

OFFERING MEMORANDUM

Jefferson Homebuilders, Inc. (JHB)

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JHB
Jefferson Home Builders



Offering Memorandum

COMMERCIAL PAD SITES: FOR SALE, BUILD-TO-SUIT, or GROUND LEASE

Jefferson Home Builders, Inc. (JHB) is pleased to present commercial land in the Town of Louisa on RT 33, Davis HWY. Sites are located adjacent to the proposed Laurel Ridge residential development and near the Airport. Our pad sites offer fast track ready-to-build development opportunity. Our location provides timely access to the South Corridor (Short Pump/Richmond) and the West Corridor (Charlottesville), with close proximity to the RT 64 Interstate.

On August 30, 2023, Amazon announced their commitment to invest \$11 Billion Dollars in Louisa. Louisa is already the 3rd fastest growing area in Virginia since 2020 (Source: Richmond is the fastest growing region in Virginia - Axios Richmond), with Richmond being the fastest growing region since 2020.

Parcels Available:

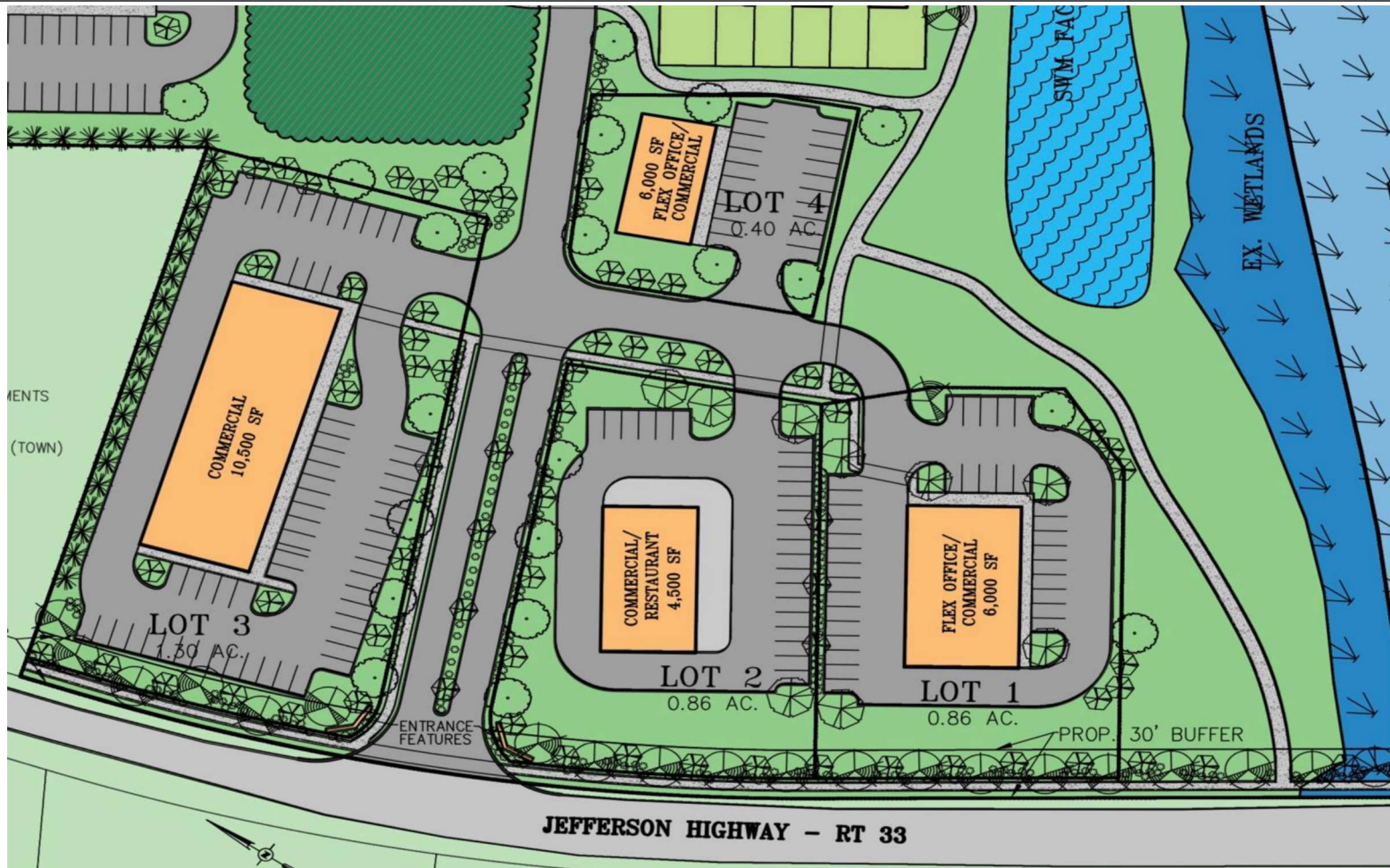
- Lot 1: 0.86 ACRES (6,000 sf building)
- Lot 2: 0.86 ACRES (4,500 sf building)
- Lot 3: 1.30 ACRES (10,500 sf building)
- Lot 4: 0.40 ACRES (6,000 sf building)

PERMITTED USES

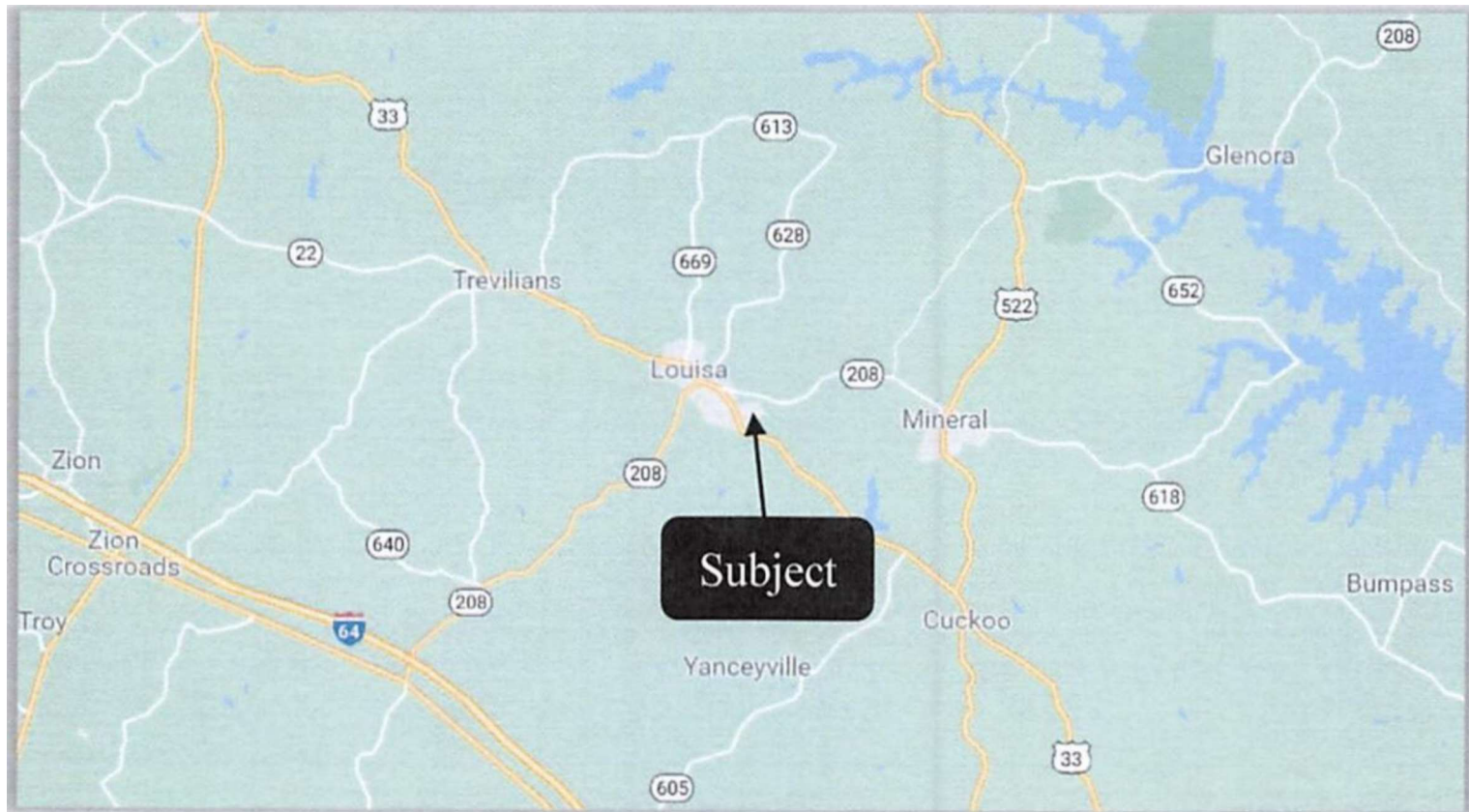
- Restaurant
- Office/Flex
- Drugstore
- Retail
- Bank
- Businesses
- Stores
- Establishments
- Theatre
- Brewery
- Laundry Facility
- Convenience
- Grocery
- Gym
- Salon
- Bowling Alley
- Skating Rink

All Utilities available, including Public Water/Sewer

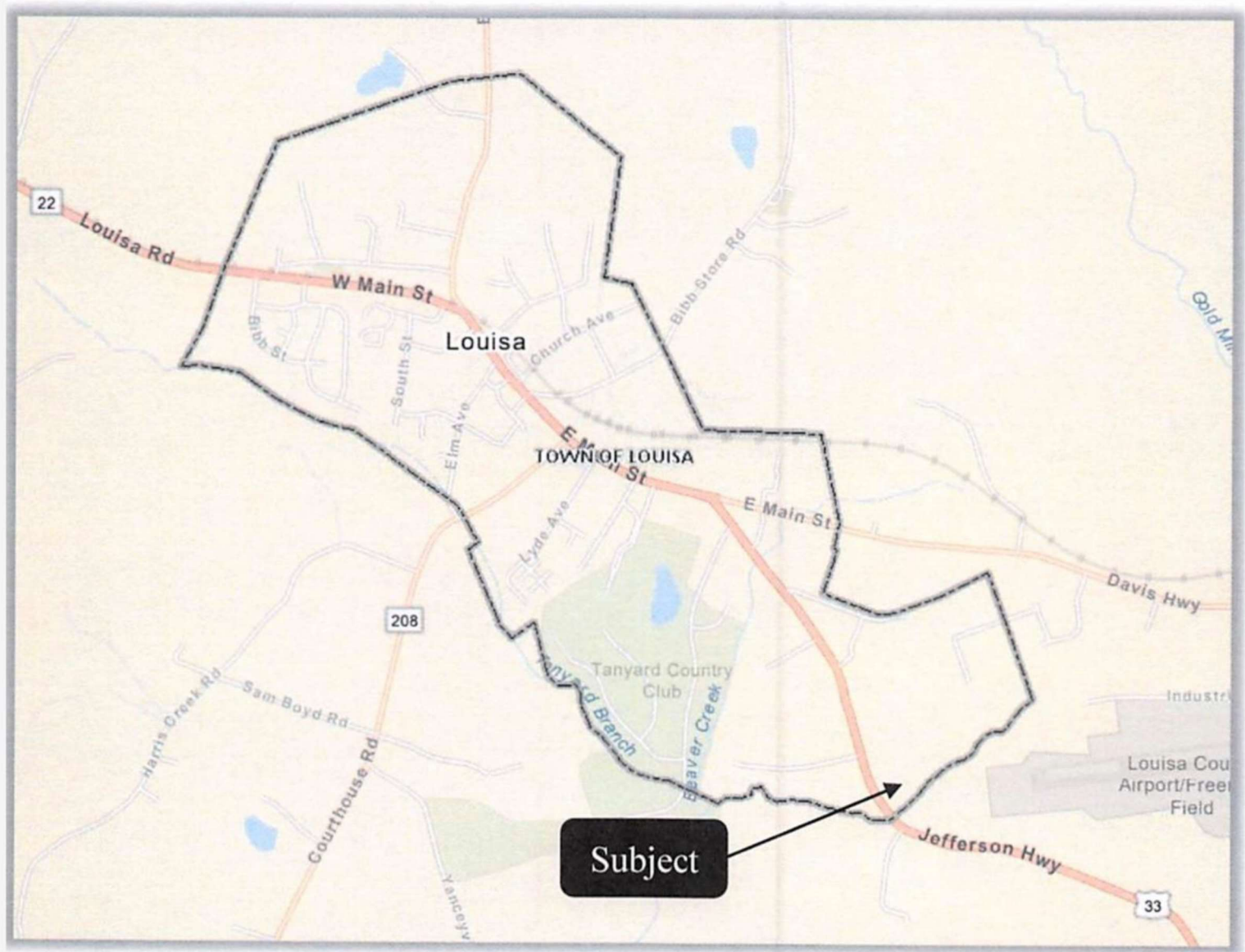
Display of Subject Commercial Site Pads 1-4



Location Map



Vicinity Map



Disclaimer: The information contained herein is not a substitute for a thorough due diligence investigation by proposed buyers. All information presented is being supplied from what seller believes is reliable sources, however, it is potential Buyer's responsibility to verify data being provided accordingly. This is not a legal offer to sell and is for advertising purposes only.