

**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)

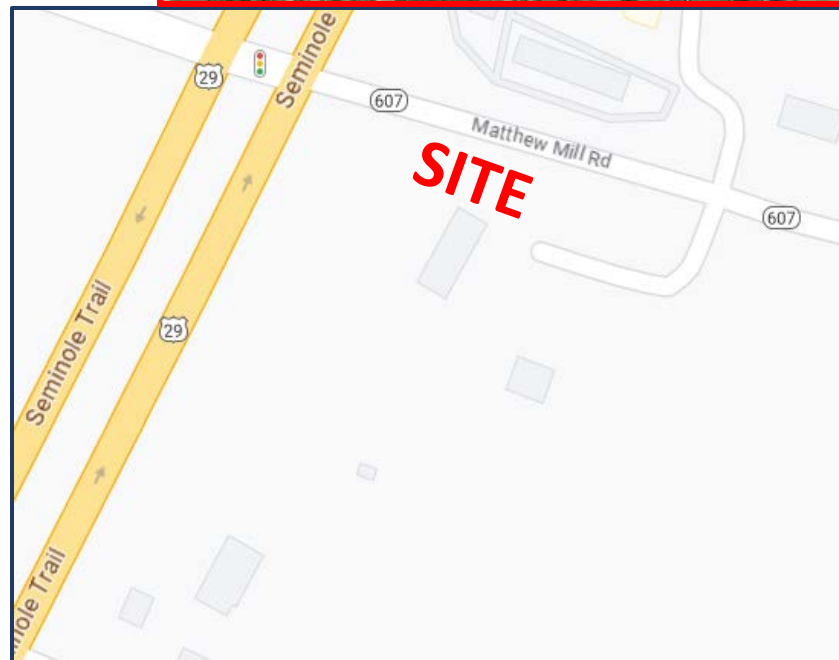
**Parcel ID:** 66 A 46 & 66 A 45

- 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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Subject Property:



Street View:



Route 29  
(Seminole Trail)



State Route 607  
(Matthew Mill Road)

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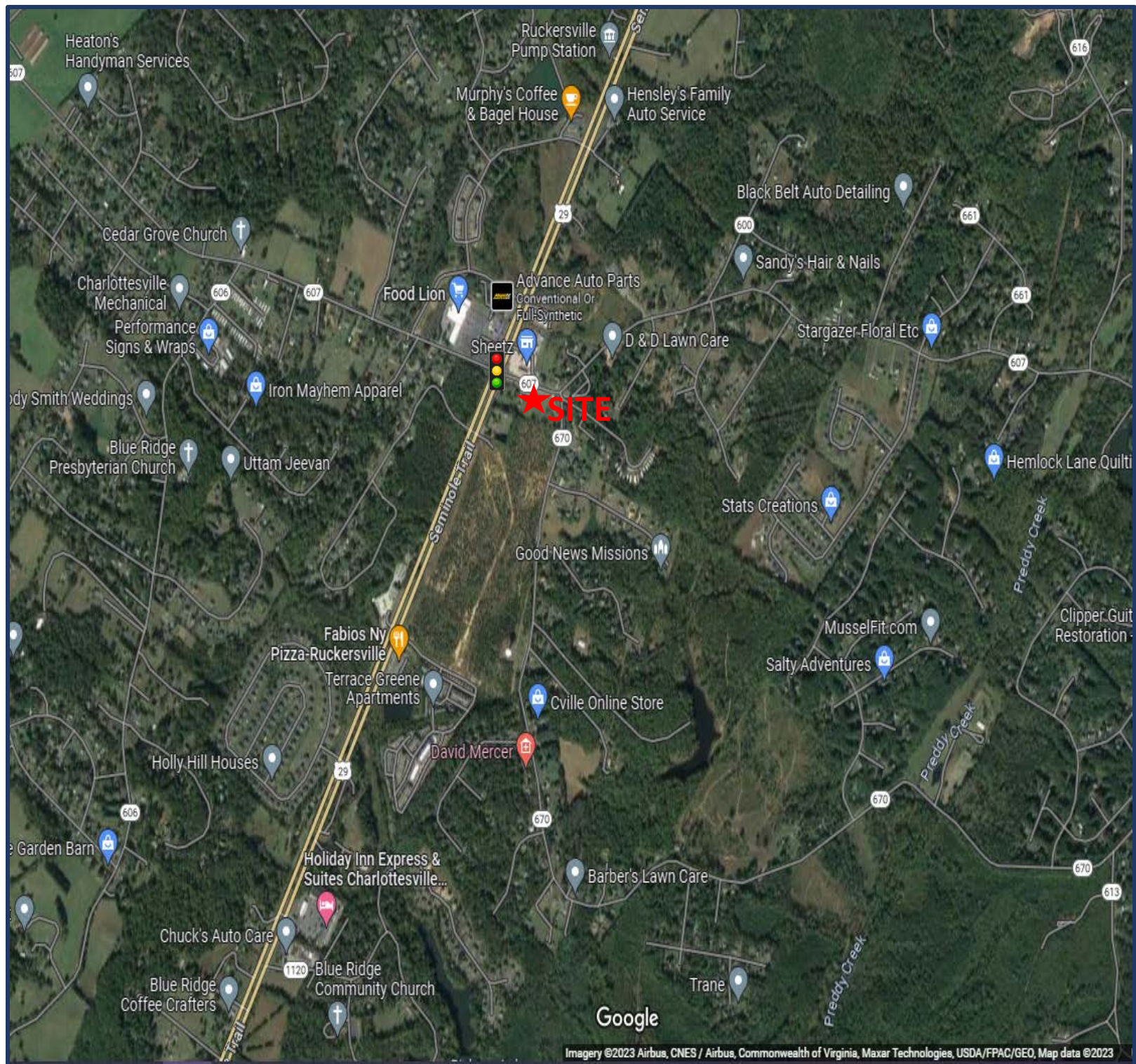
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**Aerial View:**



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## Demographics:

### Greene County, VA

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

20,374

Population

155.9 square miles

130.6 people per square mile

Age

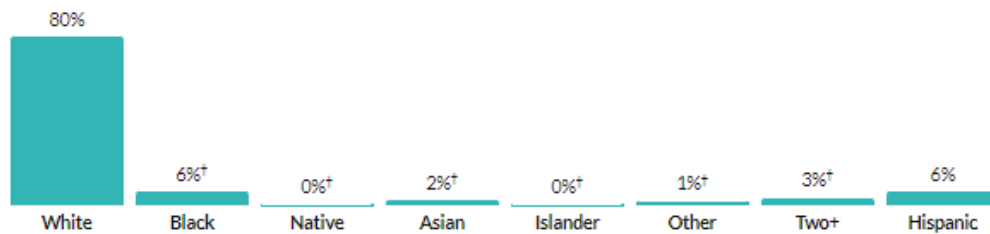
39.8

Median age

a little higher than the figure in  
Virginia: 38.5

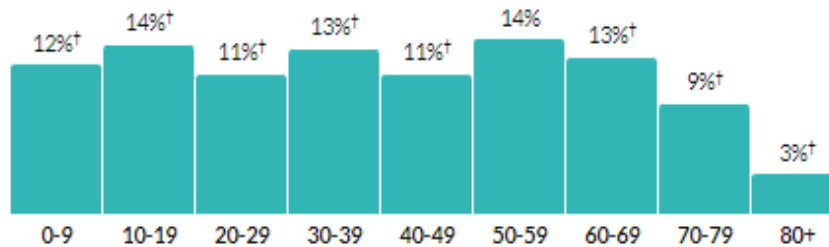
a little higher than the figure in  
United States: 38.4

Race & Ethnicity

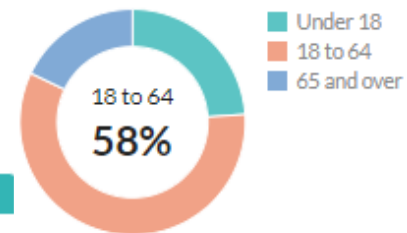


\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Population by age range



Population By Age



## Economics:

Household income

Column	Greene County				Virginia				United States			
Under \$50K	27.3% <sup>†</sup>	±4.6%	2,058	±351.6	31.1%	±0.2%	1,008,975	±8,145	36.8%	±0.1%	45,607,423	±59,187.3
\$50K - \$100K	37.2% <sup>†</sup>	±4.8%	2,803	±374.4	28.6%	±0.2%	928,082	±7,663.1	29.6%	±0%	36,740,920	±59,168.1
\$100K - \$200K	29.1% <sup>†</sup>	±4.3%	2,194	±332.4	27.3%	±0.2%	887,373	±6,214.6	24.1%	±0.1%	29,932,958	±76,775.1
Over \$200K	6.4% <sup>†</sup>	±1.8%	478	±140	13.1%	±0.2%	424,098	±5,112	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

Transportation to work

\$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

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-greene-county-va/>>



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## Land For Sale

### Housing:

#### Units & Occupancy

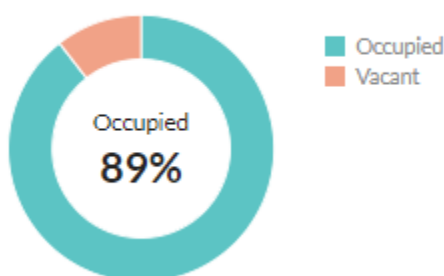
**8,420** ±38

Number of housing units

Virginia: 3,596,100 ±557

United States: 139,647,020 ±3,504

#### Occupied vs. Vacant



#### Value

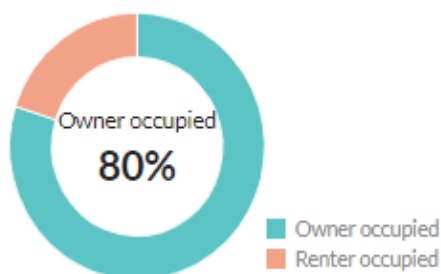
**\$257,200**

Median value of owner-occupied housing units

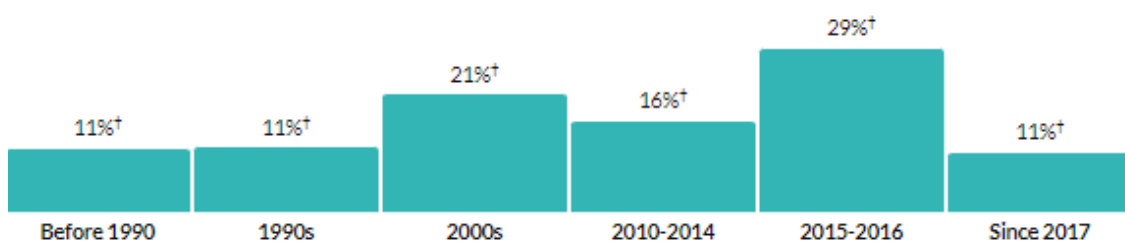
about 90 percent of the amount in Virginia:  
\$295,500

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

#### 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%

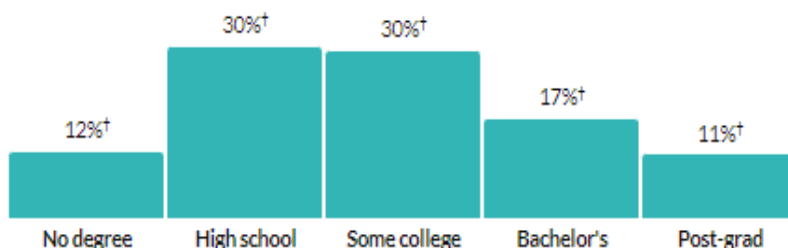
**28.6%**

Bachelor's degree or higher

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

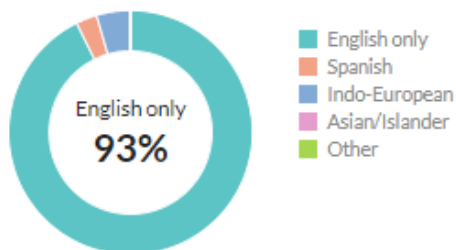
about 80 percent of the rate in United States: 33.7%

#### Population by highest level of education

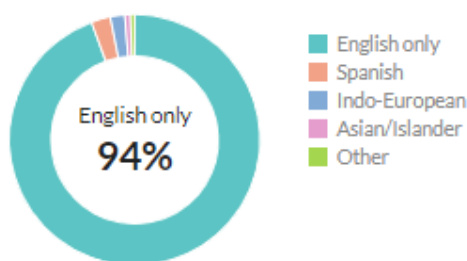


\* Universe: Population 25 years and over

#### Language at home, children 5-17



#### Language at home, adults 18+



\*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-greene-county-va/>>

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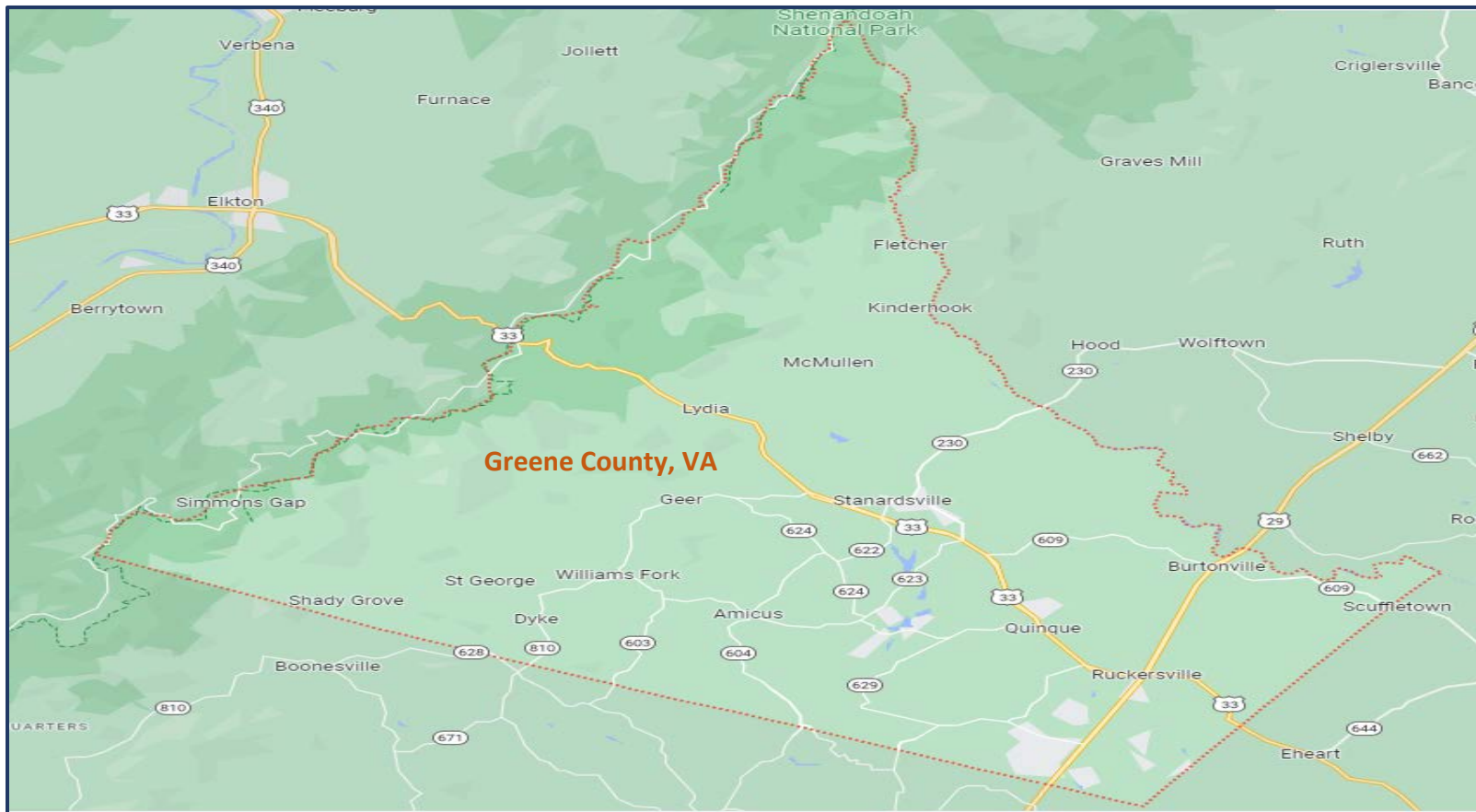
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### A little bit about the property and Greene County, VA...

- 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 Northern 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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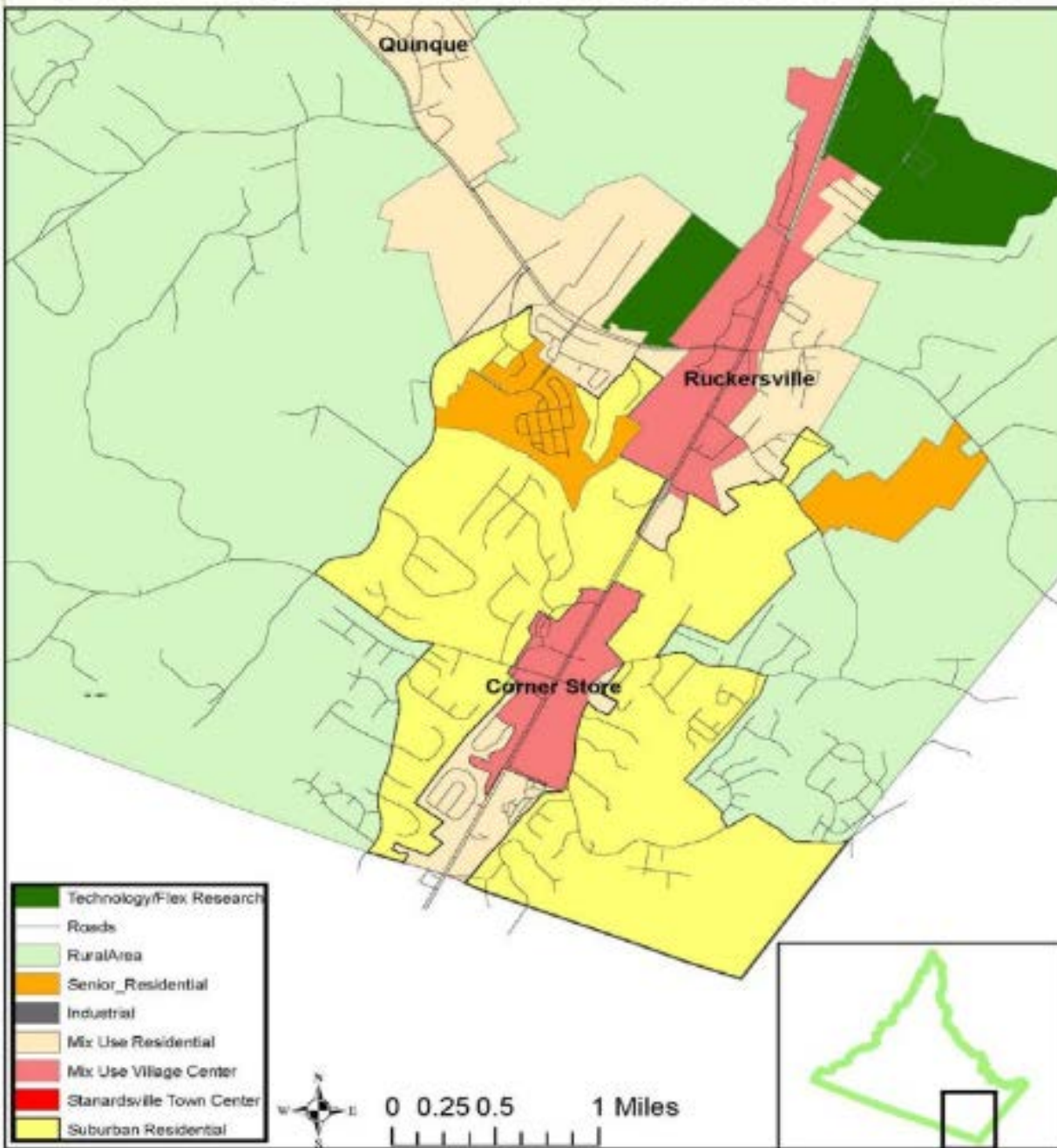
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### Future Land Use-Growth Area: Route 29 Corridor



#### 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-818f5cf9c5f8\\_1568x888.jpeg](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-818f5cf9c5f8_1568x888.jpeg)

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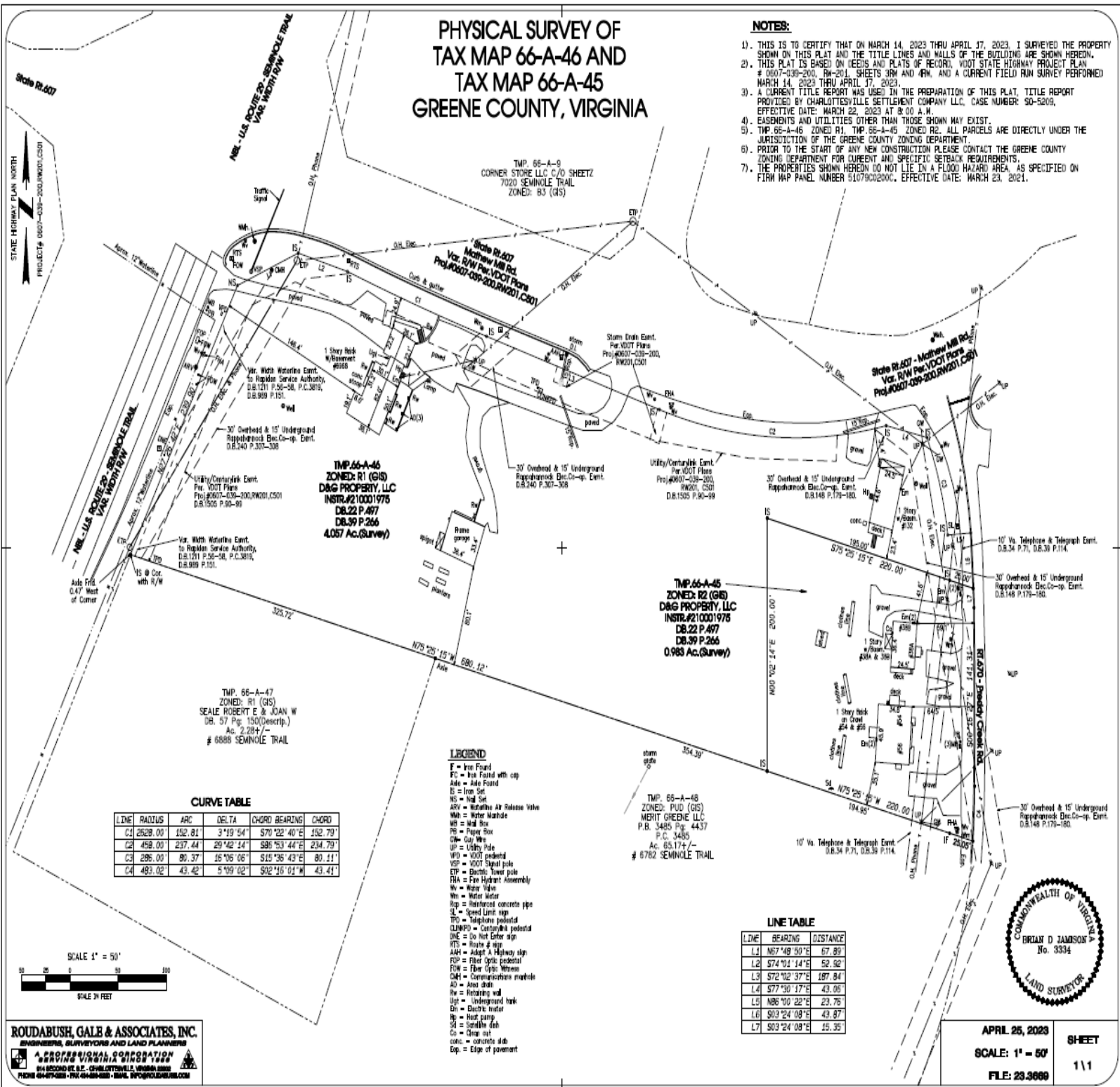
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