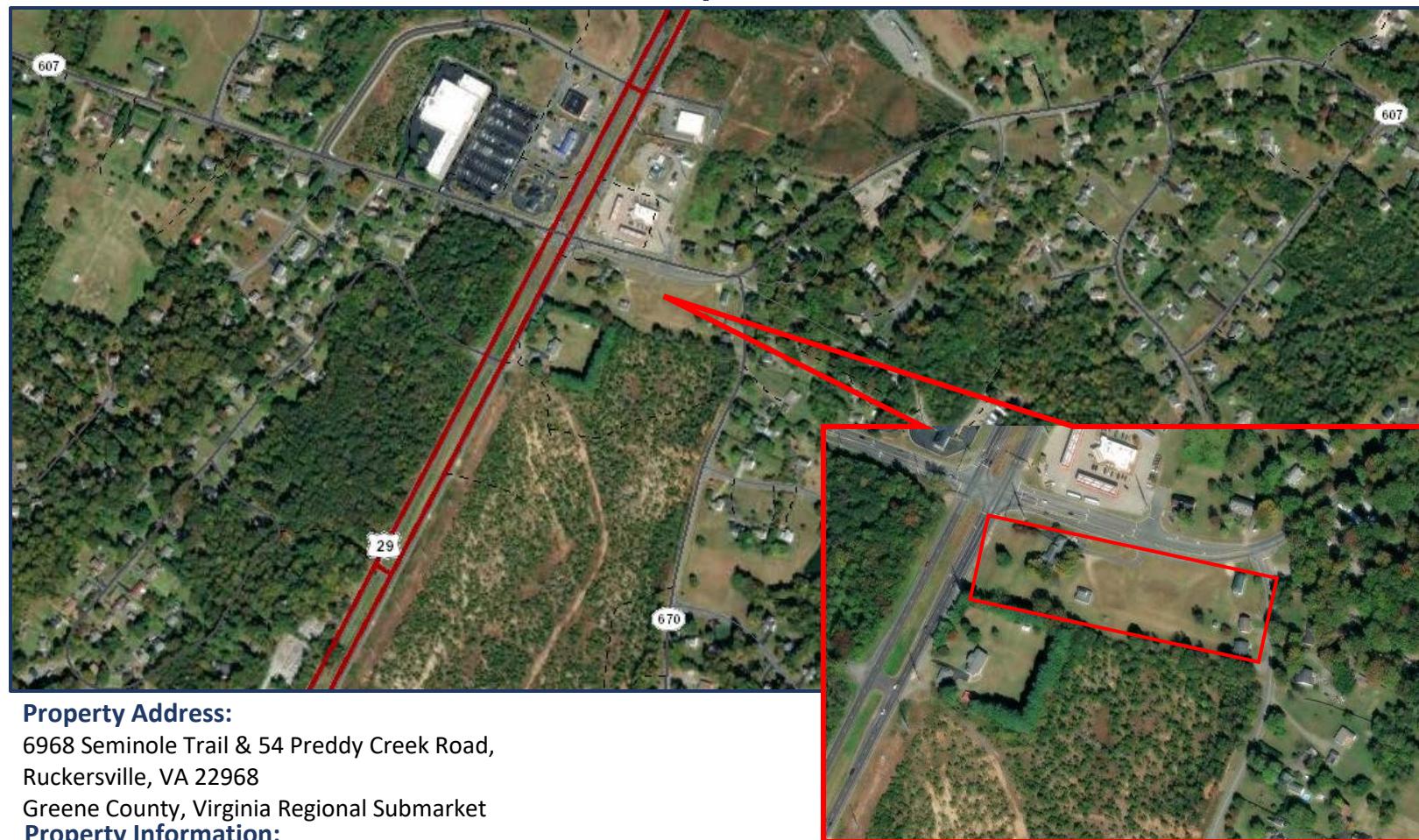


6968 Seminole Trail Ruckersville, VA 22968

Land For Sale



Property Address:

6968 Seminole Trail & 54 Preddy Creek Road,
Ruckersville, VA 22968

Greene County, Virginia Regional Submarket

Property Information:

For Sale Price: **\$5,500,000.00**

Site Size: 5.04 Acres (219,542 Square Feet)

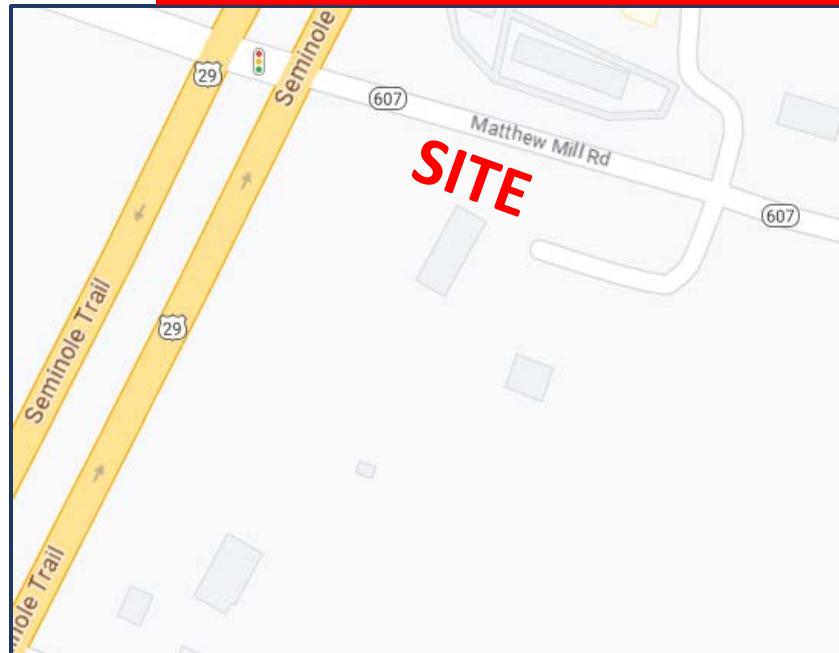
Parcel ID: 66 A 46 & 66 A 45

- Suburban Area
- Opportunity To Add Value and Ready for Development
- Excellent Accessibility and Positioned at a Signalized Intersection at U.S. Route 29 (Seminole Trail) and State Route 607 (Matthew Mill Road)

Zoning: The Property is Currently Zoned as Residential.
Sale of Property will likely be subject to rezoning

Demographics Highlights:

- Population: 20,347 (& growing)
- Median Household Income: \$73,844
- Adjacent Counties: Rockingham County, Page County, Madison County, Orange County, and Albemarle County.



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R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

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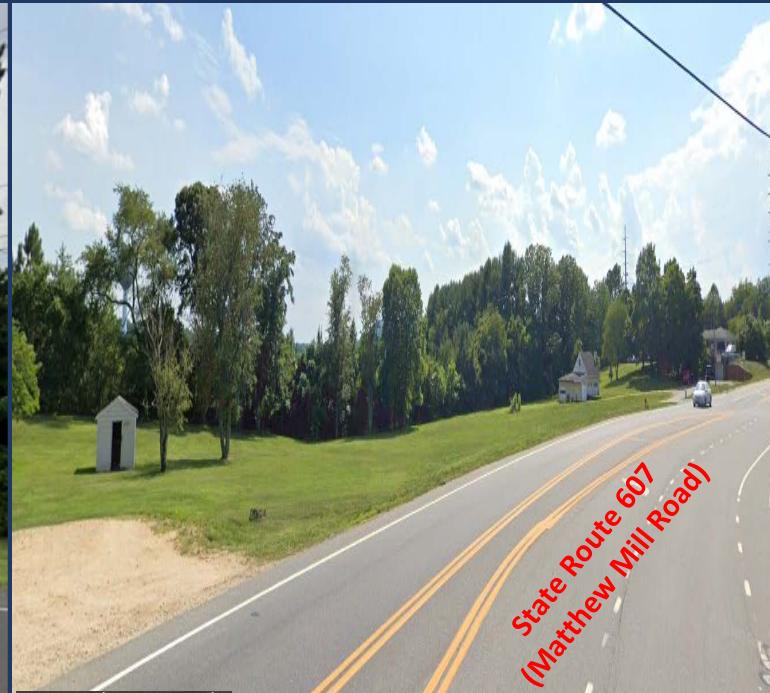
6968 Seminole Trail Ruckersville, VA 22968

Land For Sale

Subject Property:



Street View:



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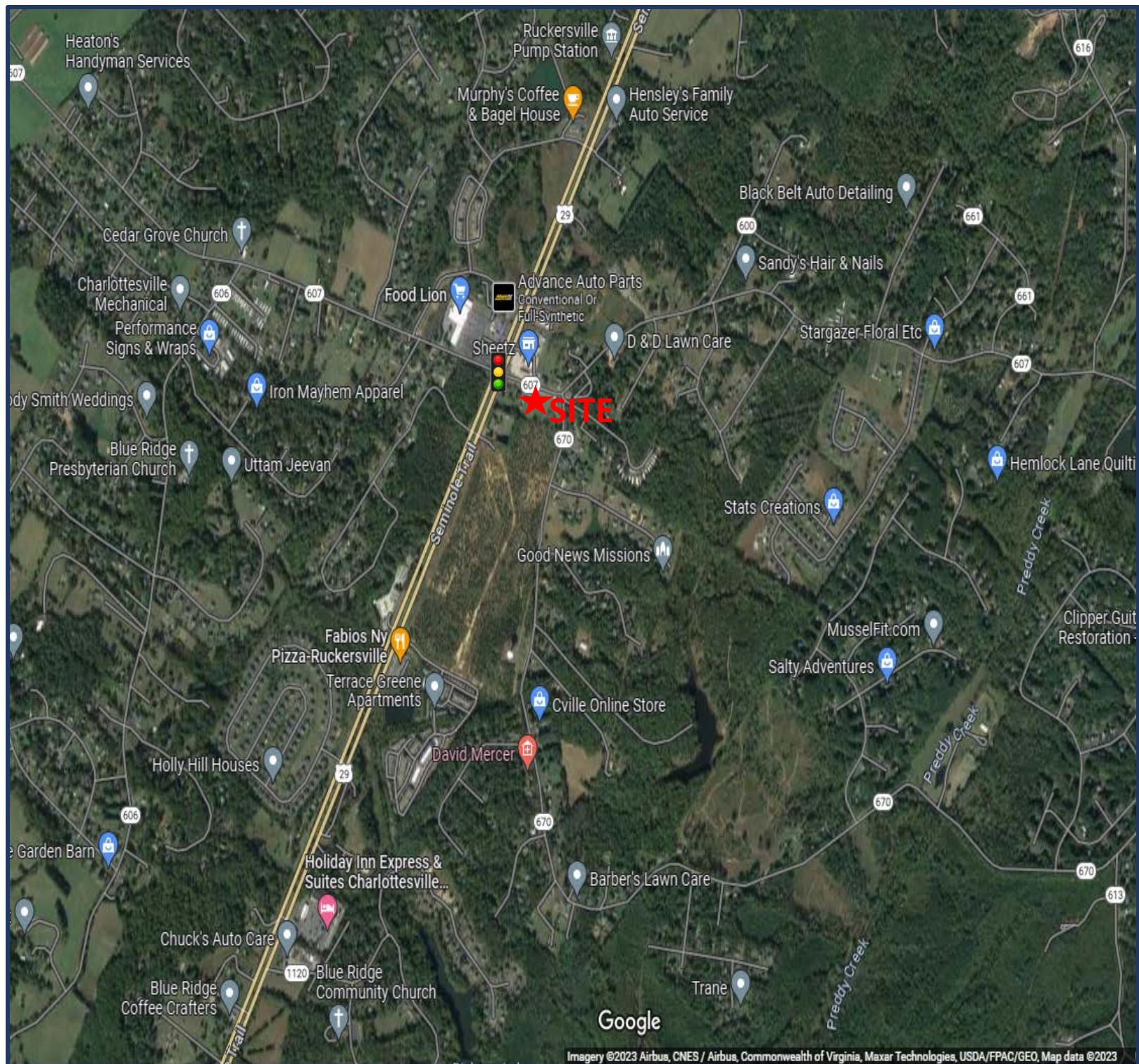
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Aerial View:



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Land For Sale

Demographics:

Greene County, VA

County in: [Virginia, United States](#)

20,374

Population

155.9 square miles

130.6 people per square mile

Age

39.8

Median age

a little higher than the figure in Virginia: 38.5

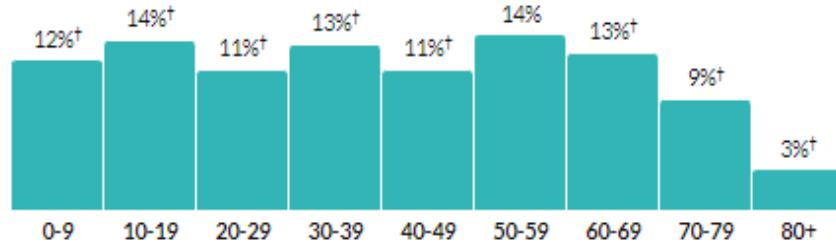
a little higher than the figure in United States: 38.4

Race & Ethnicity

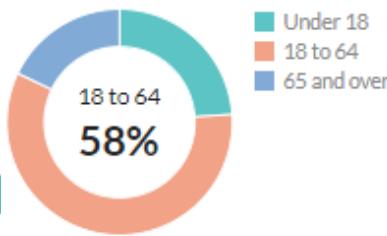


* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Population by age range



Population By Age



Economics:

Household income

Column	Greene County		Virginia		United States	
Under \$50K	27.3% [†]	±4.6%	2,058	±351.6	31.1%	±0.2%
\$50K - \$100K	37.2% [†]	±4.8%	2,803	±374.4	28.6%	±0.2%
\$100K - \$200K	29.1% [†]	±4.3%	2,194	±332.4	27.3%	±0.2%
Over \$200K	6.4% [†]	±1.8%	478	±140	13.1%	±0.2%
					1,008,975	±8,145
					36.8%	±0.1%
					45,607,423	±59,187.3
					29.6%	±0%
					36,740,920	±59,168.1
					24.1%	±0.1%
					29,932,958	±76,775.1
					9.5%	±0.1%
					11,729,691	±59,924

Income

\$35,942

Per capita income

about 80 percent of the amount in Virginia: \$43,267

a little less than the amount in United States: \$37,638

\$73,844

Median household income

about 90 percent of the amount in Virginia: \$80,615

about 10 percent higher than the amount in United States: \$69,021

Transportation to work

32.4 minutes

Mean travel time to work

about 20 percent higher than the figure in Virginia: 28.2

about 20 percent higher than the figure in United States: 26.8

Poverty

10.1%

Persons below poverty line

about the same as the rate in Virginia: 9.9%

about 80 percent of the rate in United States: 12.6%

*Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Lorton, VA <<http://censusreporter.org/profiles/16000US5147064-green-county-va/>>

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Housing:

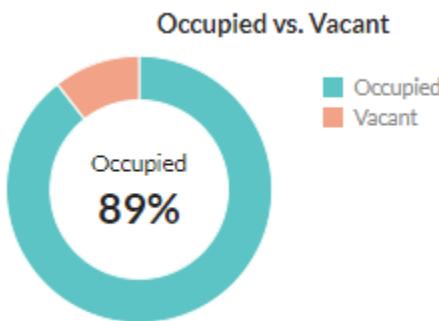
Units & Occupancy

8,420 ±38

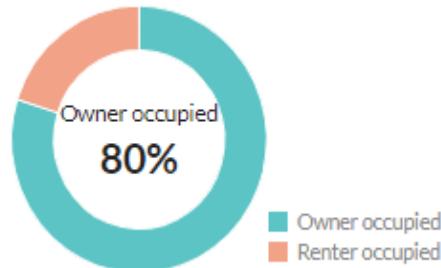
Number of housing units

Virginia: 3,596,100 ±557

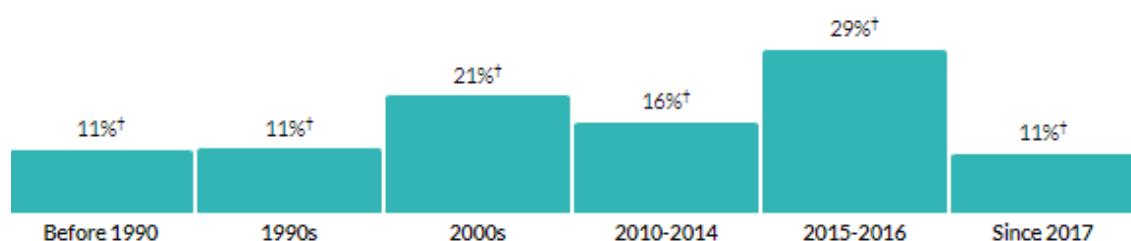
United States: 139,647,020 ±3,504



Ownership of occupied units



Year moved in, by percentage of population



Social:

Educational attainment

88.4%

High school grad or higher

a little less than the rate in Virginia: 90.8%

about the same as the rate in United States: 88.9%

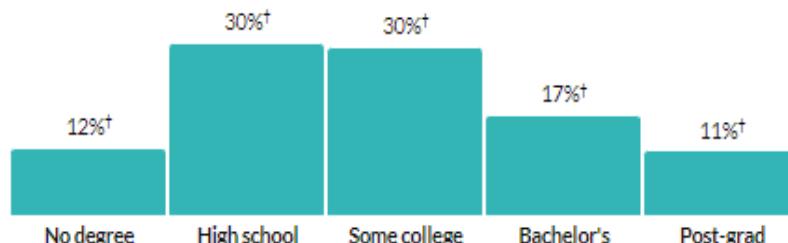
28.6%

Bachelor's degree or higher

about two-thirds of the rate in Virginia: 40.3%

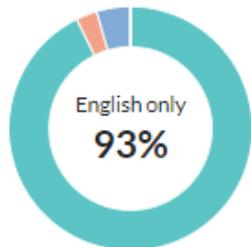
about 80 percent of the rate in United States: 33.7%

Population by highest level of education



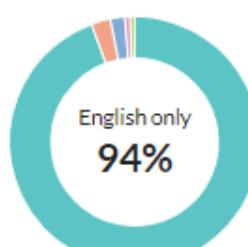
* Universe: Population 25 years and over

Language at home, children 5-17



English only
Spanish
Indo-European
Asian/Islander
Other

Language at home, adults 18+



English only
Spanish
Indo-European
Asian/Islander
Other

*Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Lorton, VA <<http://censusreporter.org/profiles/16000US5147064-green-county-va/>>

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Value

\$257,200

Median value of owner-occupied housing units

about 90 percent of the amount in Virginia: \$295,500

a little higher than the amount in United States: \$244,900

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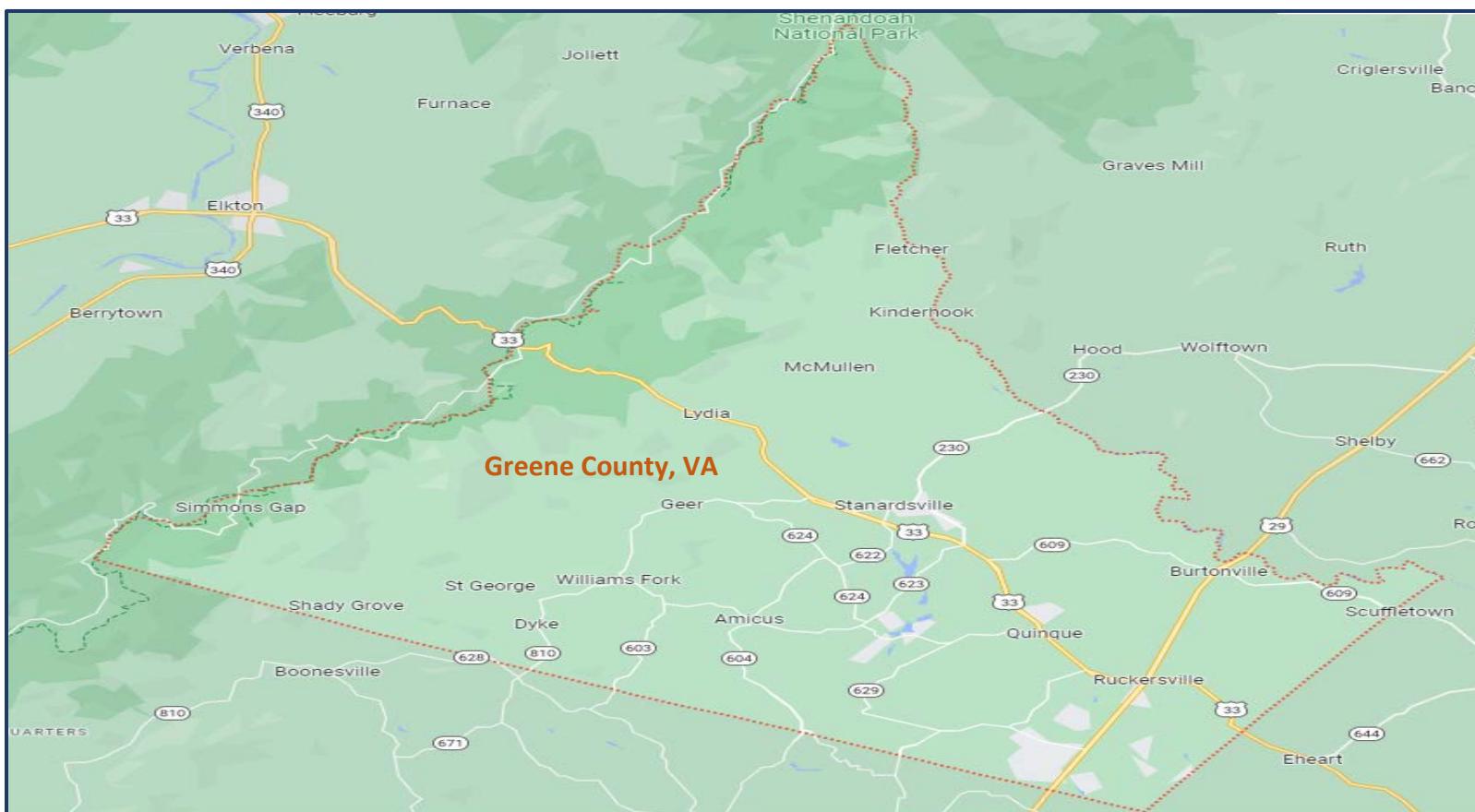
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Land For Sale

A little bit about the property and Greene County, VA...

- Positioned at a Signalized Intersection with Excellent Accessibility at U.S. Route 29 (Seminole Trail with 28,000 AADT/Annual Average Daily Traffic) and State Route 607 (Matthew Mill Road)
- Located 7.3 Miles (13 Minutes) from Charlottesville-Albemarle Airport
- Property is located across the street from Sheetz Gas Stations and a Shopping Plaza
- Greene County is located in Eastern United States, the county is a part of Charlottesville, VA Metropolitan Statistical Area
- US 29 (Seminole Trail), US 33, and SR 230 are three major highways located in Greene County
- Stanardsville (Population of 349), Ruckersville (Population of 1,484), and Twin Lakes (Population of 1,602) are three towns located in Greene County
- Greene County is 100 miles southwest of Washington, DC 20 minutes North of downtown Charlottesville, and 78 miles Northwest of Richmond, Virginia's Capital City. Interstate 64 and Interstate 81 is also close by.
- Greene County is a steadily growing gateway between Northen Virginia and Charlottesville, VA
- One of the few gateways to Shenandoah National Park and the Blue Ridge Mountains
- Greene County is bordered by Page County (Population of 23,807), Madison County (Population of 13,942), Orange County (Population of 37,188), Albemarle County (Population of 113,535), and Rockingham County (Population of 84,394)
- Grand Caverns, Green County Historical Society, Stone Mountain Vineyards, South River Falls are a few top sights in Greene County



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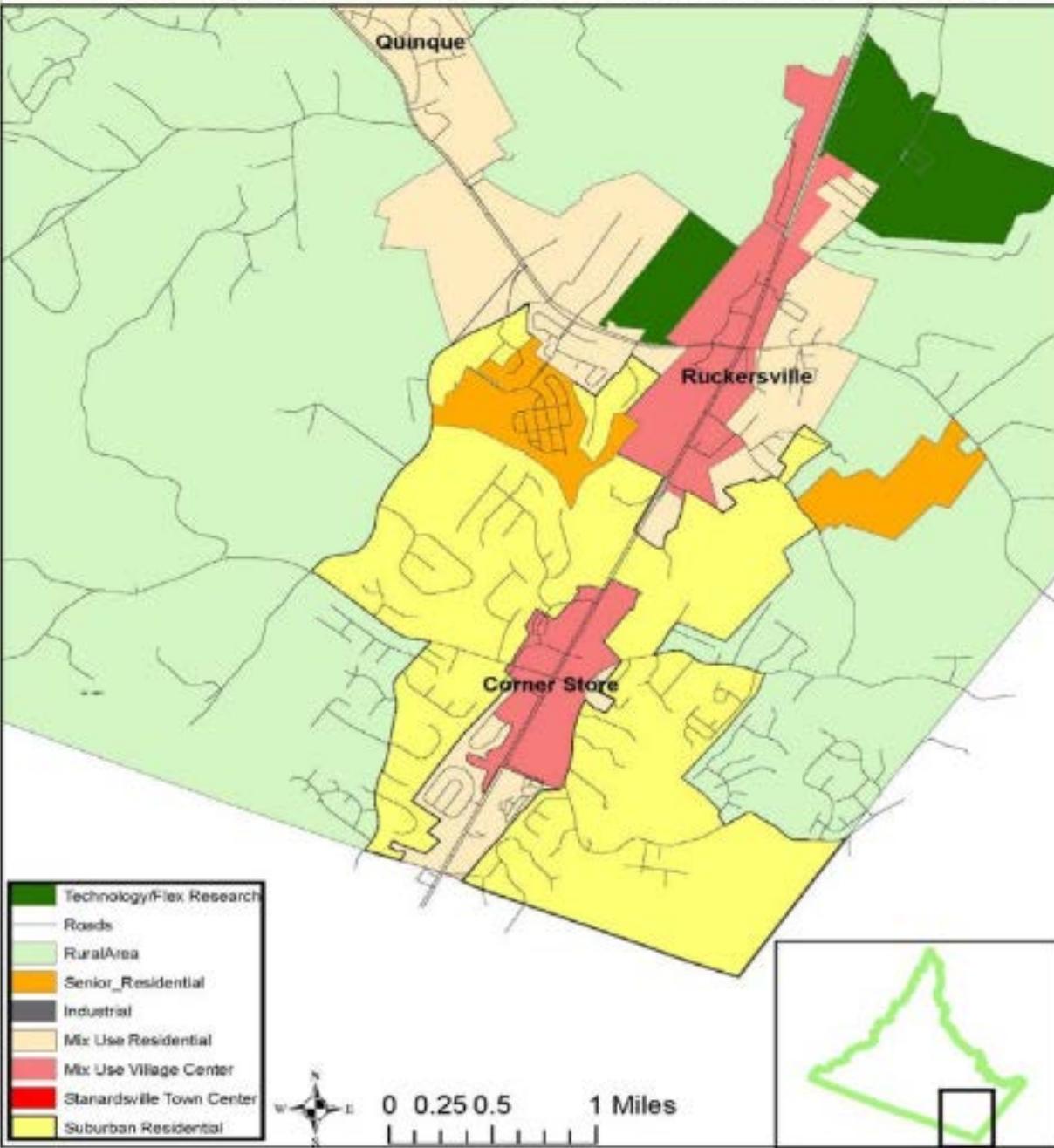
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Future Land Use-Growth Area: Route 29 Corridor



FLU Map Amendment

- Included Technology/Flex Research and Development Place Type
- Included 550 additional acres for new place type on the future land use (FLU) map

Source: https://substackcdn.com/image/fetch/f_auto,q_auto:good,fl_progressive:steep/https%3A%2F%2Fsubstack-post-media.s3.amazonaws.com%2Fpublic%2Fimages%2F6d726c87-5b4c-4f2a-a07a-818f5cf5f8_1568x888.jpeg

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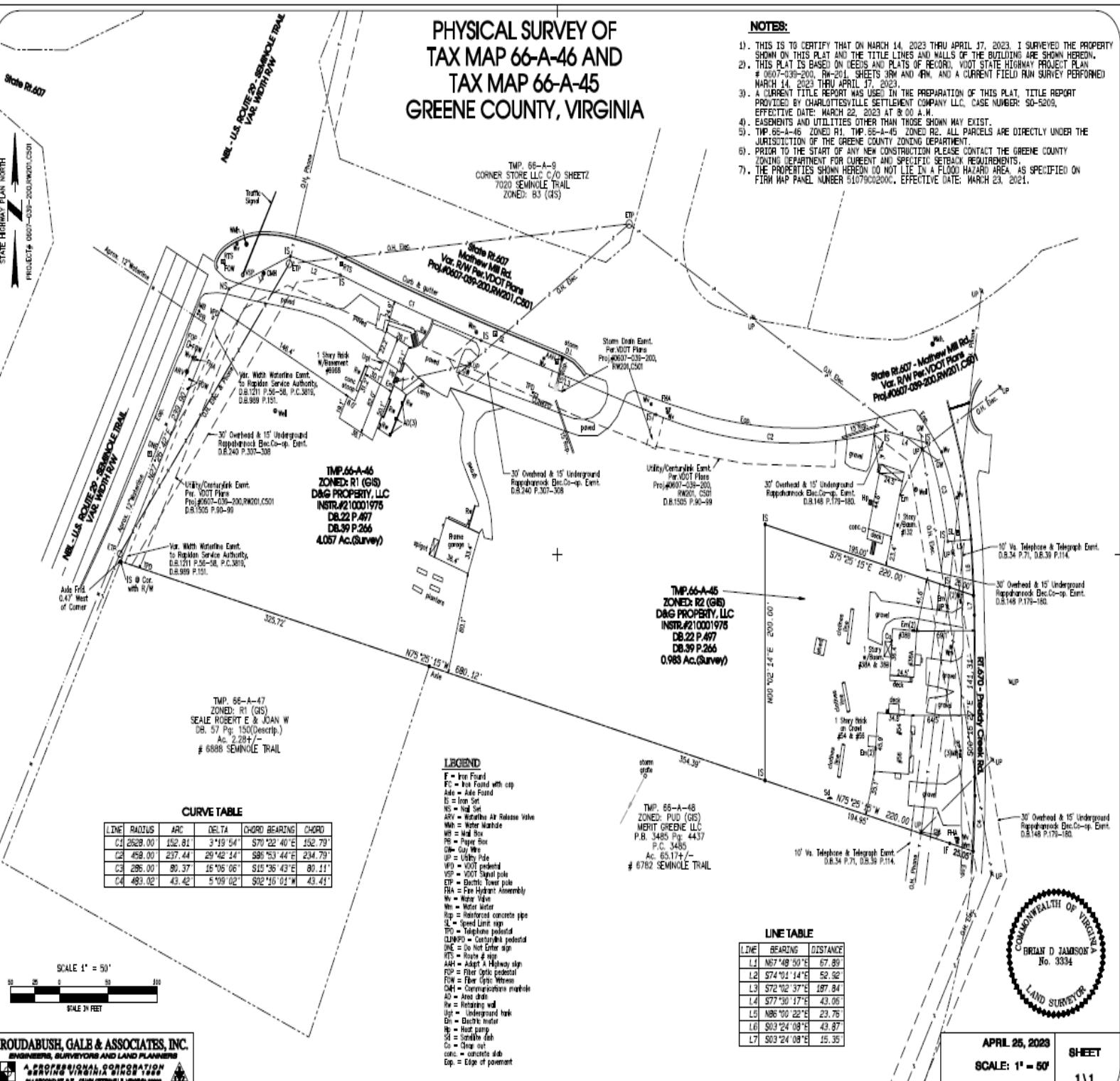
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R. L. Travers & Associates, Inc.

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