

CROSSINGS NORTH LAND

Hopewell, Virginia 23860

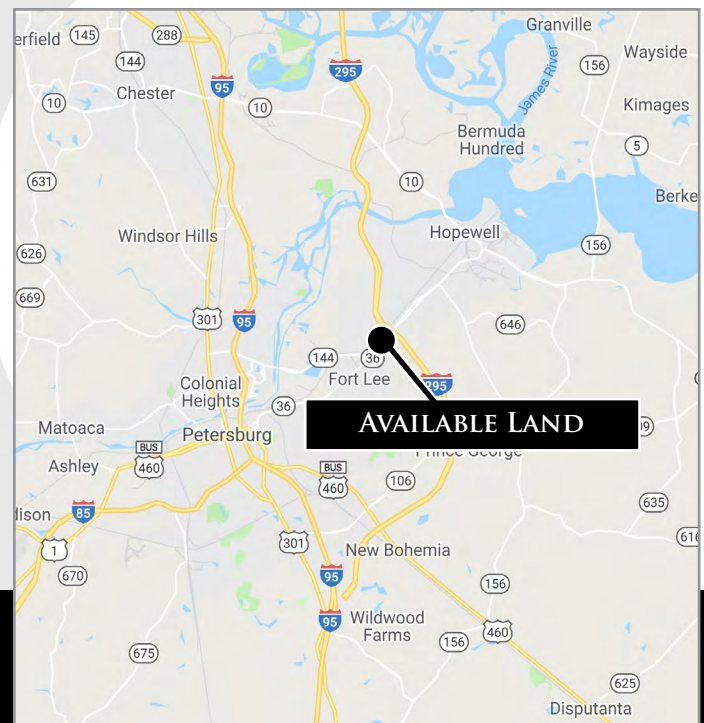
FOR SALE



+/-11 ACRES AVAILABLE IN HOPEWELL, VIRGINIA

PROPERTY HIGHLIGHTS:

- ▶ Located along Route 36 (Oaklawn Blvd.) just off I-295 (Exit 9B) adjacent to Fort Lee
- ▶ Convenient to Southpark Mall, John Randolph Medical Center, Southside Regional Medical Center, Southpoint Business Park & CrossPointe Center (Rolls-Royce).
- ▶ Located in an Opportunity and Enterprise Zone offering incentives; Zoned B-3 with all public utilities available
- ▶ Perfect for retail and office uses; Multifamily or storage possible with city approval
- ▶ Lot 9 (3.0+/- acres) - \$175,000
- ▶ Lot 18 (3.3+/- acres) - \$375,000



**DOMINION
COMMERCIAL**

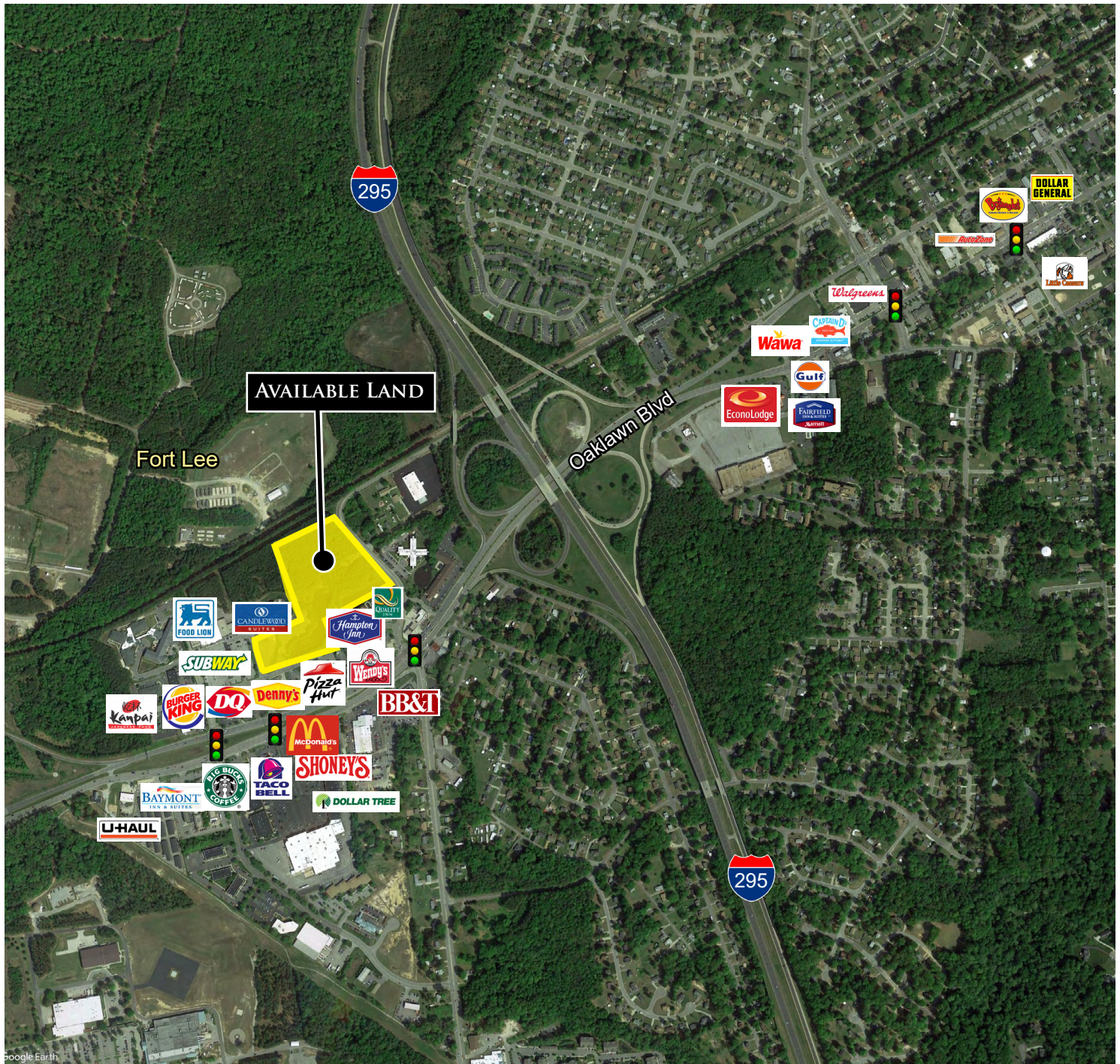
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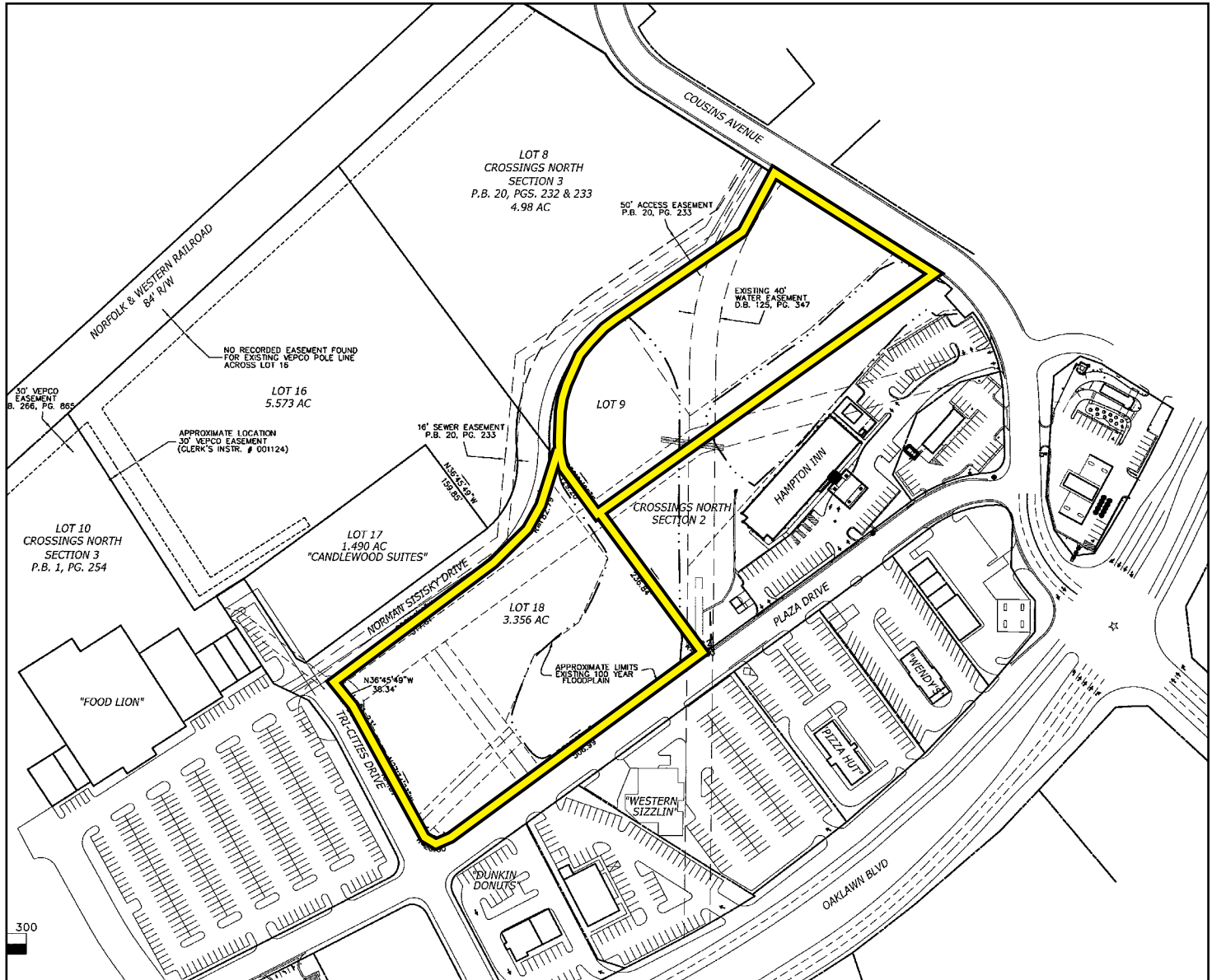
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PROPERTY SURVEY



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FOR SALE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------------------|----------|----------|----------|
| Census 2010 Summary | | | |
| Population | 4,369 | 29,507 | 71,401 |
| Households | 1,743 | 11,146 | 26,286 |
| Families | 1,156 | 7,834 | 17,636 |
| Average Household Size | 2.48 | 2.61 | 2.50 |
| Owner Occupied Housing Units | 844 | 6,131 | 15,278 |
| Renter Occupied Housing Units | 899 | 5,015 | 11,008 |
| Median Age | 34.2 | 33.6 | 36.7 |
| 2019 Summary | | | |
| Population | 5,135 | 31,918 | 74,933 |
| Households | 2,054 | 12,007 | 27,886 |
| Families | 1,362 | 8,388 | 18,566 |
| Average Household Size | 2.48 | 2.63 | 2.50 |
| Owner Occupied Housing Units | 863 | 6,260 | 15,326 |
| Renter Occupied Housing Units | 1,191 | 5,746 | 12,561 |
| Median Age | 35.9 | 34.8 | 37.8 |
| Median Household Income | \$47,325 | \$48,113 | \$49,843 |
| Average Household Income | \$56,301 | \$58,785 | \$63,574 |
| 2024 Summary | | | |
| Population | 5,485 | 32,974 | 76,622 |
| Households | 2,192 | 12,387 | 28,524 |
| Families | 1,454 | 8,636 | 18,958 |
| Average Household Size | 2.48 | 2.63 | 2.51 |
| Owner Occupied Housing Units | 934 | 6,528 | 15,906 |
| Renter Occupied Housing Units | 1,258 | 5,859 | 12,618 |
| Median Age | 36.6 | 35.5 | 38.5 |
| Median Household Income | \$51,170 | \$51,869 | \$53,788 |
| Average Household Income | \$63,312 | \$65,775 | \$71,343 |
| Trends: 2019-2024 Annual Rate | | | |
| Population | 1.33% | 0.65% | 0.45% |
| Households | 1.31% | 0.63% | 0.45% |
| Families | 1.32% | 0.58% | 0.42% |
| Owner Households | 1.59% | 0.84% | 0.75% |
| Median Household Income | 1.57% | 1.51% | 1.54% |



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