

FOR SALE

DEVELOPMENT-READY LAND FOR SALE

1909 Buckley Hall Rd | Dutton, VA 23050



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	23.923 Acres
Zoning:	B-2

Mathews County Business-2 District (B-2)

PROPERTY OVERVIEW

This property at 1909 Buckley Hall Road, Dutton, VA, presents a compelling development opportunity. Zoned B-2, it offers a wealth of prospects for development anchored by a new Dollar General store. Permitted uses include automotive sales and service, banks, billboards, car wash, daycare, professional offices, light manufacturing, retail strip center, self-storage (with CUP) and veterinary hospital. See: Mathews County Business-2 District (B-2). The property enjoys high visibility at an intersection 100 yards from the Cornerstone Fellowship megachurch. The church has a wide, regional draw with a sanctuary holding up to 2,000 congregants.

PROPERTY HIGHLIGHTS

- Zoned B-2
- Ideal for commercial use
- Potential for retail development
- Prime location in the Dutton area
- Seller will subdivide
- Twiggs Ferry Road has direct bridge access over the Piankatank River to Grafton and Deltaville

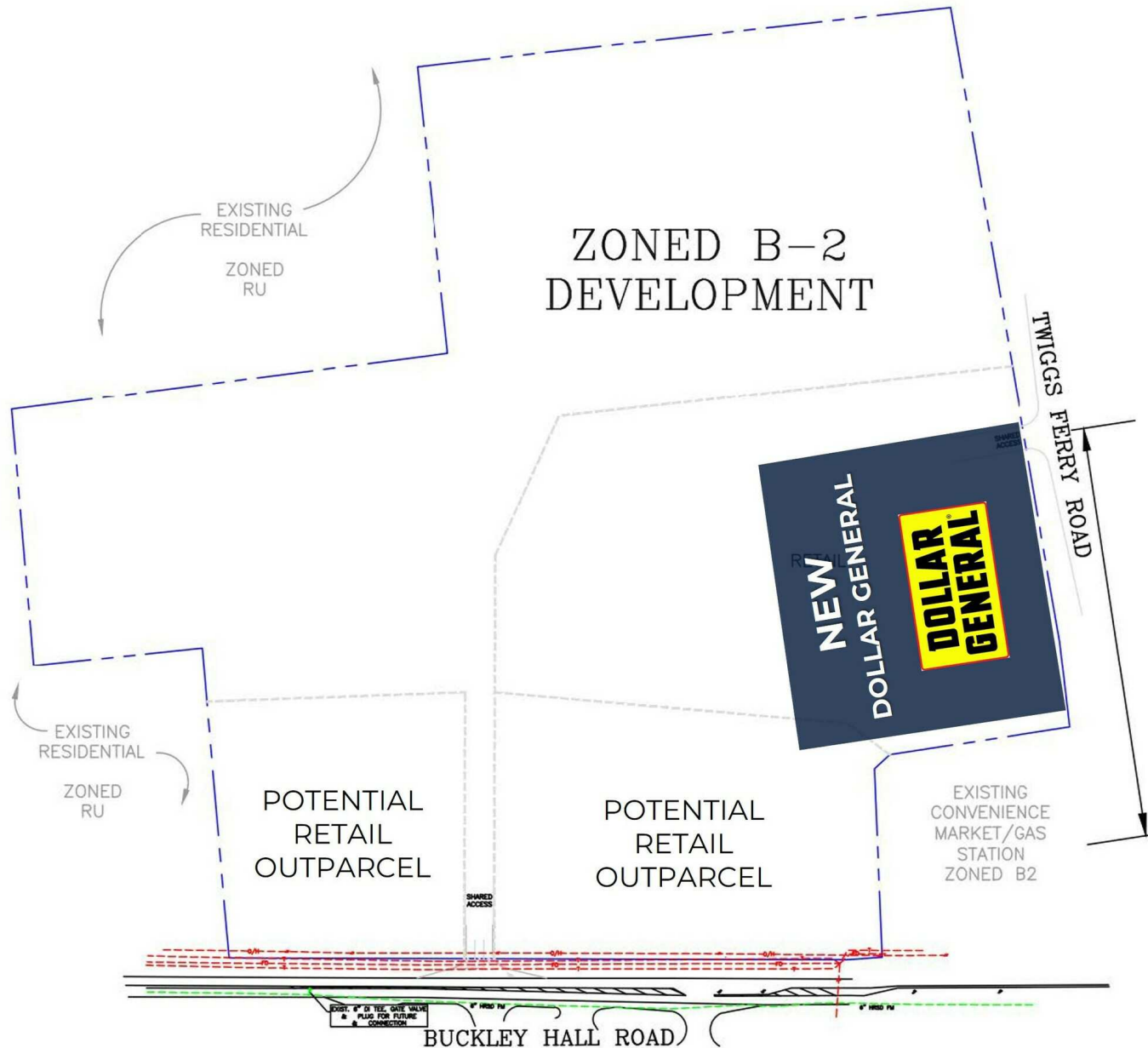
POTENTIAL SITE PLAN

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REGIONAL MAP

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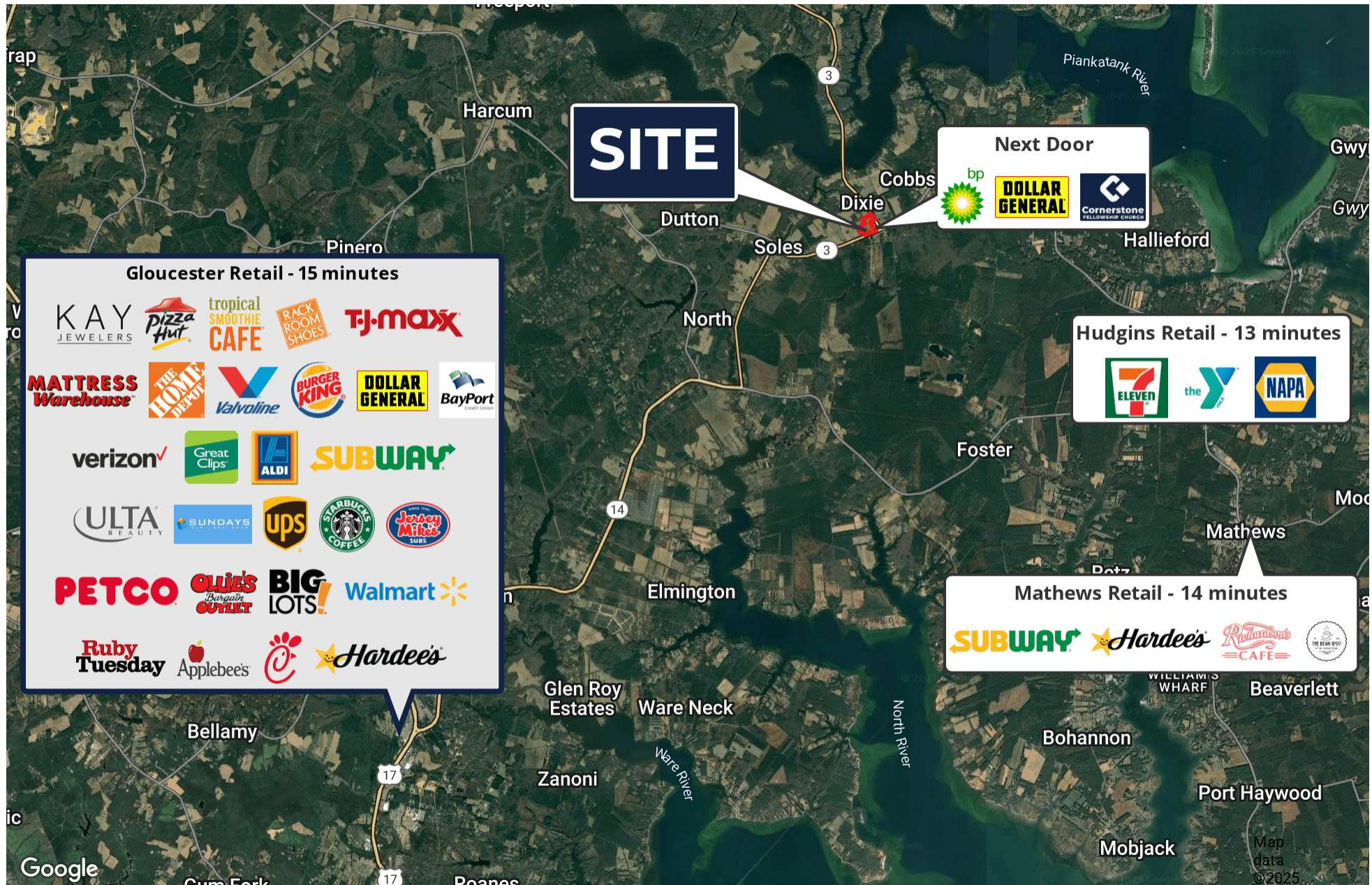
DRIVE TIMES

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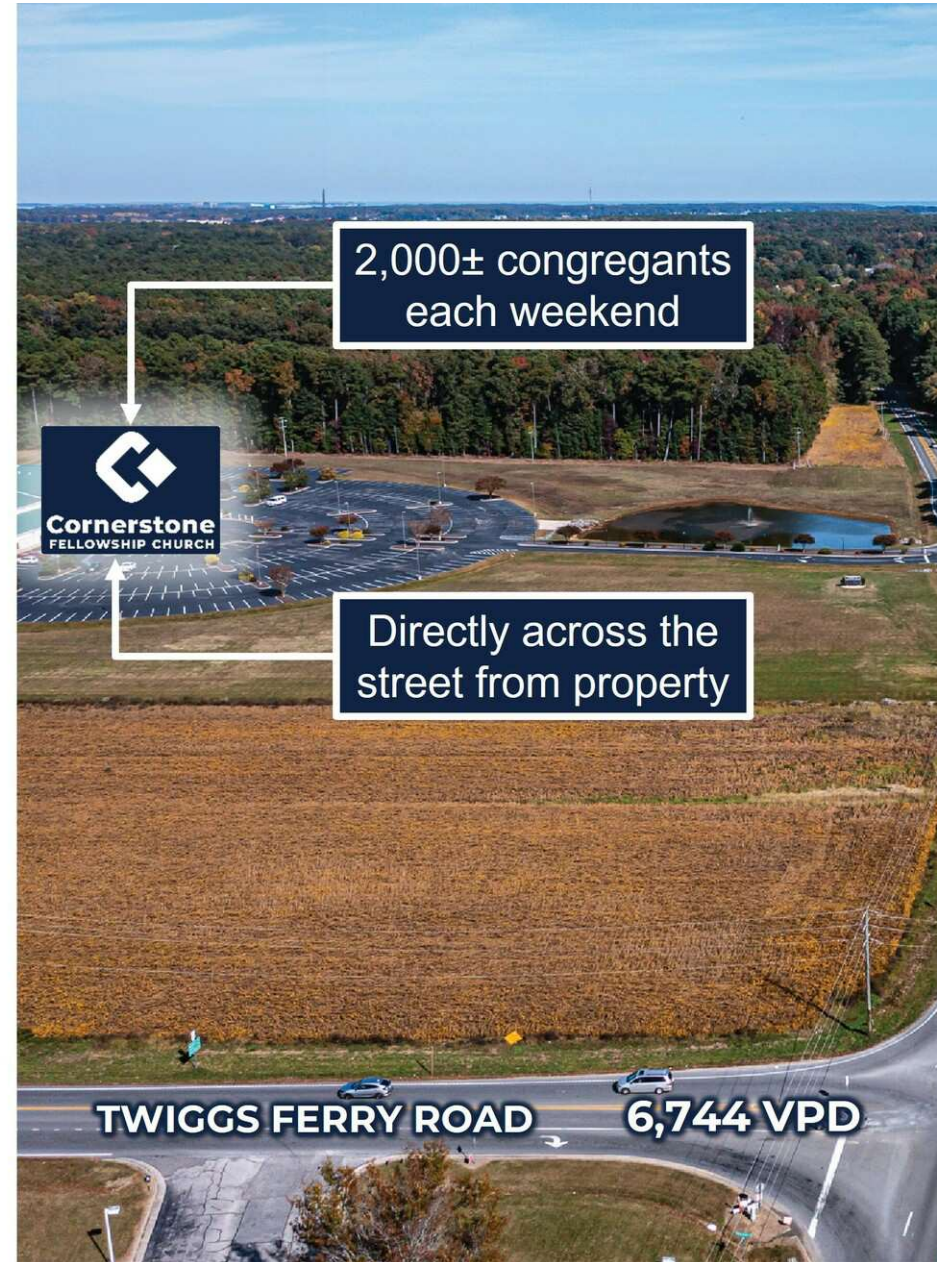
ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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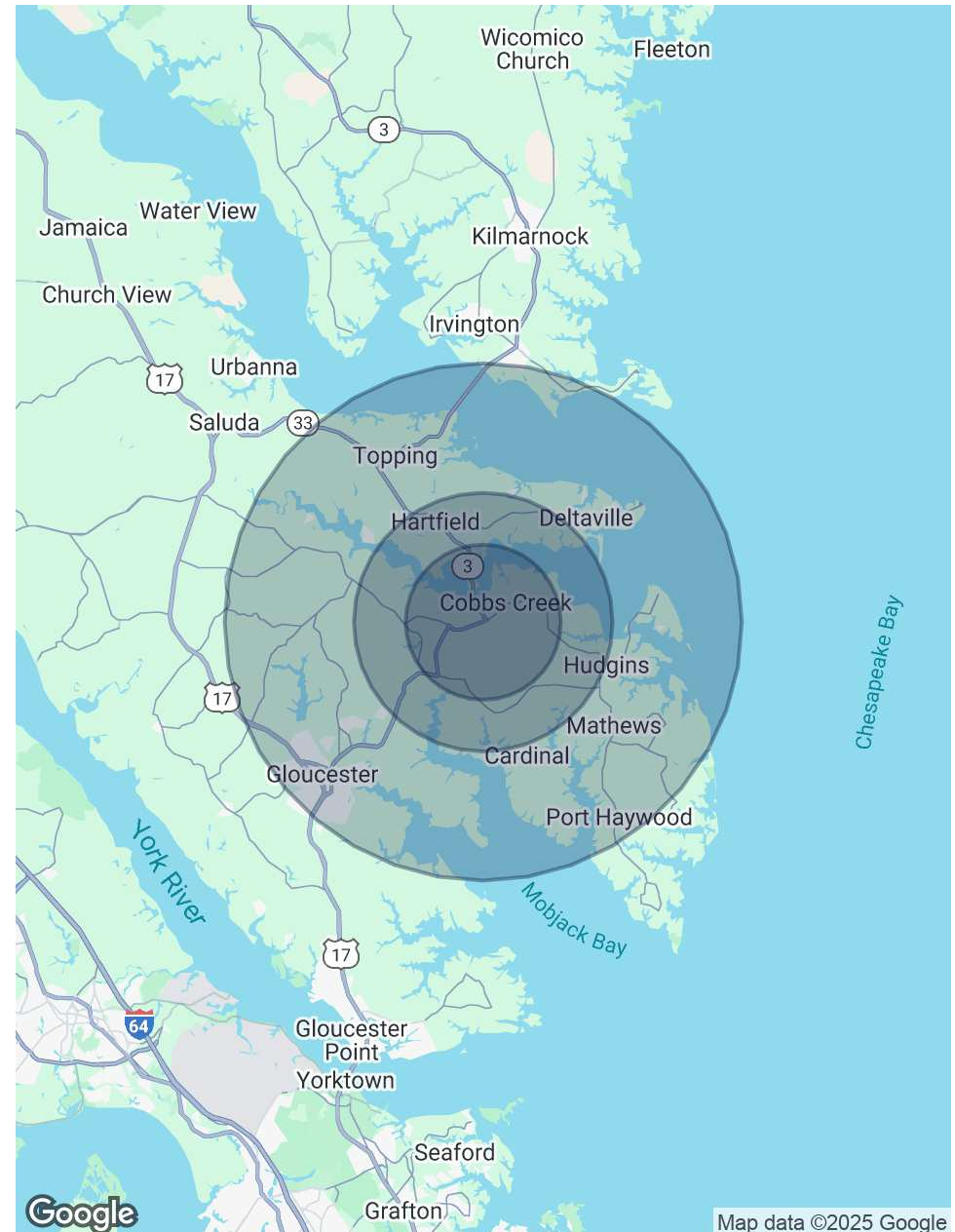


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,516	6,923	28,237
Average Age	48	49	48
Average Age (Male)	47	48	47
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$110,876	\$114,976	\$114,128

Demographics data derived from AlphaMap



CONTACT INFORMATION

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