

# FOR SALE

Land  
Redevelopment  
Opportunity

"Boar's Tail"

2845 Ivy Road  
Albemarle, VA 22903

2.52± ACRES

IVY ROAD - 13,800 VPD



COMMONWEALTH  
COMMERCIAL

Comprehensive Property Solutions

## FOR MORE INFORMATION:

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## PROPERTY HIGHLIGHTS

- › 2.52± acres of prime developable land
- › 10,410± SF of improvements on short term lease
- › Zoned HC (Highway Commercial)
- › 652 linear feet of frontage along Ivy Road
- › Located across from Boar's Head Resort and around the corner from Farmington County Club
- › Environmental reports available
- › Just 1½ miles outside Charlottesville
- › Sale Price: \$4,750,000

**BOAR'S  
HEAD  
RESORT**

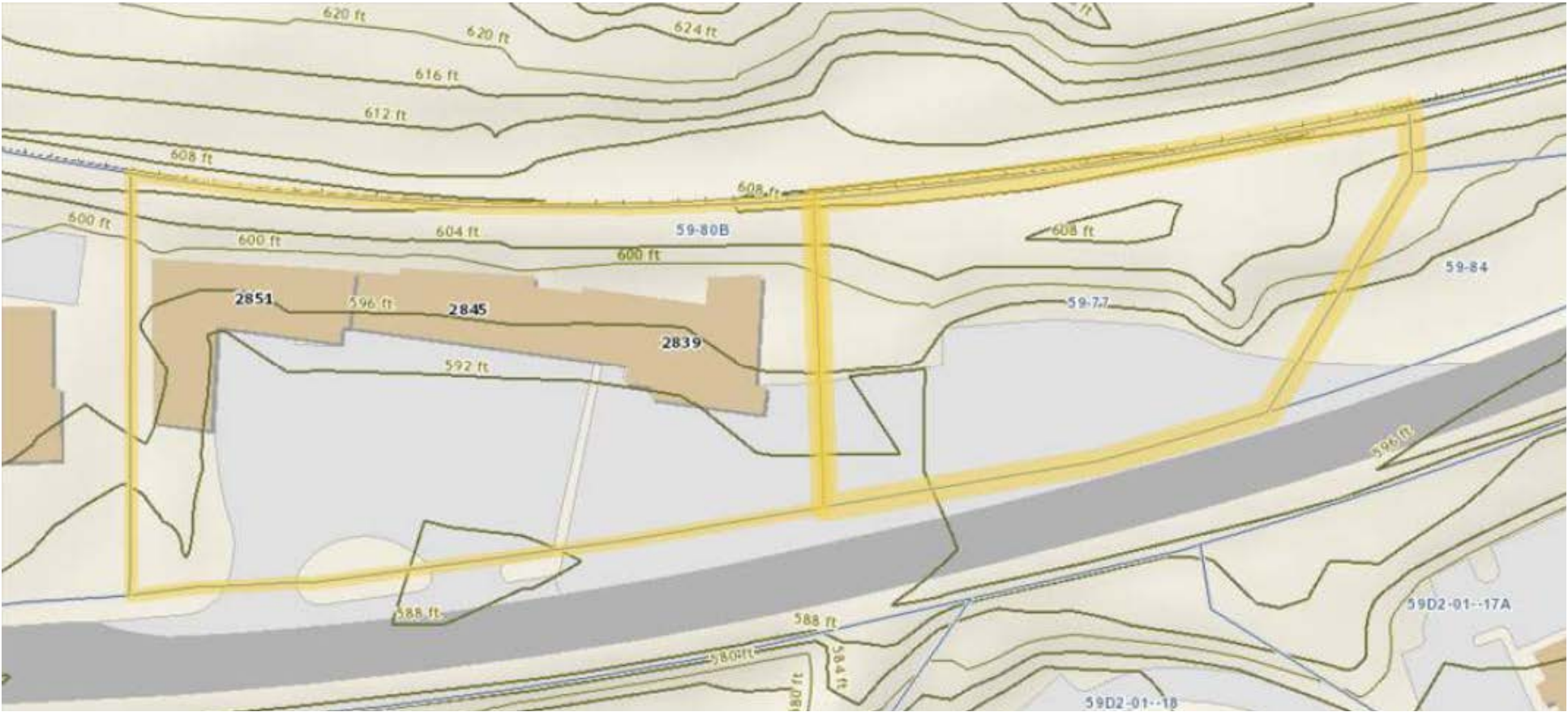
**IVY ROAD - 13,800 VPD**







TOPO MAP



## MARKET OVERVIEW

# CHARLOTTESVILLE SPOTLIGHT

### CITY OF CHARLOTTESVILLE

The City of Charlottesville is home to a diverse economy, including business and financial services, bioscience, health services, and education technology firms. These firms benefit from Charlottesville's strategic location, excellent road, rail, and air transportation, a highly educated workforce, the University of Virginia, and exceptional quality of life in an urban setting with natural beauty and outdoor recreation.

## Advantages for Business

- › Charlottesville is home to the University of Virginia and is poised to unite the University's intellectual firepower with Charlottesville's highly educated workforce, leading to unique opportunities for businesses in the area. The University's innovative research and entrepreneurial support encourage Charlottesville businesses' diversity and success.
- › Charlottesville has multiple access points to Interstate 64, offering businesses easy access to I-95 and I-81; US Routes 29 and 250 also run through Charlottesville.
- › Charlottesville is home to one of the longest and most successful pedestrian malls in the nation, which is located in the beautiful and historic downtown area.
- › Charlottesville has been voted the Best Place to Live in America, Best Digital City, Best Place to Start a Small Business and more!



### UNIVERSITY OF VIRGINIA

In 2023, the University was ranked third best public university by U.S. News & World Report. In the 23 years since U.S. News began ranking public universities as a separate category, UVA has ranked in the top four and continues to rank in the Top 30 among the best of all national universities, public and private.

**17K**

**Undergraduate  
Students  
(On Grounds)**

**#1**

**Top College in  
Virginia  
*Forbes, 2023***

**#1**

**Best Public  
Business School in  
the World  
*Financial Times, 2024***

**#1**

**Hospital in  
Virginia  
*Newsweek, 2024***

### ECONOMIC IMPACT

UVA serves as a powerful engine for the Commonwealth, either directly or indirectly supporting one in every 76 jobs in the state and generating nearly \$6 billion in annual economic impact. The University generates hundreds of millions in tax revenue for local governments, and its faculty, staff and students contribute thousands of volunteer hours to local charities.





**SITE**

**FARMINGTON COUNTRY CLUB**

**BOAR'S HEAD RESORT**

**BIRDWOOD GOLF COURSE**

**SELVEDGE BREWING**

**Ivy Inn**  
**VVAE**  
**SERENDIPITY**

**JOHN PAUL JONES ARENA**

**SCOTT STADIUM**



**UVA HEALTH UNIVERSITY HOSPITAL**

**BARRACKS ROAD SHOPPING CENTER**