

# LAND FOR SALE ± 41 Acres Across from Super Walmart

## IRONBRIDGE DEVELOPMENT - 11931 Iron Bridge Rd., Chester, VA



For more information, please  
contact: **Julia Chou**, Owner/Agent  
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**DEERFIELD REALTY**

11860 Iron Bridge Rd.  
Chester, VA 23831  
(804) 796-2371

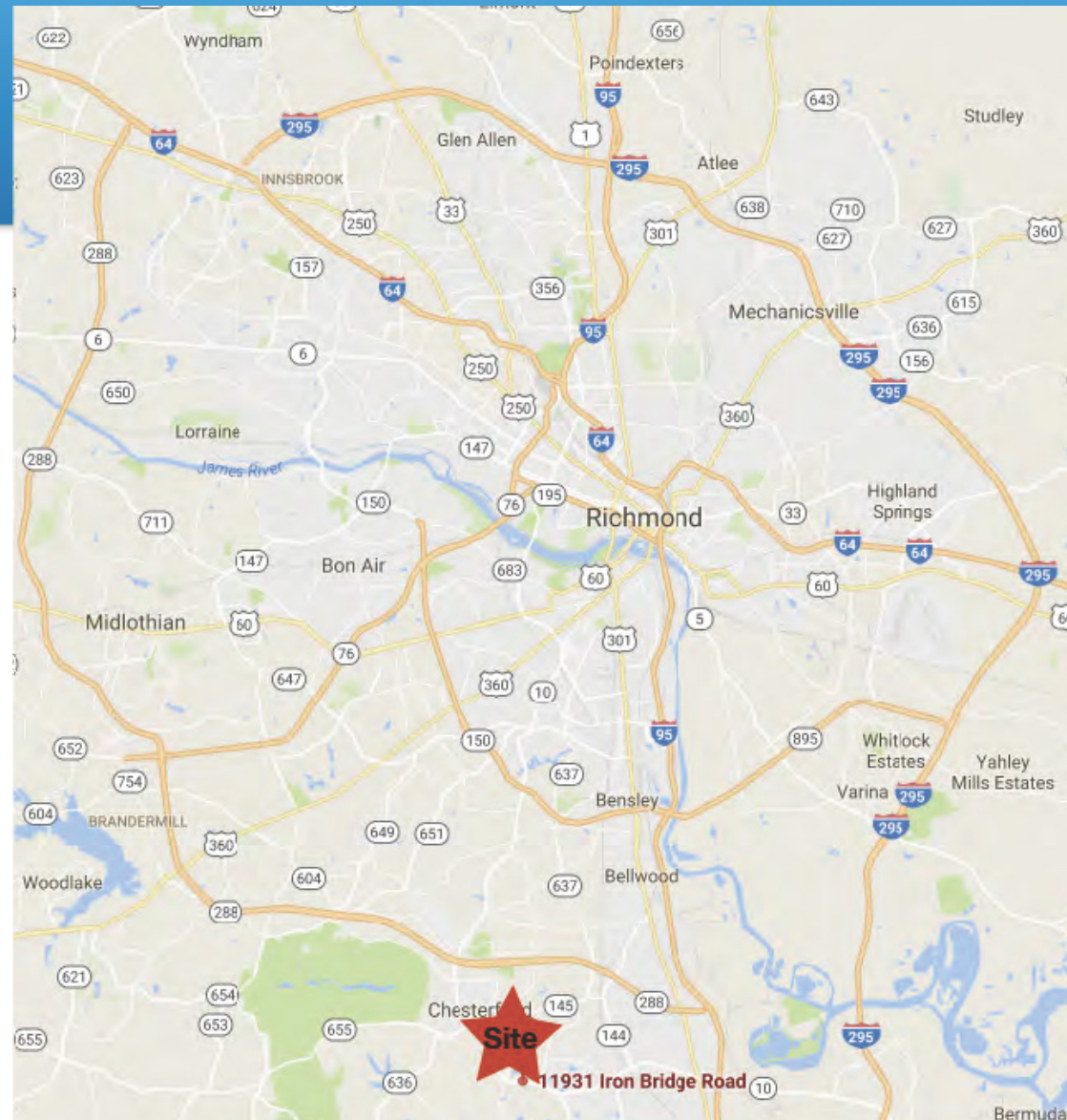
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## Property Features

- 41 acres available in 1.6 to 23 acres parcels
- Zoned C2, C3, O2
- Frontage on Iron Bridge Rd. (29,000 VPD)
- Public Water & Sewer On Site
- Stormwater Drainage to Community Lake
- Traffic Lights at Brander Creek Dr. and Iron Bridge Pkwy.
- 1,000+ Residential units permitted within 1mile

2021 Demographics Estimate	1 Mile	3 Miles	5 Miles
Population	4,577	31,870	76,535
Median H.H. Income	\$81,701	\$76,370	\$79,388
Daytime Population	2,615	21,554	30,071



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## IRONBRIDGE DEVELOPMENT - 11931 Iron Bridge Rd., Chester, VA

### Parcels A, F, E, G, J ± 30 Acres

- Portfolio of 5 Parcels. Parcel A and J has existing stormwater drainage privileges to the Community Association Lake

Parcel	Zoning	Acres	
Parcel A - 5600 Iron Bridge Pkwy	C2	18.5	
Parcel E - 11951 Iron Bridge Rd.	C3	1.89	
Parcel F - 11931 Iron Bridge Rd	C3	2.47	
Parcel G - 11901 Iron Bridge Rd	O2	1.55	
Parcel J - 5500 Iron Bridge Pkwy	C2	5.6	
Total Acres		30.01	



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## IRONBRIDGE DEVELOPMENT - 11931 Iron Bridge Rd., Chester, VA

### Parcels D-2, J, B, C

- Parcels D-2, B, and C and have existing stormwater drainage privileges to the Community Association Lake

Parcel	Zoning	Acres	
Parcel D-2 - 11741 Iron Bridge Rd.	C2	1.6	
Parcel B - 11700 Iron Bridge Lane	C2	5.6	
Parcel C - 5621 Iron Bridge Parkway	C2	4.4	
Total		11.6	



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