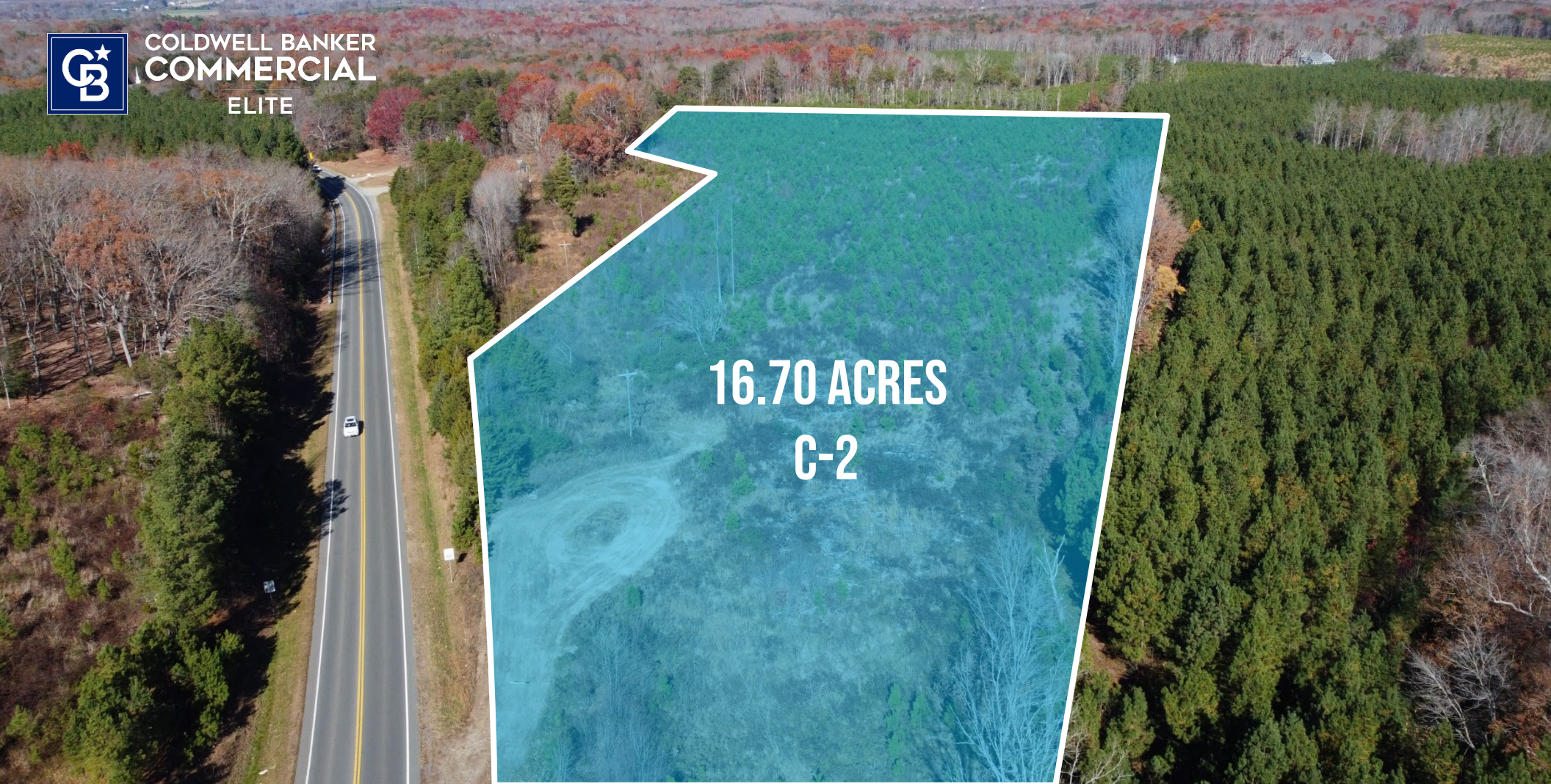




COLDWELL BANKER  
COMMERCIAL

ELITE



16.70 ACRES  
C-2



# 16.70 ACRES OF LAND FOR SALE OR GROUND LEASE

5326 Zachary Taylor Hwy | Mineral, VA 23117

OFFERING MEMORANDUM

# LISTED BY

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**ALLISON GRAVES, CCIM**

Senior Sales & Leasing Agent

540.842.4229

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**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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# PROPERTY HIGHLIGHTS

- **Strategic Location** – The property's placement within the Lake Anna Growth Zone ensures exposure to a high-traffic area and positions it for commercial success. Louisa is currently growing at a rate of 2.55% annually and its population has increased by 7.79% since the most recent census in 2020.
- **Favorable Zoning** – C2 Zoning with approved plans for boat and RV storage provide a clear and streamlined path to development.
- **High Visibility & Road Frontage** – The property's location with over 723' of frontage on Rt. 522, approximately .3 miles from Intersection of Rt 522/208, ensures excellent visibility and exposure, maximizing the potential for attracting customers and clientele.

PRICE:

**\$1,875,000**

GROUND LEASE RATE:

**CONTACT FOR DETAILS**

ACREAGE:

**16.70 AC**

ZONING:

**C-2**

PARCEL:

**16-59**



# PROPERTY DESCRIPTION

This expansive 16.7-acre property presents an outstanding opportunity for commercial development. It is zoned as C2 Commercial with County, DEQ, and VDOT approved engineer plans for boat and RV storage, making it shovel-ready for immediate construction. Additionally, Seller has obtained quotes for the required site work. Located just .3 miles north of the intersection of Rt. 208 and Rt. 522 in Wares Crossroads, with an approved roundabout under construction, this property boasts excellent road frontage and visibility, making it an ideal location for capitalizing on the development potential at Lake Anna.

The property's location within the Lake Anna Growth Zone, combined with its favorable zoning, presents a unique opportunity for investors or developers seeking to capitalize on the area's commercial growth while catering to the growing demands of the Lake Anna community. With over 723' of frontage on Rt 522 where the speed limit changes from 45 to 55MPH, it is an ideal location for capitalizing on the development potential at Lake Anna.

Located in Louisa, Orange, and Spotsylvania counties, Lake Anna is one of the largest freshwater inland lakes in Virginia, spanning over 13,000 acres with 225 miles of shoreline. Its proximity to Washington, D.C. (72 miles), Charlottesville, and Fredericksburg, as well as its accessibility from anywhere in Virginia, makes it an easily reachable destination.

For nearly 40 years, Lake Anna has been a popular vacation and second home destination for residents of Virginia, Maryland, and North Carolina. Additionally, the number of full-time residents in the Lake Anna region continues to rise, solidifying it as a permanent home for many individuals and families. Louisa is currently growing at a rate of 2.55% annually and its population has increased by 7.79% since the most recent census in 2020.

The natural beauty and recreational opportunities offered by Lake Anna, such as boating, fishing, swimming, and hiking, contribute to its appeal as a thriving community. Businesses catering to storage, outdoor recreation, water sports, and tourism can flourish in this vibrant environment.

Lake Anna's location, accessibility, and the growing demand for modern conveniences make it an attractive destination for businesses and investors. The supportive business environment, coupled with the area's natural beauty and quality of life, create a favorable climate for business growth and economic development.

Lake Anna is a growing community with a significant increase in business activity in recent years. The rise in population growth and demand has led to the arrival of more modern conveniences and amenities on a daily basis.

By becoming a part of the Lake Anna business scene, businesses can tap into a growing market, benefit from the region's natural attractions, and contribute to the ongoing development of this flourishing community.



# SITE MAP

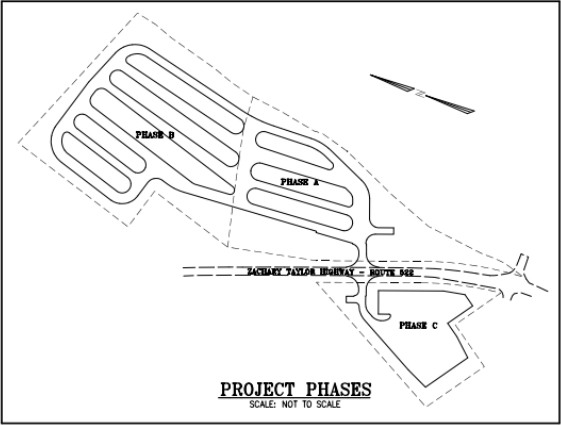
### PROJECT PHASES

DEVELOPMENT OF PHASES DEPENDENT ON GROWTH OF BUSINESS.

**PHASE A:** E&S, GRADING, STORMWATER MANAGEMENT, SECURITY FENCE, LIGHT POLE, ENTRANCE SIGNS, PARKING SIGNS, BILLBOARD SIGN, AND GRAVEL. THE FENCE BETWEEN PHASE A AND PHASE B AREAS WILL BE TEMPORARY AND WILL BE REMOVED UPON COMPLETION OF PART B.

**PHASE B:** E&S, GRADING, STORMWATER MANAGEMENT, FENCE, AND GRAVEL. STORMWATER COMPLIANCE WILL BE ACHIEVED WITH UNDERGROUND STORAGE CHAMBERS, DETENTION POND AND SHEETFLOW TO VEGETATED FILTER STRIP.

**PHASE C:** E&S, GRADING, ENTRANCE, STORMWATER MANAGEMENT, AND GRAVEL. STORMWATER COMPLIANCE WILL BE ACHIEVED WITH UNDERGROUND STORAGE CHAMBERS, AND SHEETFLOW TO VEGETATED FILTER STRIP.



### LEGEND

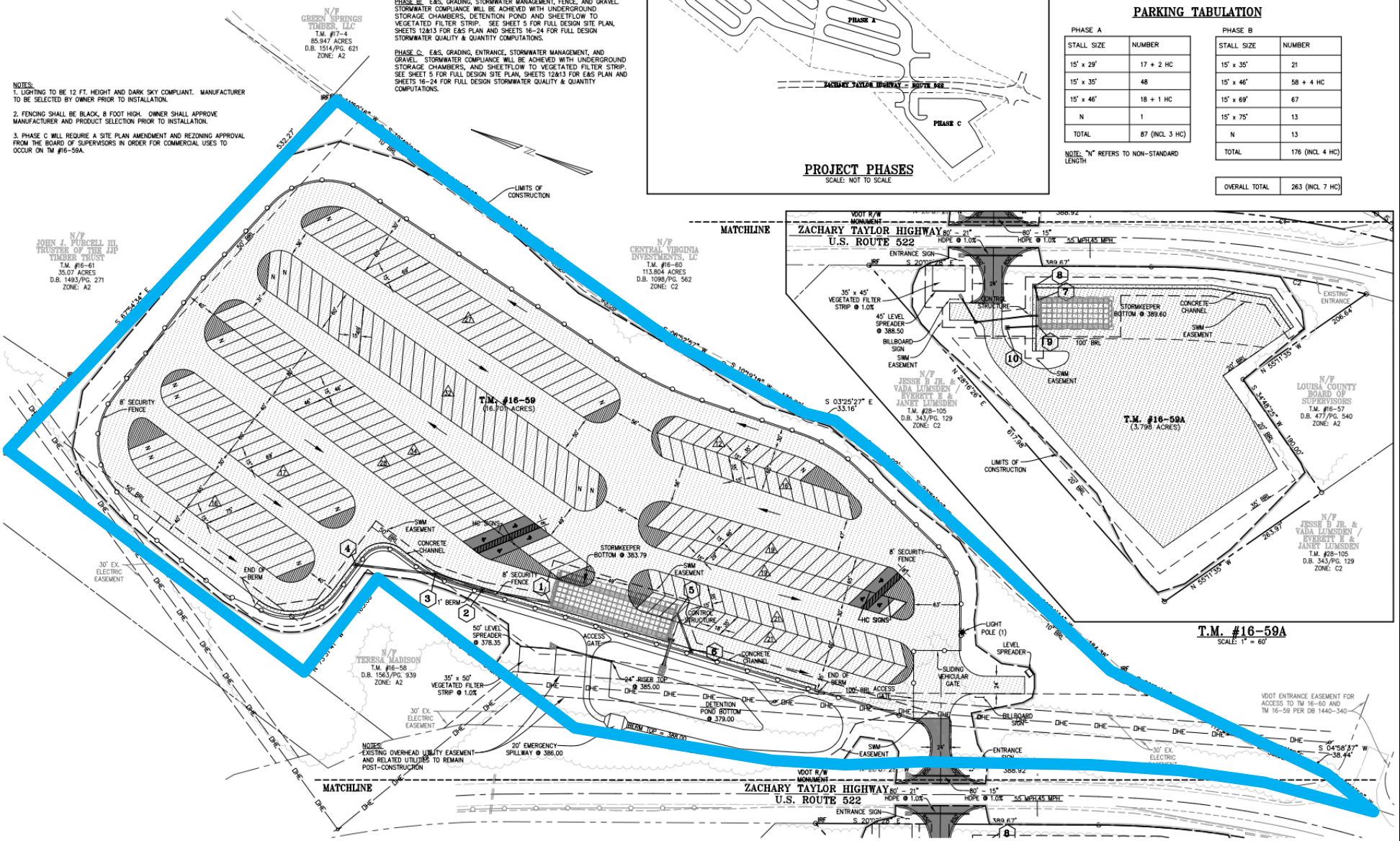
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD ELECTRIC LINE
- 8' SECURITY FENCE

### PARKING TABULATION

PHASE A		PHASE B	
STALL SIZE	NUMBER	STALL SIZE	NUMBER
15' x 29'	17 + 2 HC	15' x 35'	21
15' x 35'	48	15' x 46'	58 + 4 HC
15' x 46'	18 + 1 HC	15' x 69'	67
N	1	15' x 75'	13
<b>TOTAL</b>	<b>87 (INCL 3 HC)</b>	<b>TOTAL</b>	<b>176 (INCL 4 HC)</b>
<b>OVERALL TOTAL</b>		<b>263 (INCL 7 HC)</b>	

NOTE: "N" REFERS TO NON-STANDARD LENGTH

- NOTES:**
1. LIGHTING TO BE 12 FT. HEIGHT AND DARK SKY COMPLIANT. MANUFACTURER TO BE SELECTED BY OWNER PRIOR TO INSTALLATION.
  2. FENCING SHALL BE BLACK, 8 FOOT HIGH. OWNER SHALL APPROVE MANUFACTURER AND PRODUCT SELECTION PRIOR TO INSTALLATION.
  3. PHASE C WILL REQUIRE A SITE PLAN AMENDMENT AND REZONING APPROVAL FROM THE BOARD OF SUPERVISORS IN ORDER FOR COMMERCIAL USES TO OCCUR ON TM #16-59A.



N/F JOHN J. PORCELL III  
TRUSTEE OF THE JJP  
TIMBER TRUST  
T.M. #16-61  
35.07 ACRES  
D.B. 1483/PG. 271  
ZONE: A2

N/F GREEN SPRINGS  
TIMBER, LLC  
T.M. #7-4  
85.947 ACRES  
D.B. 1514/PG. 621  
ZONE: A2

N/F CENTRAL VIRGINIA  
INVESTMENTS, LC  
T.M. #16-60  
113.804 ACRES  
D.B. 1098/PG. 562  
ZONE: C2

N/F LOUISIANA  
COUNTY BOARD OF  
SUPERVISORS  
T.M. #16-57  
D.B. 477/PG. 540  
ZONE: A2

N/F JESSE B JR &  
VADA LUMSDEN  
EVERETT M &  
JANET LUMSDEN  
T.M. #16-105  
D.B. 343/PG. 129  
ZONE: C2

N/F TERESA MADISON  
T.M. #16-58  
D.B. 1563/PG. 939  
ZONE: A2

**T.M. #16-59**  
SCALE: 1" = 60'

**T.M. #16-59A**  
SCALE: 1" = 60'

**HINCHEY & BAINES, PLC**  
ENGINEERING AND LAND PLANNING  
135 EAST DAVIS STREET  
SUITE 201 VIRGINIA 22701  
PHONE (540) 829-2220  
FAX (540) 829-2229



**PREMIER STORAGE AND SERVICES, LLC**  
MINERAL DISTRICT - LOUISIANA COUNTY, VIRGINIA

SCALE: 1" = 60'

DATE: 7/31/2020

REVISIONS:

12-15-20	COUNTY COMMENTS
16-21-21	PER CO. COMMENTS
16-23-21	PER CO. COMMENTS
16-17-21	PER DEO COMMENTS

SHEET 5 OF 25  
FILE NO. 1448

# PROPERTY AERIAL

Zachary Taylor Hwy  
4,335 VPD

16.7 ACRES  
C-2

# AERIAL GALLERY



[VIEW PROPERTY](#)  
[DRONE TOUR](#)



# RETAIL MAP







## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	4,130	9,285	29,598
2023	3,822	8,564	27,736
2010	2,674	5,855	21,526
2023-2028 Annual Growth	1.6%	1.7%	1.3%
2010-2023 Annual Growth	3.3%	3.6%	2.2%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	1,695	3,788	11,598
2023	1,569	3,494	10,854
2010	1,098	2,384	8,339
2023-2028 Growth	1.6%	1.7%	1.4%
2010-2023 Growth	1.2%	1.4%	1.2%

INCOME	3-MILE	5-MILE	10-MILE
2023 Avg. Household Income	\$78,649	\$75,138	\$85,766



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