

Amelia County Regional Commerce Park

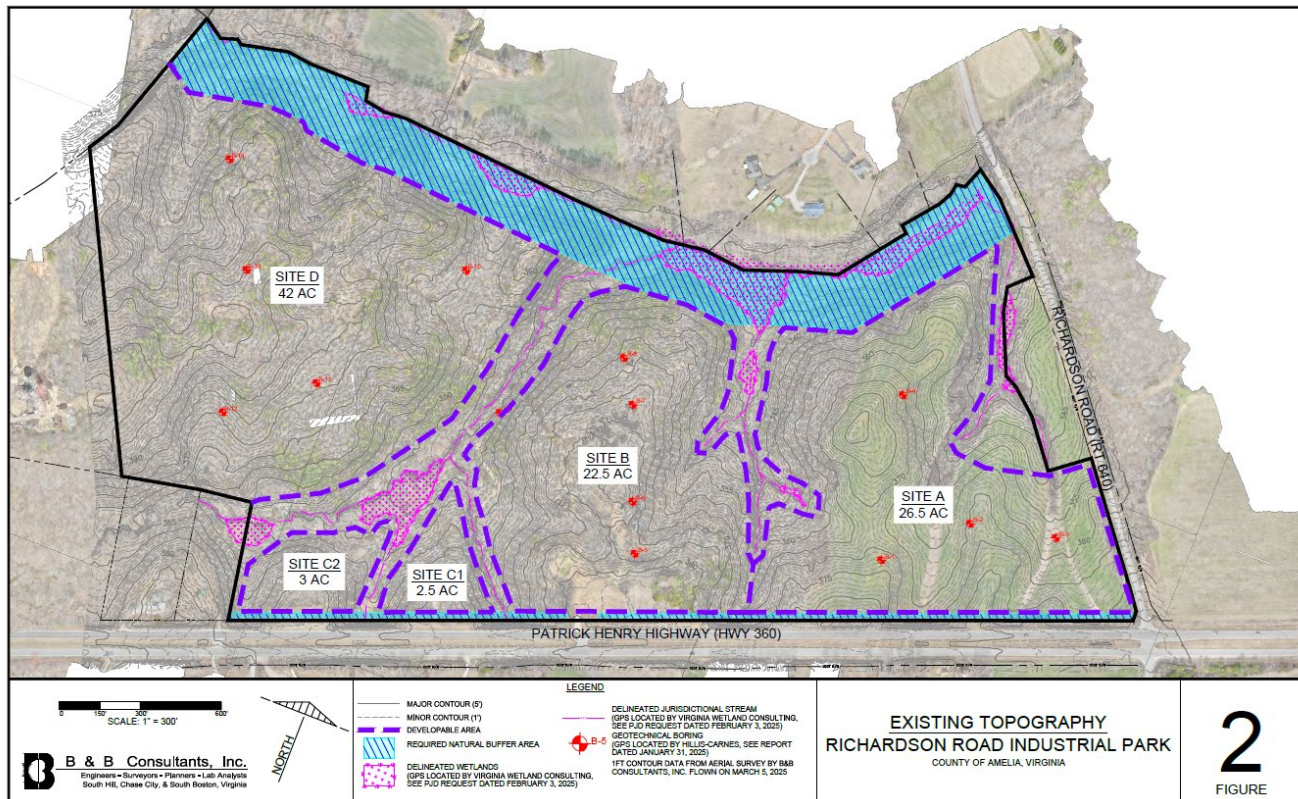
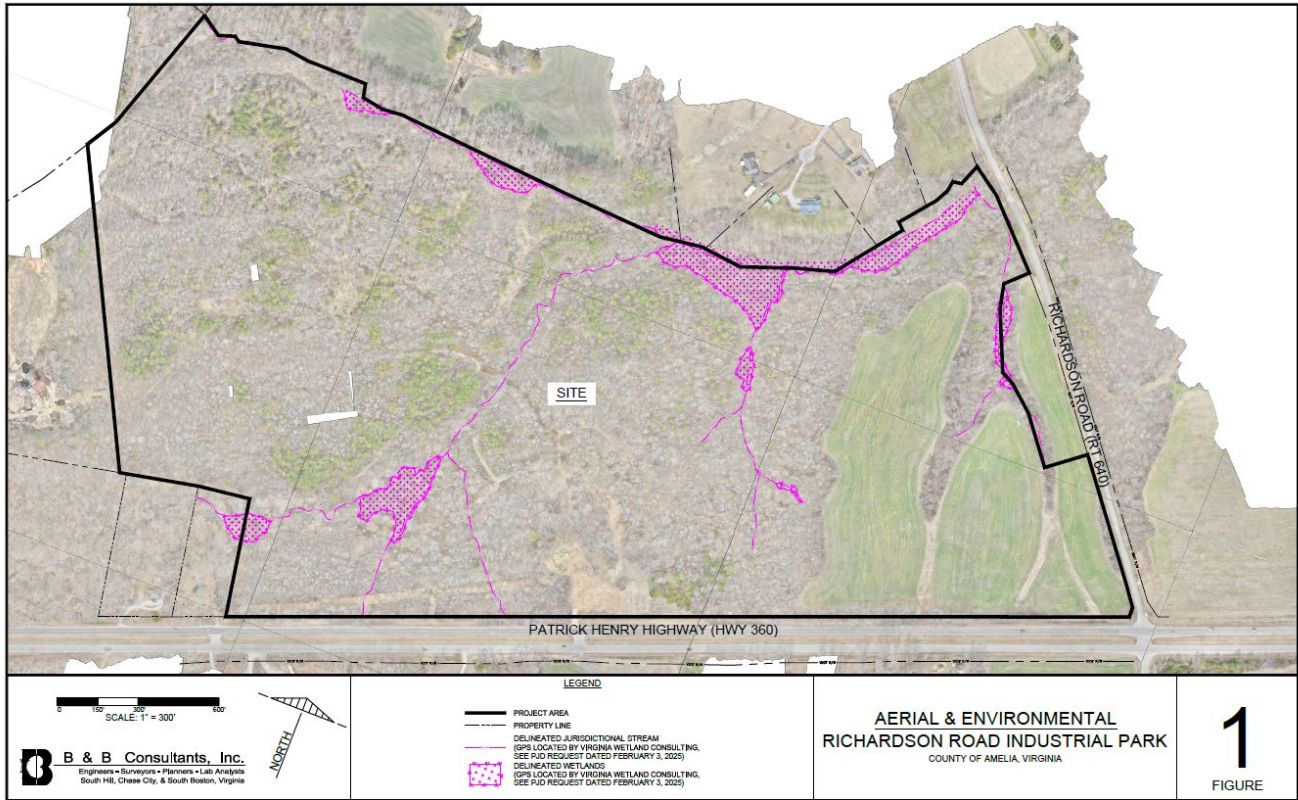
19700-19720 Patrick Henry Highway (U.S. Route 360)
Amelia, VA 23803

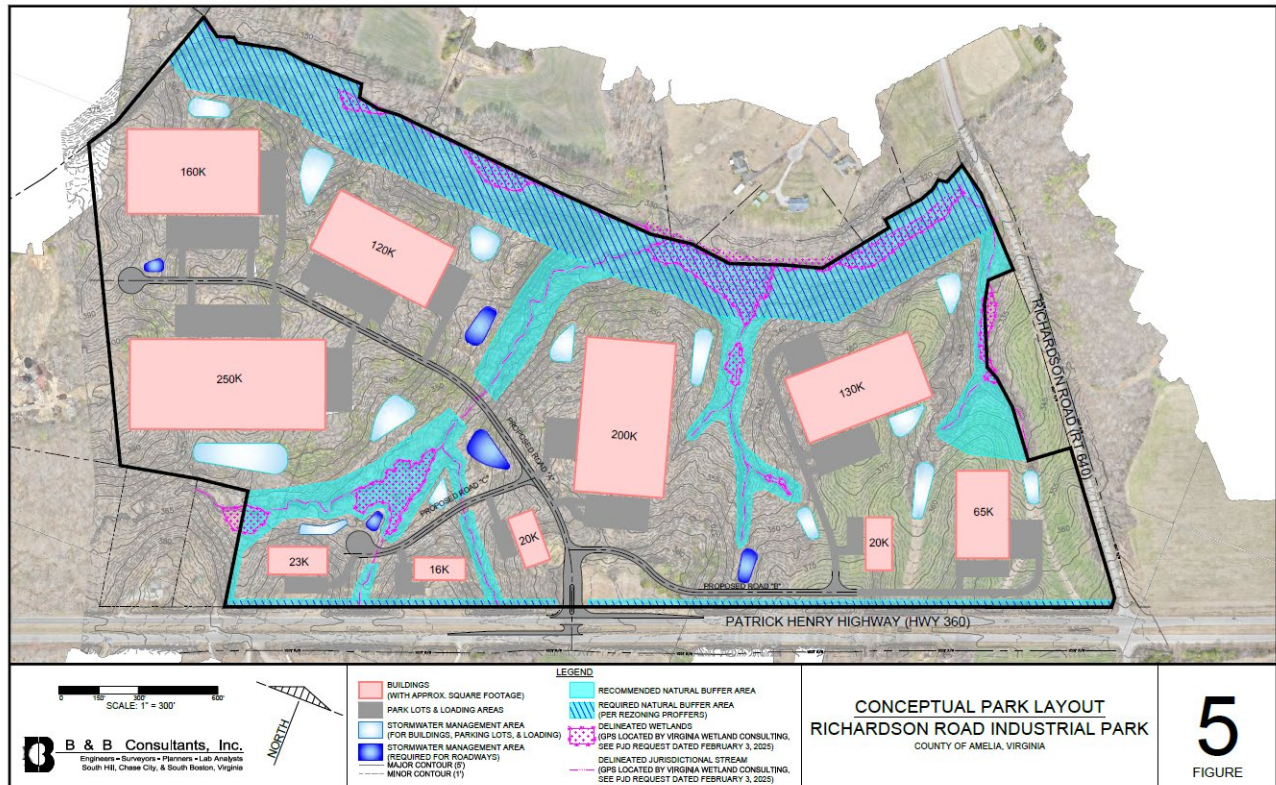


SITES FOR SALE \$15,000 per acre

- 129 acres of M-1 land available for immediate purchase & development
- Over 3,150 feet of frontage on U.S. Route 360, a 4 lane divided highway corridor into the Richmond-Petersburg metropolitan region
- Flexible parcel configurations from approximately 2.5 acres
- Preliminary Engineering Report and Site Characterization Reports completed
- Located within Virginia Foreign Trade Zone #207

Site and Parcel Concepts





Property Highlights

- 129 acres of M-1 zoned land available for immediate purchase and development
- Over 3,150-foot frontage on U.S. Route 360, a four-lane divided state highway
- VDOT approved entrance from U.S. Route 360
- Flexible parcel configurations available from approximately 2.5 to 129 acres
- Preliminary Engineering Report and Site Characterization Reports completed
- Wetlands Delineated
- Tier 3 Site Readiness designation by the Virginia Economic Development Partnership
- 3-phase power (34.5 kV) available via Dominion Energy
- Well and septic required
- Future potential extension of public water, and sanitary sewer from County WWTP

Property Description

The Amelia County Regional Commerce Park offers a compelling opportunity for industrial users and developers seeking a strategic, cost-effective location within Central Virginia.

Located approximately 4 miles west of the village at Amelia County Courthouse, Amelia County's Regional Commerce Park comprises approximately 129 developable acres of M-1 zoned land located along U.S. Route 360 (Patrick Henry Highway). The result of thoughtful planning with state and regional economic authorities, the Park is designed to accommodate manufacturing, wood products, fabrication, agribusiness, distribution, maintenance, and industrial service companies seeking a pro-business environment with access to Central Virginia's labor market and a high quality of life.

Parcels may be further subdivided to accommodate user requirements. At full buildout, the park may potentially accommodate **900,000 square feet** of industrial development.

Utilities and Infrastructure

- Well water and septic systems required
- 3-phase 34.5 kV electric service available on-site via Dominion Power.
- Public water and wastewater infrastructure located approximately 3.5 miles east, with potential for future extension

Due Diligence Completed

- Preliminary Engineering Report
- Site Characterization Report
- Geotechnical study
- Topographic aerial survey
- Cultural resource review
- Threatened and endangered species analysis
- Wetlands and stream delineation

The park will be governed by recorded restrictive covenants to ensure consistent development standards and protect long-term asset value for owners and occupants.

Amelia County Economic Profile

Located in south-central Virginia, Amelia County encompasses approximately 355 square miles and is strategically positioned within the expanding Greater Richmond economic region.

Amelia County is committed to responsible economic growth, efficient permitting processes, and collaboration with private industry. The County's Economic Development Authority has established the County's Regional Commerce Park to provide industrial users with a cost-competitive alternative to the region's urban and dense suburban markets.

County Demographics

- Population: approximately 13,500
- Median age: approximately 45 years
- Median household income: approximately \$76,000
- Homeownership rate: over 80%
- Average commute time: approximately 40 minutes

Amelia's Regional Commerce Park will enjoy direct access and visibility from U.S. Route 360, a divided four-lane state highway running through Chesterfield County's economic corridor and connecting with greater Richmond's regional highway system to the east, while providing access to southwestern Virginia via U.S. Route 460.

Quality of Life

Amelia County offers a high quality of life defined by rural character, natural landscapes, friendly neighbors, and proximity to urban amenities.

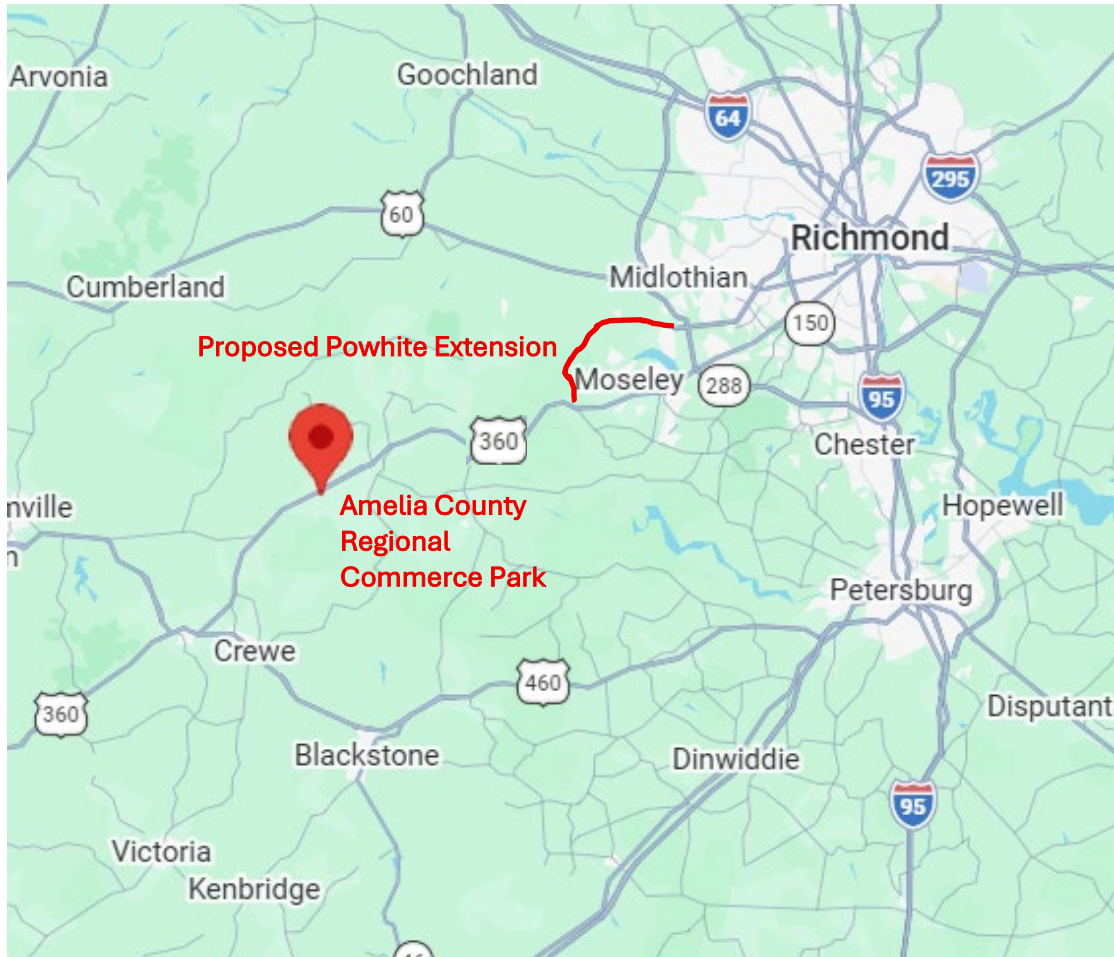
Highlights

- Safe, community-oriented environment
- Outdoor recreation including hunting, fishing, and equestrian activities
- Proximity to Virginia's historic destinations and scenic countryside
- Access to Richmond's cultural, dining, and entertainment offerings

Competitive Advantages

- Lower land acquisition costs
- Median home value of approximately \$240,000
- Business-friendly local government with responsive economic development support
- Expedited plan review and permitting processes

Amelia County Regional Commerce Park represents a rare opportunity to acquire and develop industrial land within reach of the Greater Richmond market, offering a combination of affordability, accessibility, and long-term growth potential.



Option A for the proposed Powhite Parkway extension would establish a U.S. Route 360 interchange, linking Amelia's Regional Commerce Park more directly to metropolitan Richmond. Located within approximately 18 miles of the interchange, the Park would benefit from significantly shorter drive times for businesses, employees, and customers.

Greater Richmond Regional Economic Profile

As part of the Greater Richmond region, Amelia lies adjacent to a diversified and growing economic center of the Mid-Atlantic with national connectivity. The planned extension of the Powhite Parkway, with an interchange at U.S. Route 360 near Beaver Bridge Road in Chesterfield, will place Amelia's Regional Commerce Park within a 20-minute drive of this key regional connector.

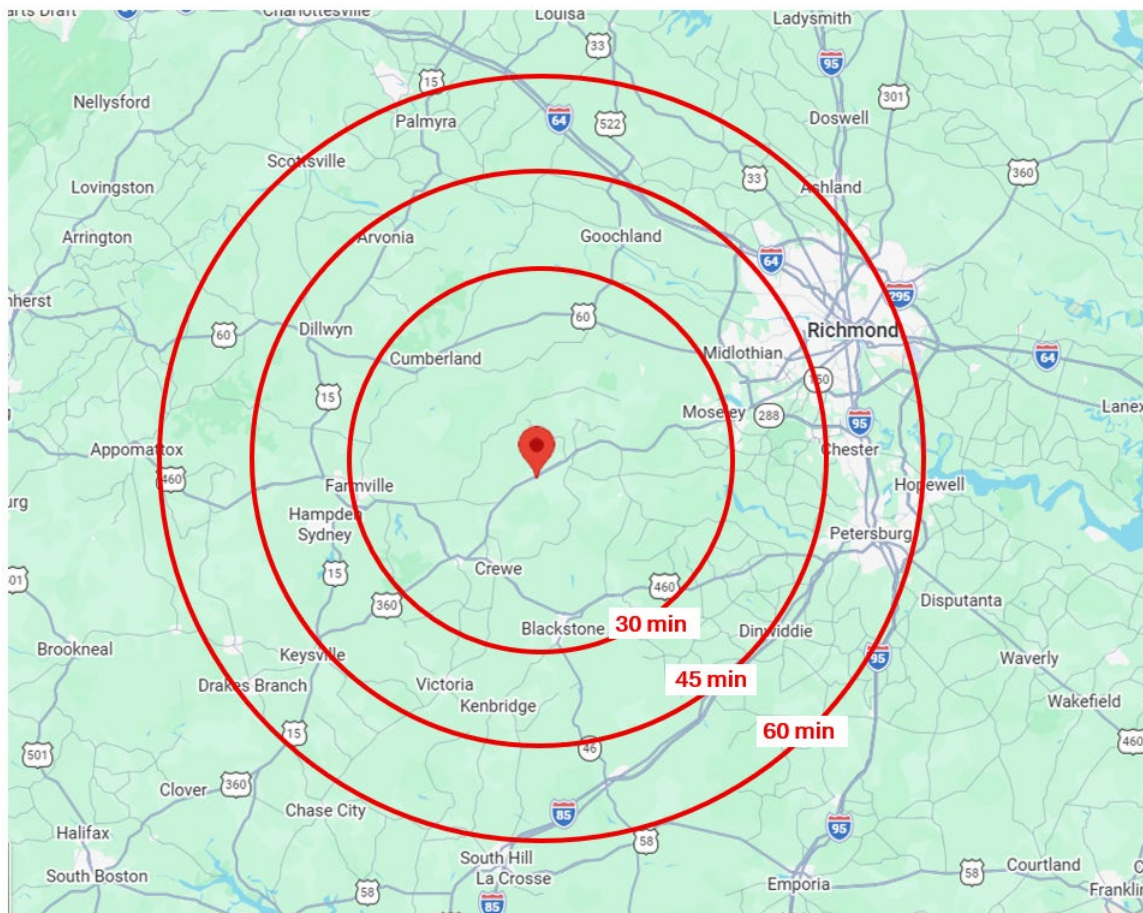
Key Regional Industry Sectors

- Advanced manufacturing
- Data center development
- Logistics and distribution
- Technology and data services
- Corporate headquarters and professional services
- Food processing and agriculture

Regional Workforce, Labor Shed & Logistics

Amelia County provides access to the Greater Richmond regional workforce, one of Virginia's largest and most diverse labor pools consisting of more than 700,000 workers, including neighboring Chesterfield County, which supports a workforce of more than 200,000 employees.

Drive Time Map



Laborshed Statistics

	● 30 min	● 45 min	● 60 min
Total Population	142787	631051	1380990
Total Workforce	51165	288752	692463
Manufacturing Workers	2197	11879	28955
Hourly Avg. Wage	23.24	24.21	24.04
Logistics Workers	4494	23986	54743
Hourly Avg. Wage	21.58	22.37	22.31

	● 30 min	● 45 min	● 60 min
Office Workers	13384	90948	224365
Hourly Avg. Wage	33.21	36.80	36.91
IT Workers	1223	9737	24589
Hourly Avg. Wage	49.53	54.16	54.17
Unemployment Rate	3.0	3.0	3.1

Source: Virginia Department of Economic Development

For additional information about site availability and to submit your purchase offer, please contact the Amelia County EDA’s exclusive broker:

CARVERCO llc

Real Estate That Works

Hampton Carver, Principal Broker
804.307.2881 · hampton@carverco.net

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