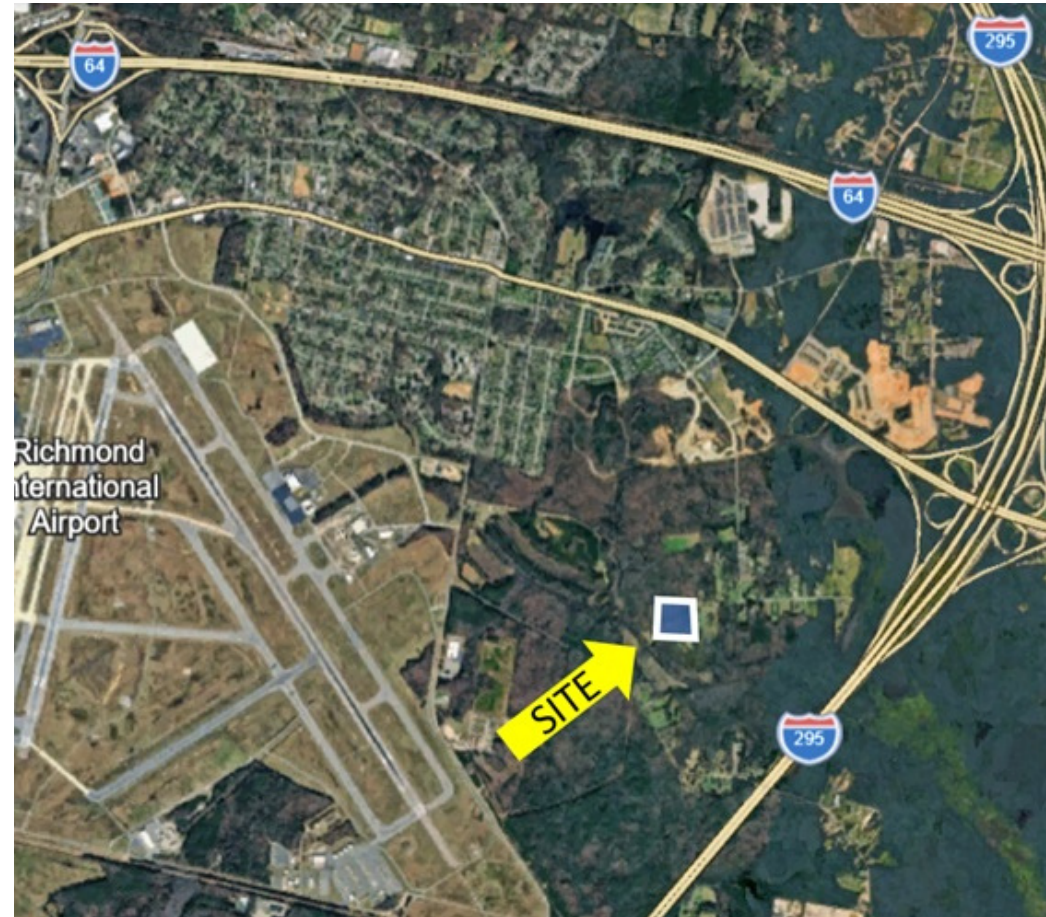


Residential Development Opportunity in Sandston, VA



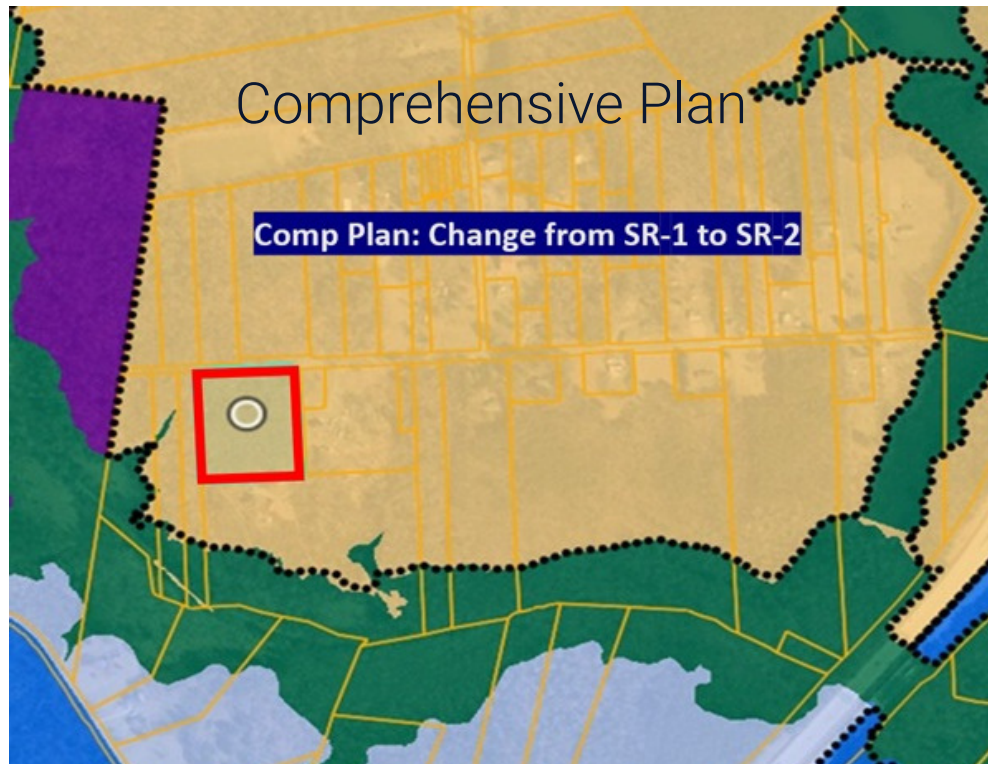
OFFERING SUMMARY

Sale Price: \$350,000
Parcel Size: 4.99 Acres

831 Nash Road
Sandston, VA 23150

- 4.99-acre residential development opportunity in Sandston, VA, positioned for future growth within Henrico County's evolving land use plan.
- Identified for future SR-2 Suburban Residential 2 designation under the HenricoNEXT 2045 Comprehensive Plan, supporting increased residential density potential.
- Strategically located near Richmond International Airport, major employment hubs, retail corridors, and regional transportation networks.
- Excellent opportunity for developers and investors seeking future residential land value appreciation in the Richmond metropolitan area.





Discover an exceptional opportunity to acquire approximately 4.99 acres located at 831 Nash Road in Sandston, Virginia, offering significant future residential development potential in a growing Henrico County market. The property is currently zoned A-1 Agricultural District and is identified in the Henrico County Comprehensive Plan as SR-1 (Suburban Residential 1). As part of the ongoing HenricoNEXT 2045 Comprehensive Plan update, the County has designated this site for a future land use transition to SR-2 (Suburban Residential 2), which is intended to support increased residential density (5 Units/Acre) and expanded housing opportunities.

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