

# FOR SALE

## Land Development Opportunity

12550 Patterson Avenue  
Richmond, VA 23238

THE COLLECTIVE  
WEST CREEK

0.79± AC

PATTERSON AVENUE - 23000± VPD



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

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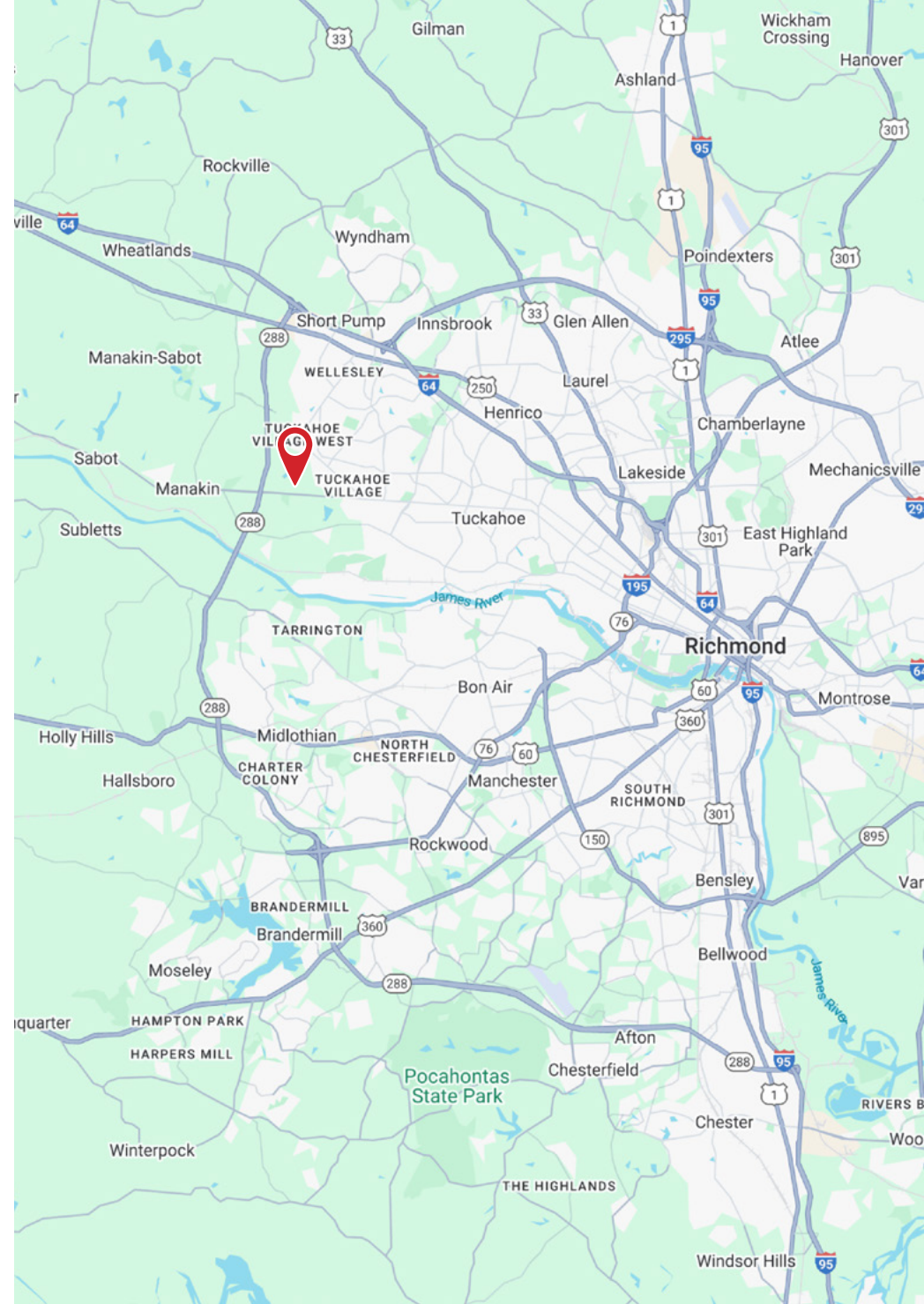
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## PROPERTY HIGHLIGHTS

- › Direct frontage on Patterson Avenue
- › Access to all major roads (I-64, I-295, and I-95)
- › Current zoning allows for development of office property
- › Water and sewer available through Goochland County



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## LOCATION

Strategically located in the West End of Richmond, VA, the West Creek Business Park has easy access to I-288, I-95, I-64, I-295, Broad Street and Patterson Avenue. Interstate 288 runs close to 5 miles through the park with four interchanges into West Creek. Two scenic roads also run through the West Creek Business Park: West Creek Parkway and Tuckahoe Creek Parkway. Both are four-lane, median-divided roads with interchange access to Interstate 288.

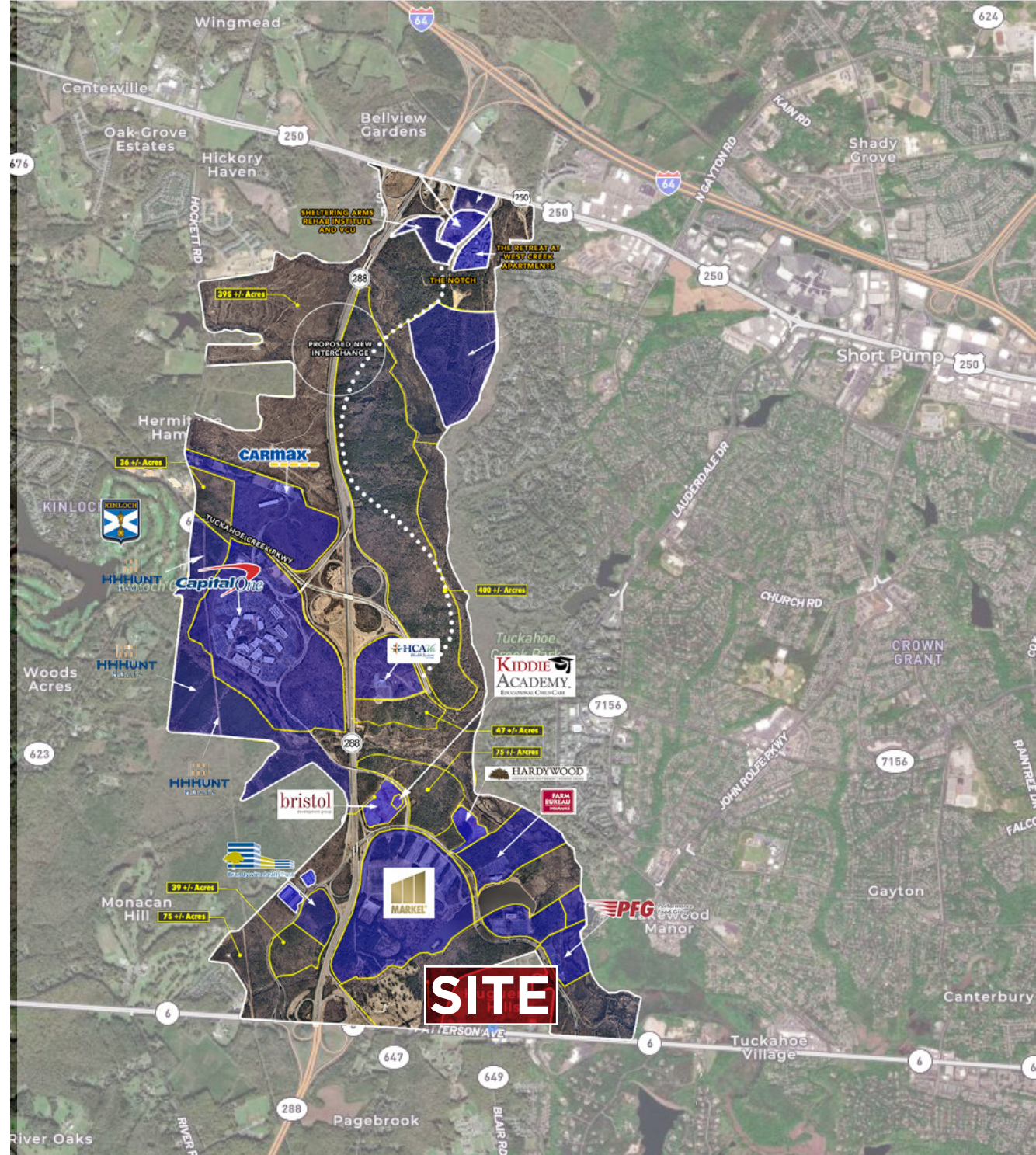
Businesses in the region: Capital One, CarMax, Virginia Farm Bureau, Hospital Corporation of America (HCA), Performance Food Group, and the Federal Reserve Bank of Richmond.



## HARDYWOOD WEST CREEK - 1.5 MILES

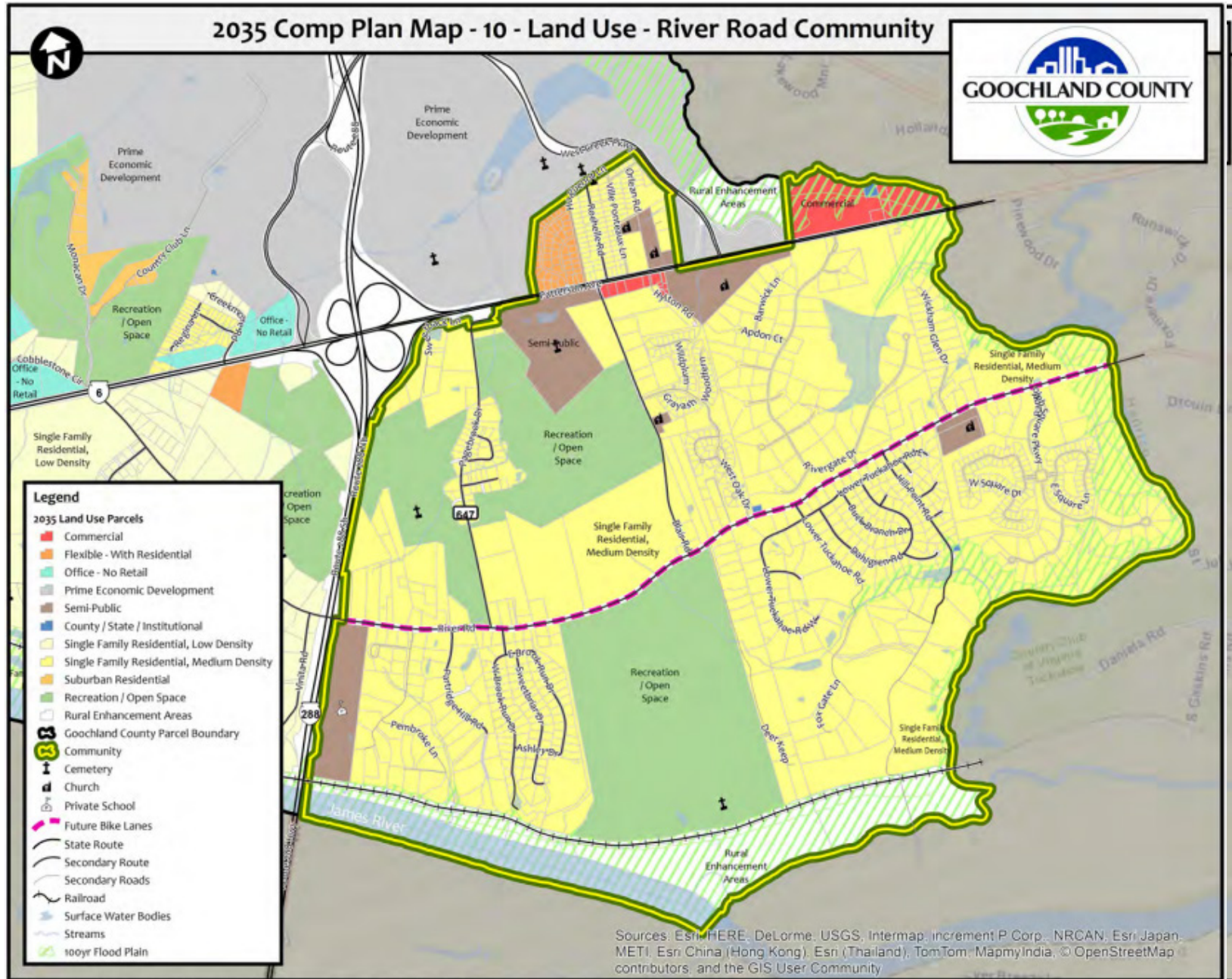
Hardywood's destination brewery includes a public taproom with a built-in stage, a mezzanine-level private event space with conference room, an outdoor patio and beer garden, gazebos and fire pits, and a large outdoor tent.

Source: [westcreekva.com](http://westcreekva.com)





# 2035 COMPREHENSIVE PLAN MAP



# PLAT

