

ZION NOTCH

38.9± AC AVAILABLE

Zion Crossroads, VA



**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

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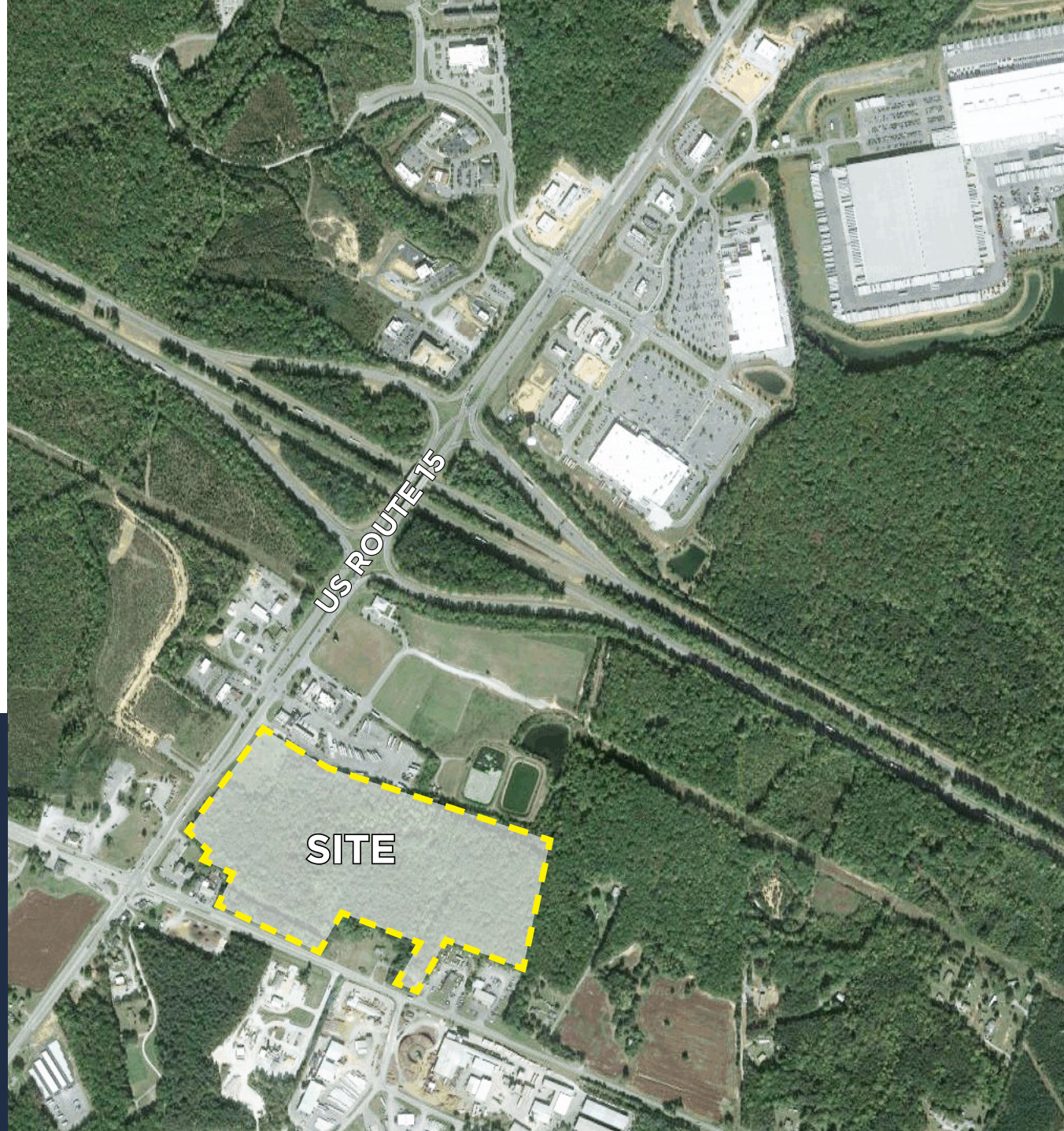
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PROPERTY HIGHLIGHTS

- › 38.9± AC available
- › C-2 Zoning
- › 13 miles east of Charlottesville, 56 miles west of Richmond with tremendous access from I-64 and Route 250
- › Frontage on Route 15 and Route 250 with water/sewer available
- › 38.9± acres available, outparcels also available
- › Potential for residential, retail, and industrial development
- › Ideal for grocery/big box users

DESIGNATED GROWTH AREA

The [Louisa County 2040 Plan](#) aims to manage growth through concentrated development activity. The county specifically aims to use Designated Growth Areas to manage development and preserve the county's rural characteristics. The subject property falls within the Zion Crossroads Designated Growth Area and calls for mixed use development.



Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

RETAIL MAP/DRIVE TIMES

