Help and Reference Guide
For Property Search List and Map

The Economic Development Property Search is a web tool to help you find properties that are available in the City of Fredericksburg. This site is regularly updated. If you have particular questions about properties or a property, you can contact Amy Peregoy at aperegoy@fredericksburgva.gov. This document will help you navigate the web tool.

There are two methods to search properties using this web tool. There is a list view, which lists properties, and there is a map view which shows available properties in a map.

List View

Map View

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When you first enter the Property Search Site, you will be in the List View. The List View button at the top left side of the page will be light blue. To get to the Map View, click on the Map View button. You'll see a map with dots and the Map View button will be light blue. Click on the List View button to get back to the List View.
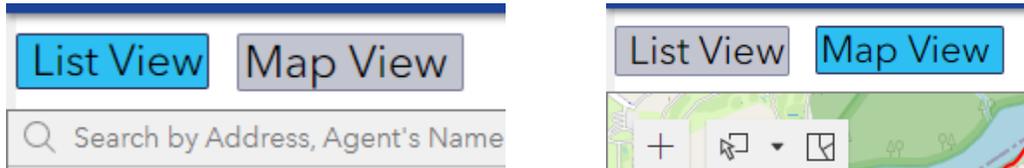
To get back to the Home Page for the Property Search, click the Home button in the upper right side.

Both views allow a user to filter by certain criteria. The filter criteria are located at the top of both views:

Below is a brief explanation of the criteria available in Filters:
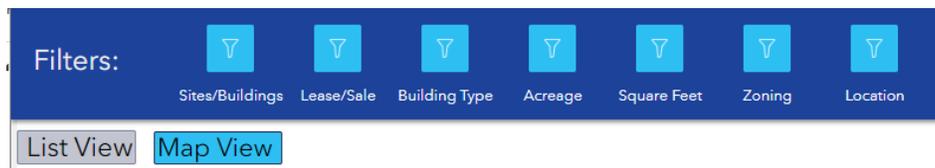
Site/Buildings: Search by a site (empty lot) or search by building (office, retail, industrial, flex, etc.).

Lease/Sale: Search properties that are either leased or for sale.

Building Type: Search by building type (office, industrial, flex or retail).

Acreage: Search by acreage (Less than 2 acres, 2 to 10 acres, or 10 to 100 acres).

Square Feet: Search by square feet (1 to 5,000 sq ft, 5,000 to 10,000 sq ft, 10,000 to 20,000 sq ft, or over 20,000 sq ft).

Zoning: Search by a zoning type (CD, CH, CM, CSC, CT, I1, I2, PDC, R16, R4).

Location: Search by an area in Fredericksburg (Battlefield Industrial Park, Central Park/Celebrate Virginia, Dixon Street/Route 2, Downtown Fredericksburg, Greater Downtown,

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Greater Downtown Area, Hospital Area/Cowan Blvd, Jefferson Davis Hwy/Route 1, Lafayette Blvd, Plank Rd/Route 3).

You can search by more than one criteria. Click the light blue 'Apply' button for each criteria you would like to search. To clear the filters, you must go back in and click clear for each one that you applied.
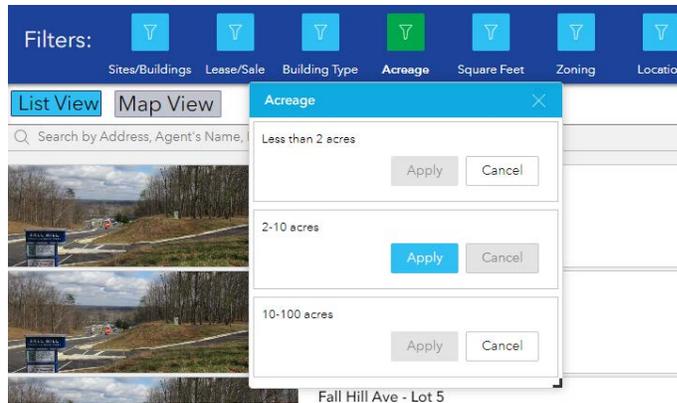
In the above picture, two filters have been applied: properties having Less than 2 acres and properties having 10 to 100 acres have been filtered.
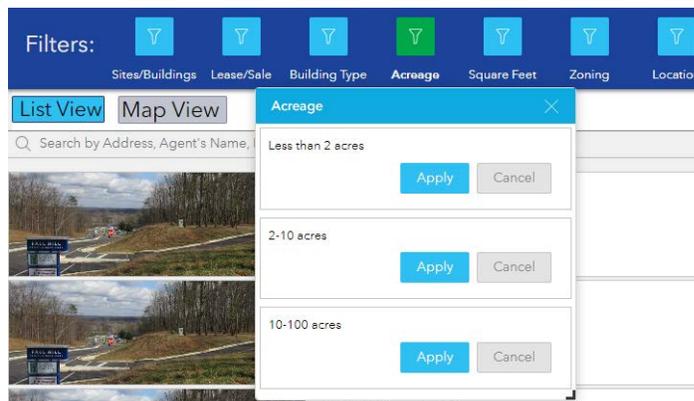
In the above picture, the filters for Acreage have been cleared so all Apply buttons are again light blue.

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List View Functionality

The main purpose of the List View is to present the user with a list of properties. Click on a property in the list to see more details.

After clicking on a property, you will be brought to the map view and it will be showing the location of the property with a light blue highlighted dot in the center of the map. The right side of the page will list more details about the property.
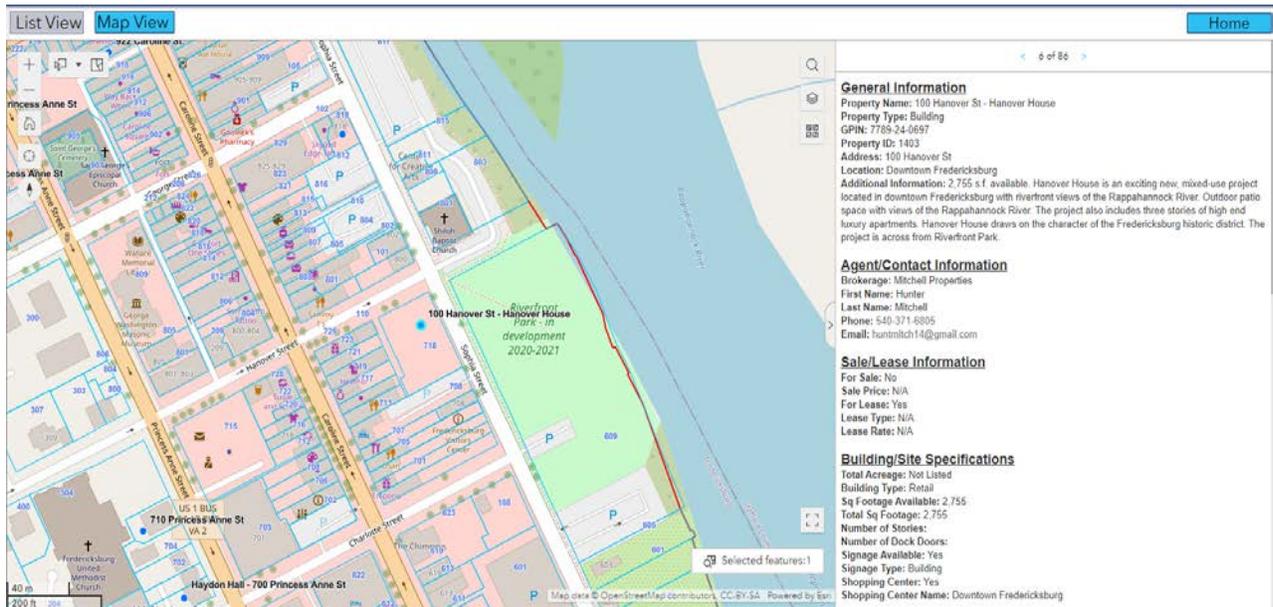
Click on the List View button on the top left above the map to get back to the List View.

Back in the List View, the Search bar under the List View and Map View buttons allows a user to search by Address, Agent's Name, Brokerage, or Zoning Information.
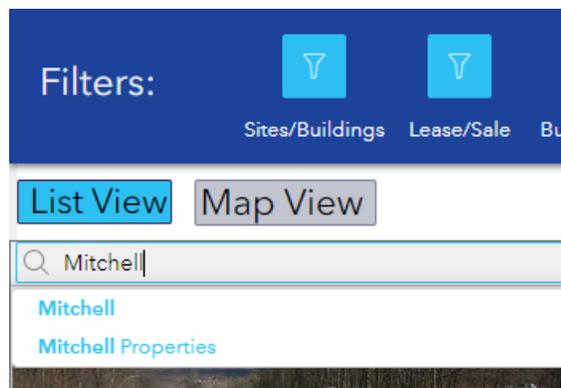
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This Search allows for partial text, meaning you can search by just street name rather than full address, ie. 'Emancipation'. Searching on Emancipation Hwy will give you a list of properties available on Emancipation Hwy.

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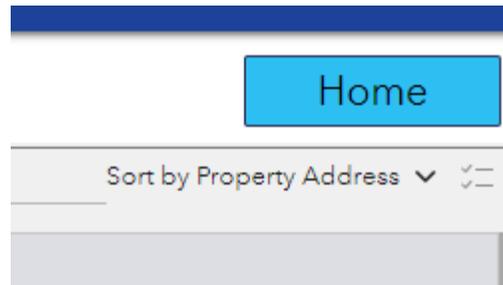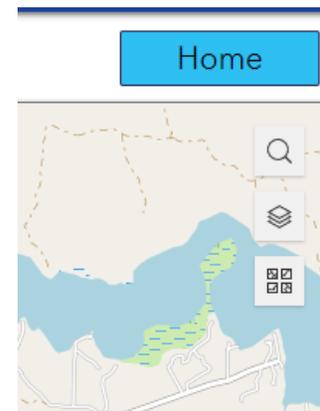## For Property Search List and Map

In the List View, there is also a Sort by function. You can sort by address (alphabetically), Available square feet, and Acreage. A sort can be applied after Filters have been created as well.

Map View Functionality

From the List View, you can get to the Map View by clicking on the Map View Button at the top of the List View Page or you can click on a property in the list.

In the top right side of the Map, you will see a Search Button (Magnifying Glass), below that a Layers Button, and below that a Basemap Button.

- **Search Button:** Search by address or place name. Type in the search box. A selection of options is listed below the search bar. Continue to type until you see the property you are looking for.
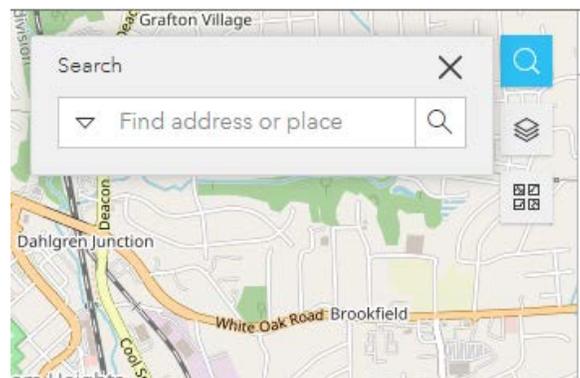
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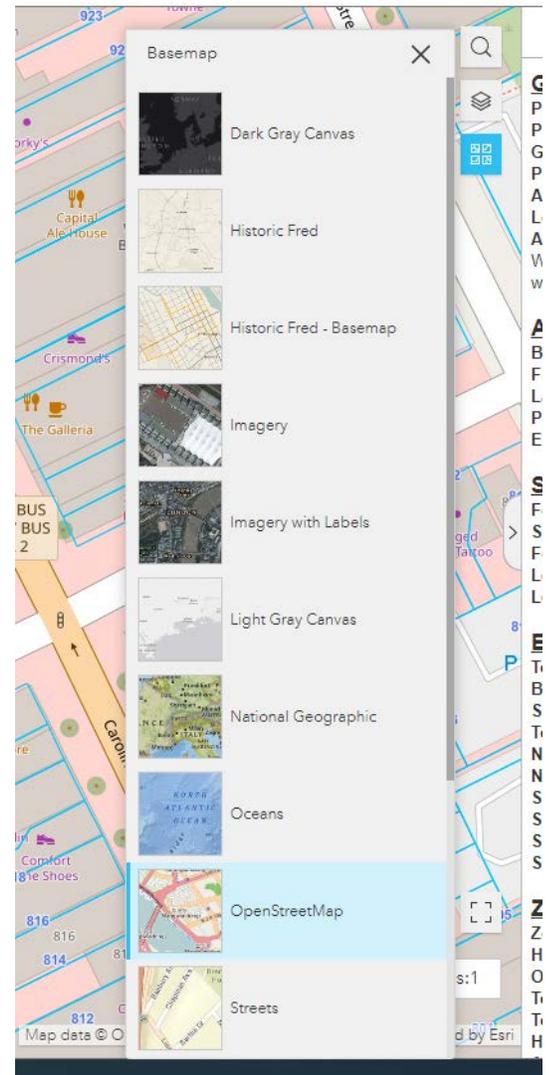- **Layers Button:** Lists the layers available for you to turn on and off. If the layers shows an eye symbol with a line through it, it is off. Click the layer to turn it on and off.
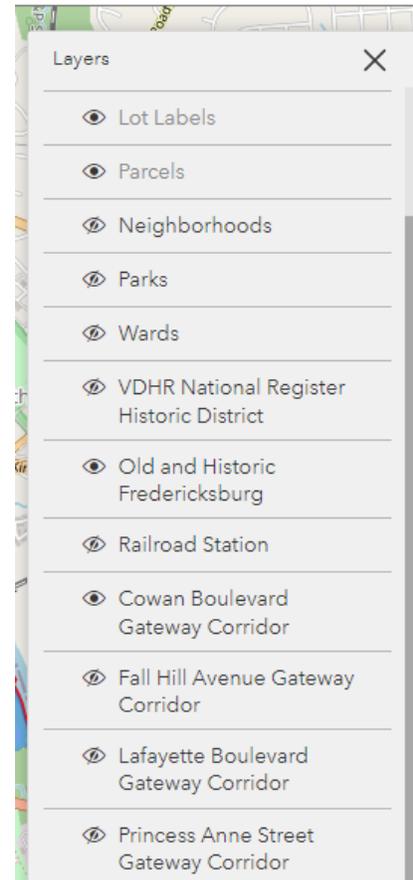
- **Basemap Button:** Gives a variety of basemaps to from as the basemap. Click on a map to bring it in to your view.

In the bottom right of the map you will see how many features are selected in your map.

- **Zoom Buttons:** In the top left of the map, you will see a plus and minus button. The plus button will zoom in to the center of the map. The minus button will zoom out.

- **Default View:** Below those, there is a button with a house symbol. That button brings the map to the default zoomed out extend for the city.

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- **Location Button:** The button below with a scope symbol will locate your current position in the map. This will depend on if your device has a location tracker enabled.

- **Select Tools:** Next to the plus and minus button are some Selection tools.
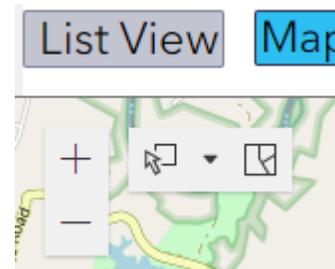
By clicking on the down arrow for the Select tool, you have several options on methods to select properties.
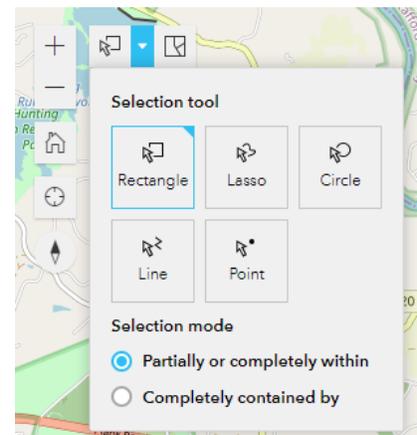
Click on a blue (Building available) or yellow (Site/Property available) dot in the map to see the Property Details on the right side in the Information Panel. To collapse the Information Panel, click the arrow located midway down and on the left side edge of the panel.

To unselect a property in the map, click the Unselect button on the right side of the Select Button.

If you have any questions about the functionality of this application or questions about a property, you can contact Amy Peregoy, Economic Development Specialist at aperegoy@fredericksburgva.gov