

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 .03 miles 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
- Creek Frontage
- Conveniently located .3mi. from Rt 6,
- Between Richmond and Charlottesville

## Offering Summary

Sale Price:	\$585,900 and \$1,500,000
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



**Susan Haas, MURP** Principal Broker

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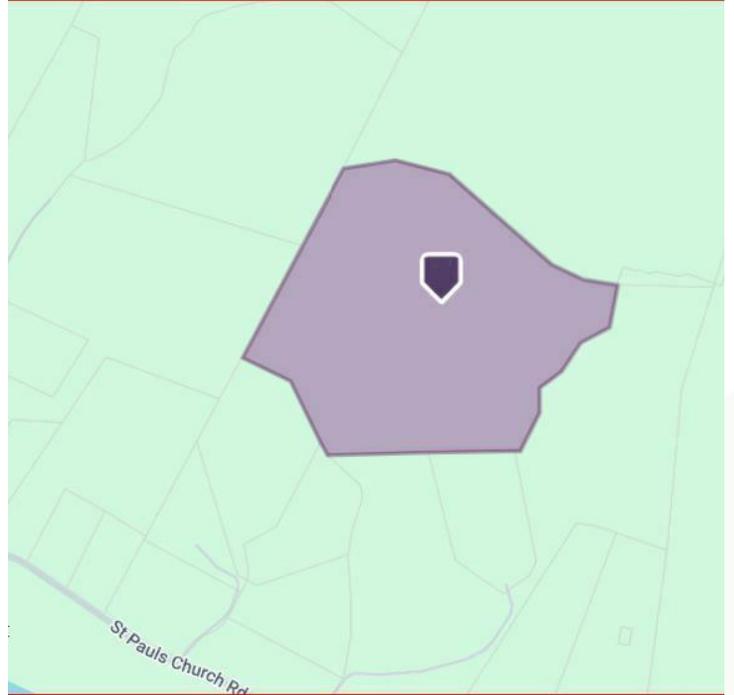
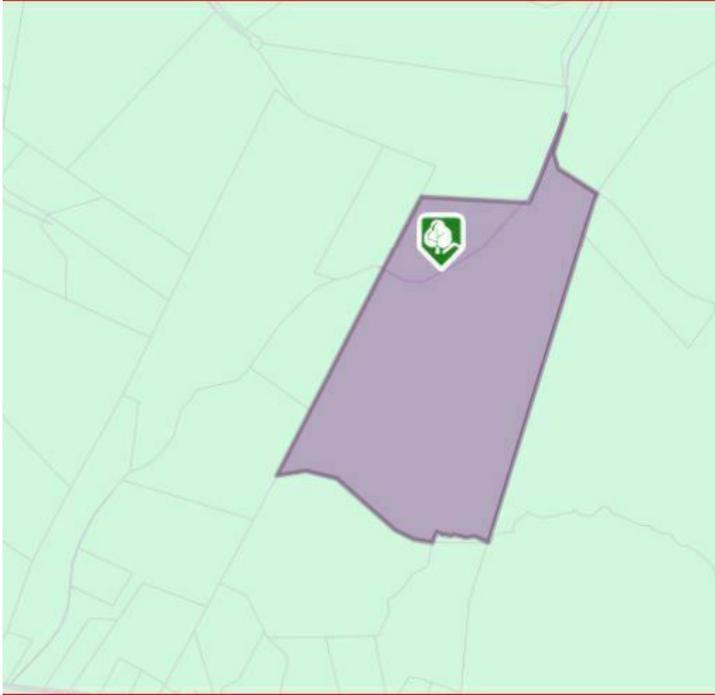
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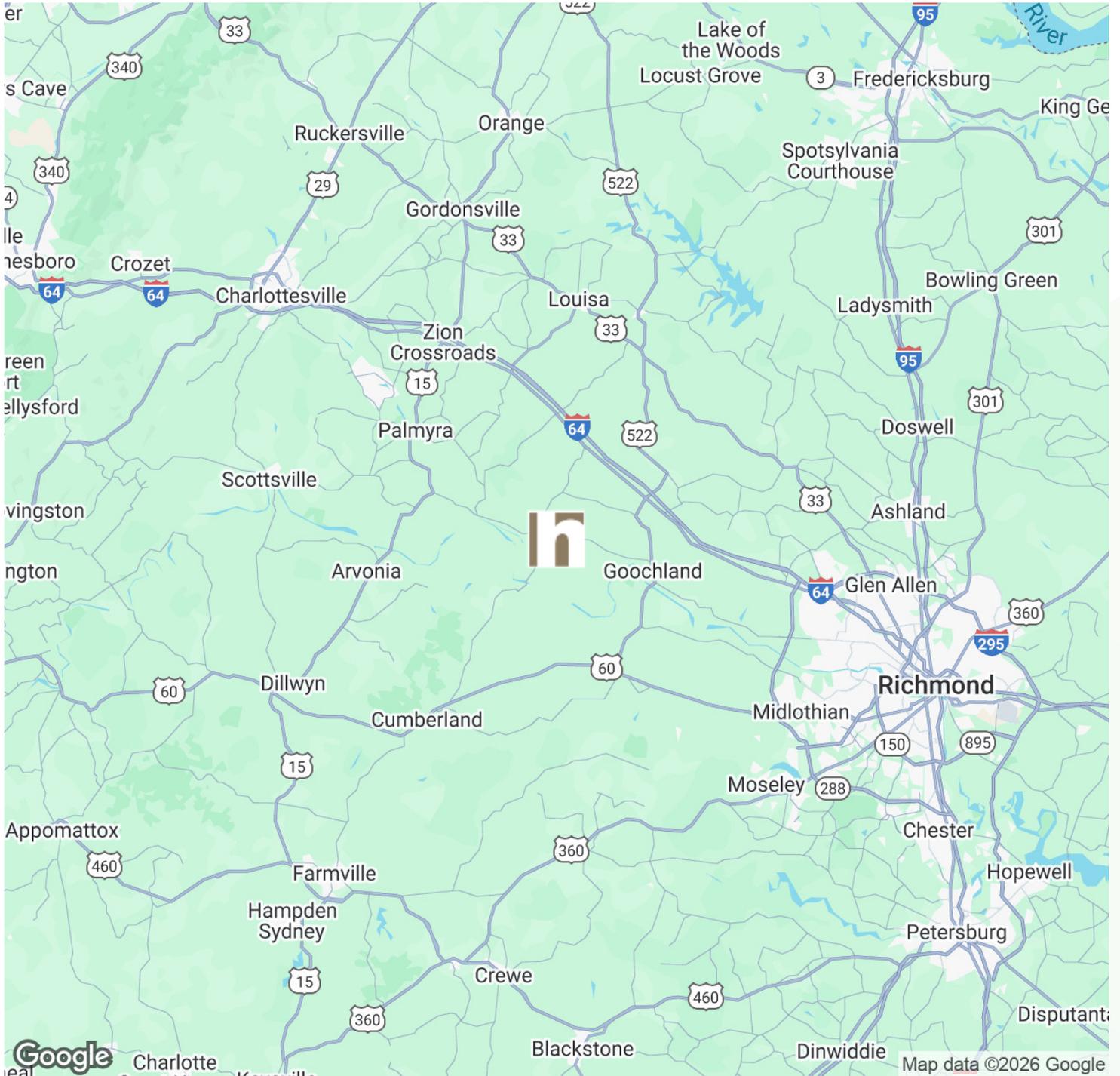
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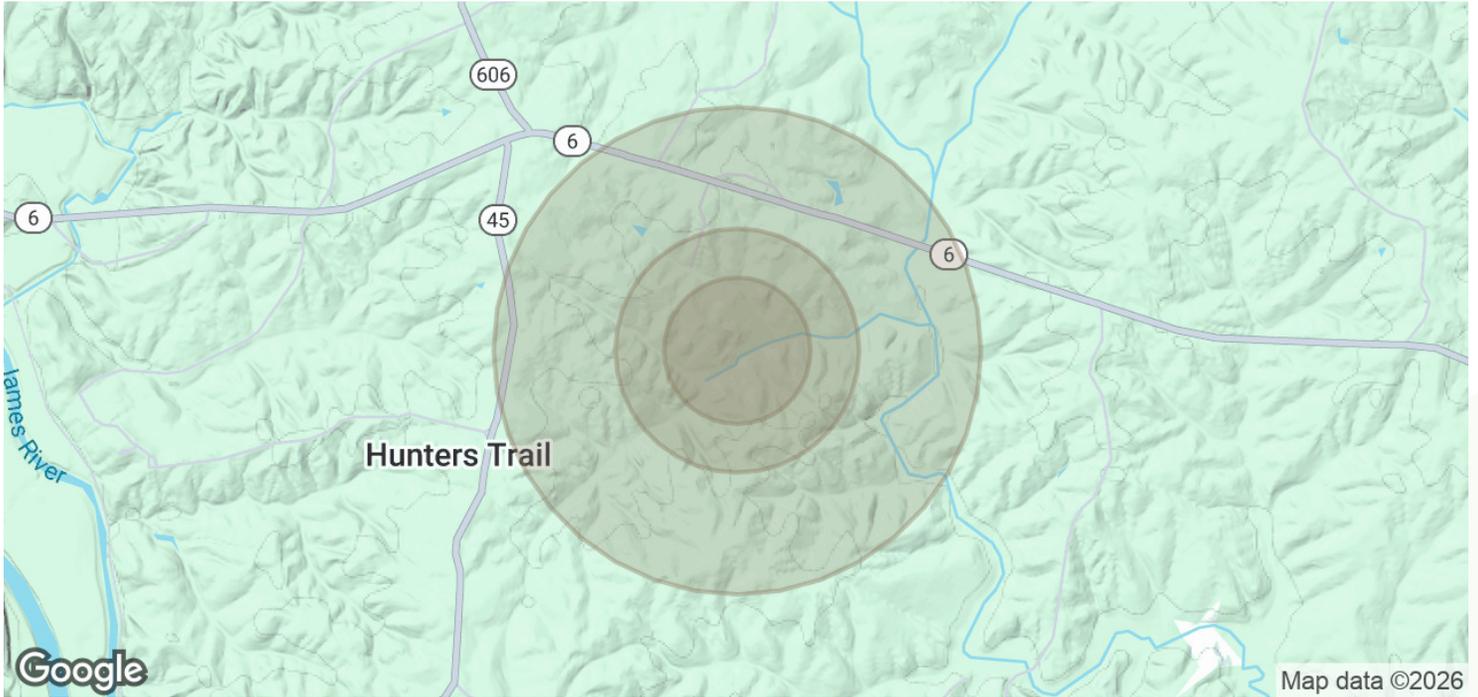
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## Population

	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

Demographics data derived from AlphaMap



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