

[http://www.fredericksburg.com/business/goodwill-selling-caroline-princess-anne-properties/article\\_17fa03be-0f96-5741-8f06-efb6bf3a3a6b.html](http://www.fredericksburg.com/business/goodwill-selling-caroline-princess-anne-properties/article_17fa03be-0f96-5741-8f06-efb6bf3a3a6b.html)

## Goodwill selling Caroline, Princess Anne properties

Oct 2, 2012

BY BILL FREEHLING

Rappahannock Goodwill Industries has sold two of its properties on Princess Anne and Caroline streets in Fredericksburg, and the remainder will be sold this week.

Last week, the disAbility Resource Center bought Goodwill's properties at 1501 and 1503 Princess Anne for \$230,000. The organization had already been leasing one of those buildings for its Equipment Connection program.

The other is home to an organization called Housing Opportunities Made Economical, or HOME. The two properties combined have about 2,700 square feet.

RGI will sell its remaining downtown properties at 1409 and 1411 Princess Anne and 1410 Caroline this week. Those properties, which include about 8,000 square feet of office space and 10,000 square feet of industrial space, now serve as RGI's headquarters, as well as a job help center.

A local investment group composed of Jay Jarrell, Bill Webb, Dan Webb and Chad Webb formed an LLC to buy the properties for \$1.25 million.

The investors will lease the properties back to RGI for the rest of this year while the organization renovates its new home at the Goodwill Community Resource Center in Spotsylvania County's Lee's Hill Commercial Center.

The Webbs own the Spotsylvania-based engineering firm Webb & Associates but have not yet decided whether the company will move to the new property.

Longer-term, the investors see residential and commercial redevelopment opportunities at the RGI property. Shorter-term, they will look to lease out the property after RGI moves to its new headquarters.

RGI plans to lease space in downtown Fredericksburg to relocate its job help center.

On Oct. 12, a Goodwill retail and outlet store will open at RGI's new Spotsylvania property, which used to be home to Gallahan's Furniture. RGI will also use the 80,000-square-foot facility for its "transportation hub," where donated items that don't sell will be packaged in bulk, loaded onto trailers and sold for recycling.

RGI also plans to build out about 20,000 square feet of office, meeting and classroom space in the Spotsylvania facility that will be available to its partners and like-minded agencies. Several potential partners have expressed an interest, and RGI plans to meet with them soon.

RGI's commercial laundry operation will stay at Fredericksburg's Battlefield Industrial Park.

Bill Freehling: 540/374-5405

Email: [bfreehling@freelancestar.com](mailto:bfreehling@freelancestar.com)