

OFFERING MEMORANDUM

Jefferson Homebuilders, Inc. (JHB)

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Offering Memorandum

INDUSTRIAL/COMMERCIAL PROPERTY: FOR SALE, BUILD-TO- SUIT, or GROUND LEASE

Jefferson Home Builders, Inc. (JHB) is pleased to present land adjacent to the Airport in Louisa Virginia off RT 64. Our property offers fast track bypass access to the South Corridor (Richmond) and the West Corridor (Charlottesville), circumventing the I-95 NOVA transportation challenges. The Industrial Park has access to RT 33 and Davis HWY (RT 22) and is near a large solar farm.

Louisa is 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.

PERMITTED USES

- Warehouse
- Distribution
- Technology
- Data Center
- Storage
- Flex
- Retail
- Light Manufacturing and Processing
- Materials Yard
- Wholesale business
- Greenhouse and Nursery

LAND SIZE:

- **51.533 acres**
- **8 Individual Parcels**

- Lot 1: \$378,900 (5.35 ACRES)
- Lot 2: \$249,900 (3.90 ACRES)
- Lot 3: \$252,900 (3.41 ACRES)
- Lot 4: \$421,900 (6.08 ACRES)
- Lot 5: \$599,900 (10.32 ACRES)
- Lot 6: \$315,900 (5.32 ACRES)
- Lot 7: \$689,900 (9.65 ACRES)
- Lot 8: \$399,000 (*Irregular w/wetlands - 7.299 ACRES)

- **Parcels can be assembled and modified per user requirements.**

All Utilities available, including Public Water/Sewer

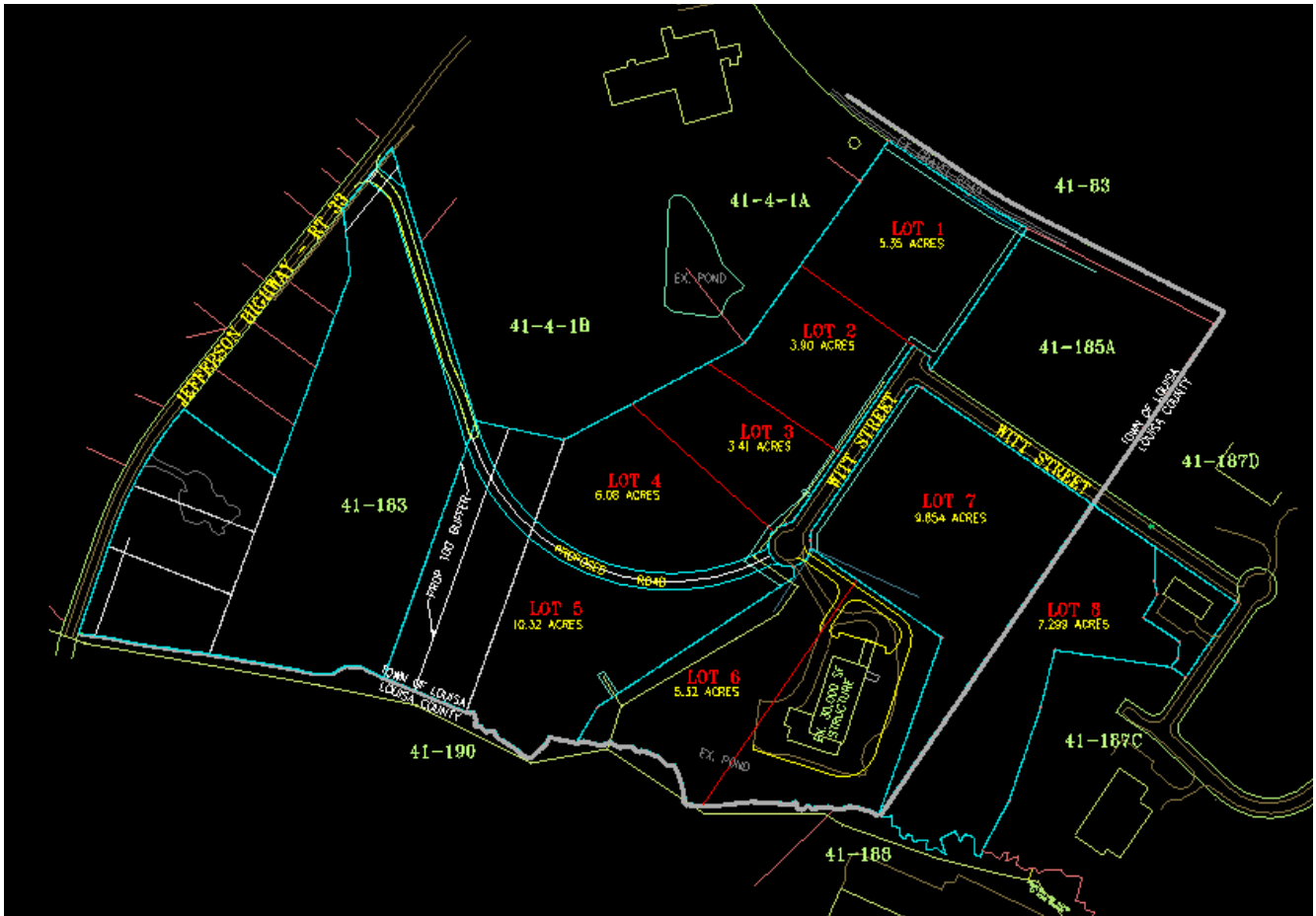
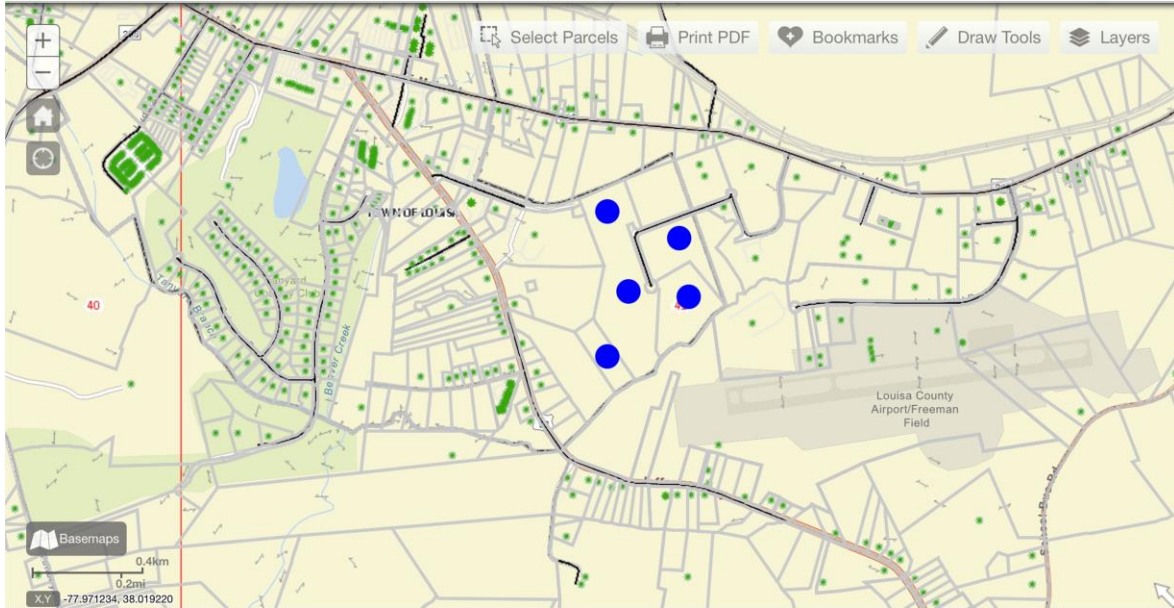
August 30, 2023: AMAZON announces \$11 Billion Dollar Investment in Louisa



PERMITTED USE WITH SPECIAL USE PERMIT

- Veterinarian
- Freight, Truck Yard, & Terminal
- Textile
- Automobile Repair
- Assemblage
- Painting
- Upholstery

TAX MAP & PARCEL PLAN VIEW



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.