-2-1	533 Branch Drive	LM		32,670	0.7500	2008	5/22/2008	\$75,000	\$2.30	\$100,000 Industrial Lot/ Flood Plain
139-4-6&7	1630 West Main St	HBD		142,354	3.2680	2008	5/22/2008	\$965,000	\$6.78	\$295,288 Presumes Little or No Value in Blg although still in Use
139-4-5-1	1618 West Main St	HBD		62,639	1.4380	2008	3/17/2008	\$260,000	\$4.15	\$180,807 Site for DDS Office/ Lot has SMALL FRONTAGE on MAIN
143-1-11-13	4th Street at Wilson	HBD		30,405	0.698	2008	1/3/2008	\$150,000	\$4.93	\$214,900 3 Contiguous Lots/ Slightly Low for area
165-4-7	1361 Southside Drive	LM		56,236	1.291	2007	11/26/2007	\$100,000	\$1.78	\$77,459 Light Industrial/Commerce Area
229-3-1	1355 West Main Street	HM		402,669	9.244	2007	10/9/2007	\$146,000	\$0.36	\$15,794 FLOODWAY LAND/ Used as Golf Driving Range
155-3-1	71 St John Road	HM		35,837	0.8227	2007	9/11/2007	\$179,200	\$5.00	\$217,819 Light Industrial/Commerce Area
051-3-10&11	1400 Blk Lakeside Cr	LM		40,624	0.9326	2007	6/27/2007	\$80,000	\$1.97	\$85,782 2 small industrial lots/ Flood Plain
126-3-15	1419 West Main Street	HBD		41,208	0.9460	2007	2/1/2007	\$950,000	\$23.05	\$1,004,228 Corner Lot/High Traffic/ Site for Strip Shop Center
115-1-8&8.2	1643 Lynchburg Tpke	HBD		23,522	0.5400	2007	1/22/2007	\$100,000	\$4.25	\$185,185 Commercial Lot/Hilly/ House of little value
129-3-13	100 Wildwood Road	HBD		71,003	1.6300	2006	6/15/2006	\$875,000	\$12.32	\$536,810 Site for Motel Nice Flat Lot near I81 Interchange