

One South Realty Group

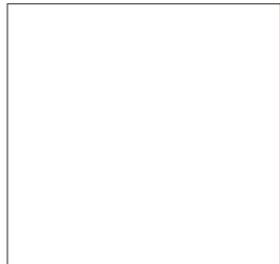
One South Realty Group is a network of talented individuals that represent all aspects of real estate, from residential and commercial properties, to property management, finance, development and investment sales.

Whether your interests lie in single-family homes, multi-family communities, or urban development, the partners at One South have the resources to accommodate all of your real estate investment needs.

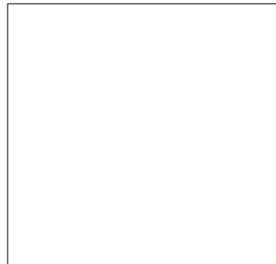
In addition to our knowledge and expertise, we also have a vested interest in our relationships with clients. We consider everyone we work with a neighbor, and with that in mind, we are determined to offer the highest level of service, the best marketing, and the most competitive pricing strategies available in the city of Richmond.

So whether you are a first-time buyer, a developer, or in need of a new approach to selling your current property, One South Realty Group would love to have the opportunity to work with you.

Other Notable One South Realty Group Projects:



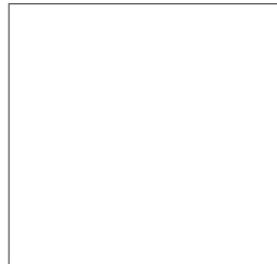
The Reserve
25th and East Franklin
from \$189,000



Tribeca Brownstones
400 Block of S. Harrison
from \$299,000



Emrick Flats
101 West Marshall Street
from \$170,000



The Mews at Cary Mill
1708 West Cary Street
from \$235,000

For more information about all of our projects, visit www.onesouthrealty.com/projects.



Your needs. Our skills. One South.

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marshall street bakery condominiums

No matter where you go when you walk out of the Marshall Street Bakery, there is something happening. Nightlife and art, restaurants and music, growth and renovation all abound in the growing market that is the “New” Richmond.

Smartly designed to capture the urban living experience, the Marshall Street Bakery combines powerful views, luxury interiors and a



Developers	The Hansen Companies Colony Management
Architect	Walter Parks Architect
Prices	\$189,000—\$325,000



wonderful amenity package. Secured parking, fitness room and central courtyard, all combine to give the Marshall Street Bakery everything needed to fully enjoy downtown living.

Each space offers maple cabinets, granite tops, tile backsplashes, bamboo floors, and private balconies.



the area

Investment Details

While no one can tell exactly how much has been invested in the Broad Street Corridor and VCU|MCV Campuses in the past 10 years, by almost everyone’s count, it easily exceeds \$1,000,000,000. That is an astounding number.

Some of the more notable projects include:

- Philip Morris/Altria Research Center (\$380M)
- Richmond Convention Center (\$162M)
- Federal Courthouse Complex (\$120M)
- Miller & Rhodes | Hilton Garden Inn (\$100M)
- Center Stage | Carpenter Center (\$60M)
- Broad Street CDA | Infrastructure Improvements (\$67M)
- Siegel Center (\$30M)
- City Hall Renovation (\$25M)
- VCU Brand Center (\$3M)

In addition to these notable projects, numerous smaller scale projects have experienced resounding success. Residential projects such as The Emrick Flats, The 2C Condos, the entire Jackson Commons master plan, The Richmond Dairy Building, The Sanctuary Condominiums and both Eagle Mill Towers and Iron House Condominiums can all be considered successful ventures. The projects have given people the option living Downtown. Few options existed before.

With the influx of people choosing Downtown as their home, entertainment and dining options have also increased dramatically. Comfort, Bistro 27, Popkin Tavern, Tarrant’s and Croaker Spot all are thriving. The renovation of the National Theater is now complete and providing music lovers a wide variety of musical acts in a state-of-the-art and intimate venue.

With even more projects approaching completion expect even more options for living and entertainment to be available soon.

the architect

Walter Parks Architect



Walter Parks Architect is a Richmond-based architecture firm continually searching for innovative ways to solve the challenges brought to us by our clients. We are committed to producing excellent work for a select client base.

The scale of our projects vary from single-family residences to the renovation of entire city blocks, and encompass a wide range of residential and commercial project types.

Projects include: Southern Stove Works Lofts, 3 North 17th Street, The Pohlig Brothers Building and Shockoe Commons.

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