

SITE READINESS ROAD MAP

Find a Site

Property Owner Agreeable to Marketing Site

AGREEABLE OWNERSHIP

TIER 1



No SITE - BEGINNING ROAD TO SUCCESS

Preliminary Site Evaluation

Property Controlled or
With a Competitive Sales Price

Aligned for Industrial / Commercial
Use in Comprehensive Plan

**COMPETITIVE SALES PRICE OR
CONTROL & COMP. PLAN ALIGNED**

TIER 2



Zoned for Industrial / Commercial Use

Begin & Complete Necessary Due Diligence

Infrastructure Evaluations

Master Planning & Preliminary Engineering

Preliminary Engineering Report(s) w/ Estimated Costs &
Timelines for Infrastructure Development

**ZONING ALIGNED, DUE DILIGENCE
COMPLETE & COSTS ESTIMATED**

TIER 3



Site Issues Resolved (if any) from
Previously Completed Due Diligence

Infrastructure Designed & Construction
Deliverable within 12 months

Permit Issues Identified & Quantified



TIER 4

**INFRASTRUCTURE DELIVERABLE OR
IN-PLACE WITH PROP. ISSUES CLEARED
"CERTIFIABLE" SITE**

"Pad Grade" Portion or
Entire Site

Infrastructure Constructed
& In Place

"Shovel Ready" for
Disturbance Permit

**"SHOVEL-READY SITE"
PERMITS IN HAND**

TIER 5



VEDP Tier System based upon Timmons Group
Tier System as adopted for the the Virginia
Business Ready Sites Program (VBRSP).
www.vedp.org/vbrsp



Draper Aden
Associates

