

**FOR  
SALE**

5± ACRES

# Urban Land

4401 Curtis Street | Chester, VA 23831



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › Comp Plan for 2.5 units/acre - The Chester Plan
- › 5± acres with frontage on Harrowgate Road and Curtis Street
- › Zoned R7
- › Water line located on roadside and sewer line located 450 feet away
- › Close proximity to the Town of Chester, Chesterfield Courthouse, and I-95
- › **Sale Price: \$750,000**

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	32,850	84,500	247,650
AVERAGE HH INCOME	\$118,414	\$105,594	\$93,619
DAYTIME EMPLOYEES	9,978	27,734	88,698

## FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

CHESTERFIELD COUNTY TRULY HAS SOMETHING FOR EVERYONE, WITH A THRIVING COMMUNITY, TOP-RATED SCHOOLS, AND A VARIETY OF AMENITIES

More than 370,000 residents and more than 1,000 neighborhoods call Chesterfield home. With nearly 60 public parks and 4,000 acres of green space, Chesterfield County offers unlimited opportunities for visitors and residents to enjoy outdoor recreation and leisure. The county is home to many athletic complexes making Chesterfield County a perfect place to host major sporting events.

**CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.**



### CHESTERFIELD COUNTY PUBLIC SCHOOLS BY THE NUMBERS

Chesterfield County is ranked in the top 20% of school districts in the state and is ranked among the top 3 in the Richmond MSA.

**64,000**  
STUDENTS

**67**  
SCHOOLS

**\$965.2**  
MILLION BUDGET

**100%**  
ACCREDITED

[www.oneccps.org](http://www.oneccps.org)

## SURROUNDING AREA

