

For
Sale

West Goochland Land off River Rd W.

YOUNGSTOWN RD GOOCHLAND, VA 23063



Property Description

2 contiguous lots, up to 129.3 Acres (33.48 and 95.48 acres), cleared, zoned A1 and located 1 mile from River Rd W. (Rt 6), and with Little Lickinghole Creek along the northern boundary. This location is close to the James River, river landings, parks and is between Richmond and Charlottesville, just 10 minutes to I-64 Hadensville exit and to the Goochland Village. This is a beautiful part of Goochland County, with close proximity to primary roads, interstate access and the Goochland Village, where schools, library, restaurants and shopping are located.

Property Highlights

- 33.48 and 95.48 Acre Lots
- Agricultural Land
- Creek Frontage
- Conveniently located .3mi. from Rt 6,
- Between Richmond and Charlottesville

Offering Summary

| | |
|-------------|-------------------------------|
| Sale Price: | \$425,000 and \$1,250,000 |
| Lot Size: | 33.48 and 95.85 = 129.3 ACRES |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|-----------|
| Total Households | 7 | 16 | 60 |
| Total Population | 16 | 39 | 145 |
| Average HH Income | \$111,648 | \$111,648 | \$112,153 |



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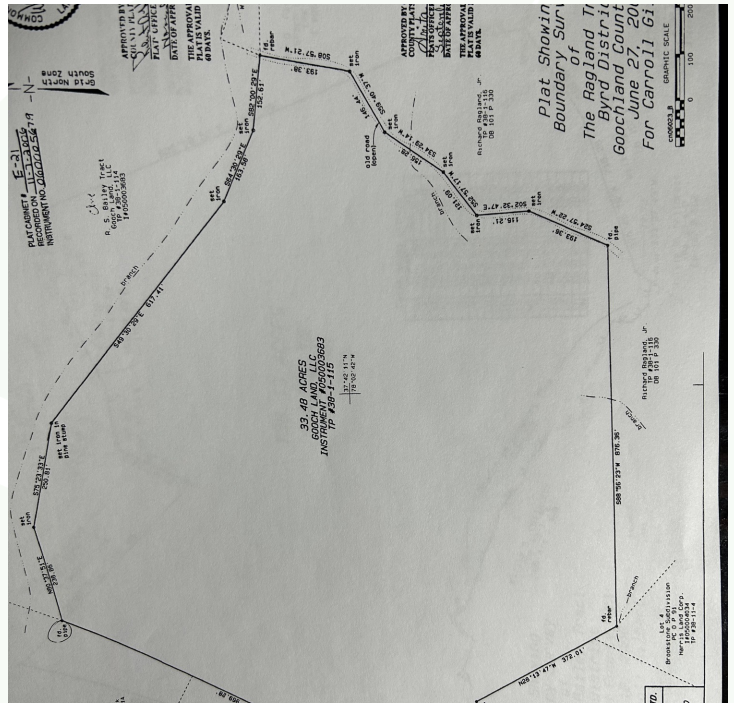
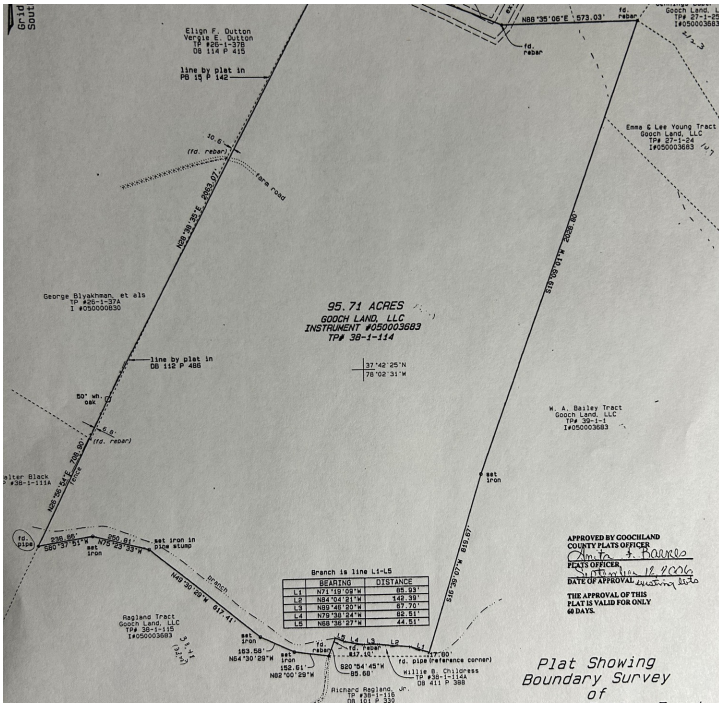
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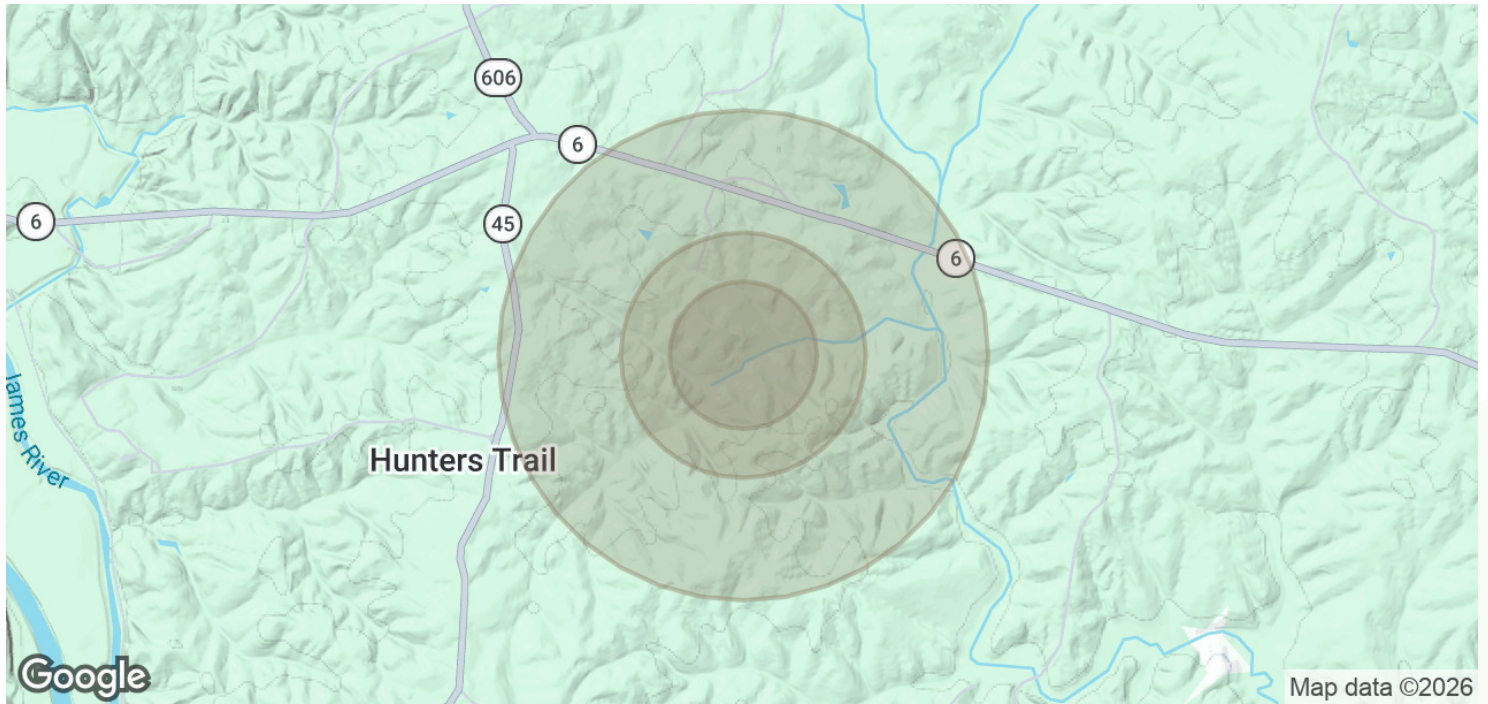
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------------|------------------|---------------|
| Total Population | 16 | 39 | 145 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 44 | 44 | 44 |
| Average Age (Female) | 46 | 46 | 46 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 7 | 16 | 60 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$111,648 | \$111,648 | \$112,153 |
| Average House Value | \$349,768 | \$349,768 | \$362,453 |

2020 American Community Survey (ACS)



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