

# DEVELOPMENT OPPORTUNITY

This is a perfect development site at a key intersection in the heart of Manchester - ideal for retail, medical office and/or residential.

EXCLUSIVE LISTING

# FOR SALE



20  08  
**ONE SOUTH**  
COMMERCIAL

## 821 HULL STREET,

RICHMOND, VA 23224

 **\$1,645,000**

### PROPERTY HIGHLIGHTS

- ✓ **ZONED B-6**
- ✓ **DEVELOPMENT READY**
- ✓ **PRIME INTERSECTION WITH HIGH VISIBILITY**
- ✓ **MINUTES FROM DOWNTOWN**

**LORY MARKHAM** | 804.248.2561  
lory.markham@onesouthcommercial.com

**TOM ROSMAN** | 804.539.3017  
tom.rosman@onesouthcommercial.com



## Discover an exceptional development opportunity on this .6-acre site located in the vibrant heart of Richmond's Manchester neighborhood.

This prime location boasts high foot and vehicle traffic, making it ideal for various commercial ventures, residential projects, or mixed-use developments. With a dense population surrounding the area, this site offers immense potential for growth and profitability. Don't miss out on this chance to invest in a rapidly evolving community that is poised for success.

This property is located at the intersection of Hull Street (Route 360) and Commerce Road in the heart of the Manchester neighborhood. This is a dynamic and evolving area known for its rich history and vibrant community. Once an industrial hub, Manchester has transformed into a desirable location for both residential and commercial development, featuring a mix of historic architecture and modern amenities. The neighborhood benefits from its proximity to downtown Richmond – only 5 minutes away, a strong sense of community, and an increasing number of local businesses and restaurants. Additionally, the area hosts various cultural events and has access to parks and the James River, making it an attractive place for residents and visitors alike.

### QUICK FACTS

**ADDRESS** | 821 Hull St,  
Richmond, VA 23224

**PID** | S0000058017

**ZONING** | B-6

**LOT SIZE** | 0.62 AC

**SALE PRICE** | \$1,645,000



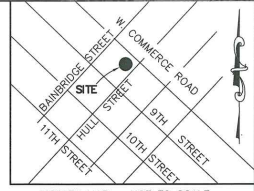
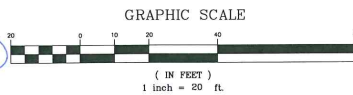
**NOTES**

- 1.) OWNER: FRANCHISE REALTY INTERSTATE CORP. D.B. 359 PG. 552 TAX PCL: S0000058017
- 2.) DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 3.) THIS PROPERTY LIES IN ZONE "X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 5101290039E DATED 7-16-14.
- 4.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. SH1C17-195 DATED FEBRUARY 23, 2017 AND ADDRESSES THOSE ITEMS LISTED UNDER SCHEDULE B SECTION 2 AS FOLLOWS:
  - 1 - NOT ADDRESSED
  - 2 - NOT ADDRESSED
  - 3 - NOT ADDRESSED
  - 4 - NOT ADDRESSED
  - 5 - NOT ADDRESSED
  - 6 - SHOWN HEREON
  - 7 - NOT ADDRESSED
  - 8a - NOT ADDRESSED
  - 8b - NOT ADDRESSED
- 5.) THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION.
- 6.) THERE ARE 34 PARKING SPACES AND 1 HANDICAP SPACE

RICHMOND TEACHERS FEDERAL CREDIT UNION  
INST. 000009786  
TAX PCL: S0000058001

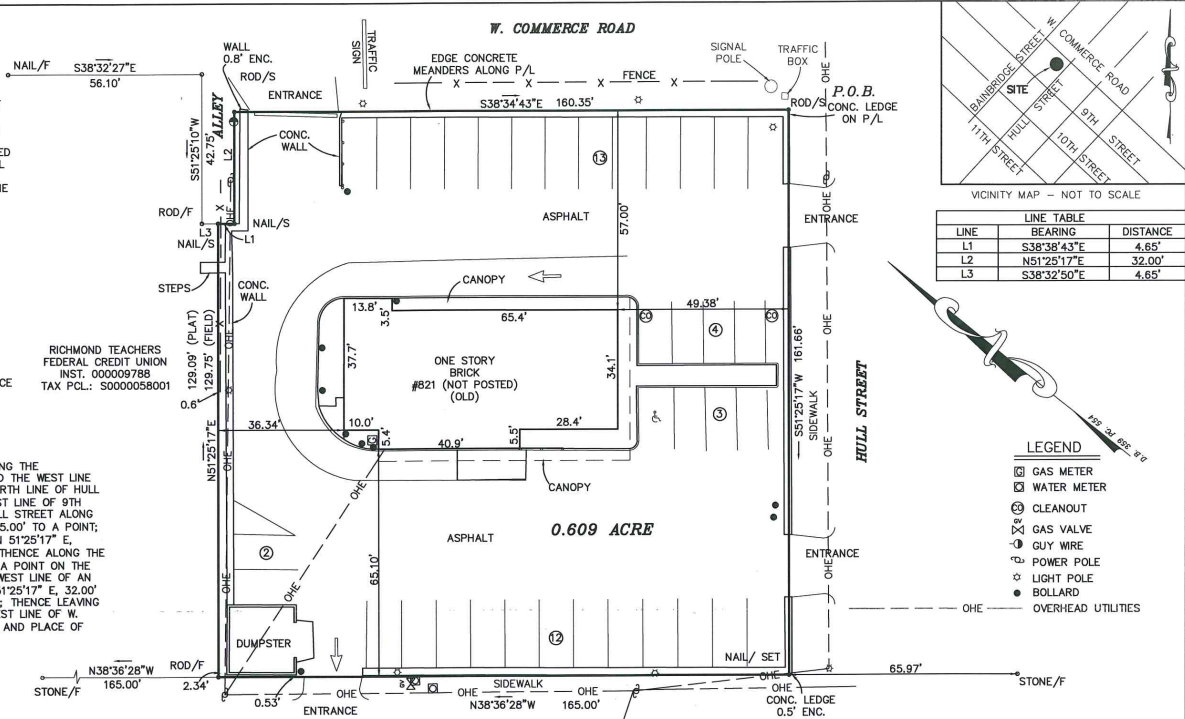
BEGINNING AT A POINT, MARKED P.O.B., SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF HULL STREET AND THE WEST LINE OF W. COMMERCE STREET; THENCE ALONG THE SAID NORTH LINE OF HULL STREET S 51°25'17" W, 161.66' TO A POINT ON THE EAST LINE OF 9TH STREET; THENCE LEAVING THE SAID NORTH LINE OF HULL STREET ALONG THE SAID EAST LINE OF 9TH STREET N 38°36'28" W, 165.00' TO A POINT; THENCE LEAVING THE SAID EAST LINE OF 9TH STREET N 51°25'17" E, 129.75' TO A POINT ON THE WEST SIDE OF AN ALLEY; THENCE ALONG THE SAID WEST LINE OF AN ALLEY S 38°38'43" E, 4.65' TO A POINT ON THE SOUTH LINE OF AN ALLEY; THENCE LEAVING THE SAID WEST LINE OF AN ALLEY ALONG THE SAID SOUTH LINE OF AN ALLEY N 51°25'17" E, 32.00' TO A POINT ON THE WEST LINE OF W. COMMERCE ROAD; THENCE LEAVING THE SAID SOUTH LINE OF AN ALLEY ALONG THE SAID WEST LINE OF W. COMMERCE ROAD S 38°34'43" E, 160.35' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.609 ACRE,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON FEBRUARY 23, 2016, AND INCLUDES ITEMS 1,2,3,4,7a,8,9,13,16 & 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MARCH 7, 2017.



LINE	BEARING	DISTANCE
L1	S38°38'43"E	4.65'
L2	N51°25'17"E	32.00'
L3	S38°32'50"E	4.65'

- LEGEND**
- ☐ GAS METER
  - ⊠ WATER METER
  - ⊞ CLEANOUT
  - ⊞ GAS VALVE
  - ⊞ GUY WIRE
  - ⊞ POWER POLE
  - ⊞ LIGHT POLE
  - BOLLARD
  - OVERHEAD UTILITIES



**ALTA/NSPS LAND TITLE SURVEY ON 0.609 ACRE LYING ON THE NORTHWEST CORNER OF HULL STREET AND W. COMMERCE ROAD**

CITY OF RICHMOND, VIRGINIA

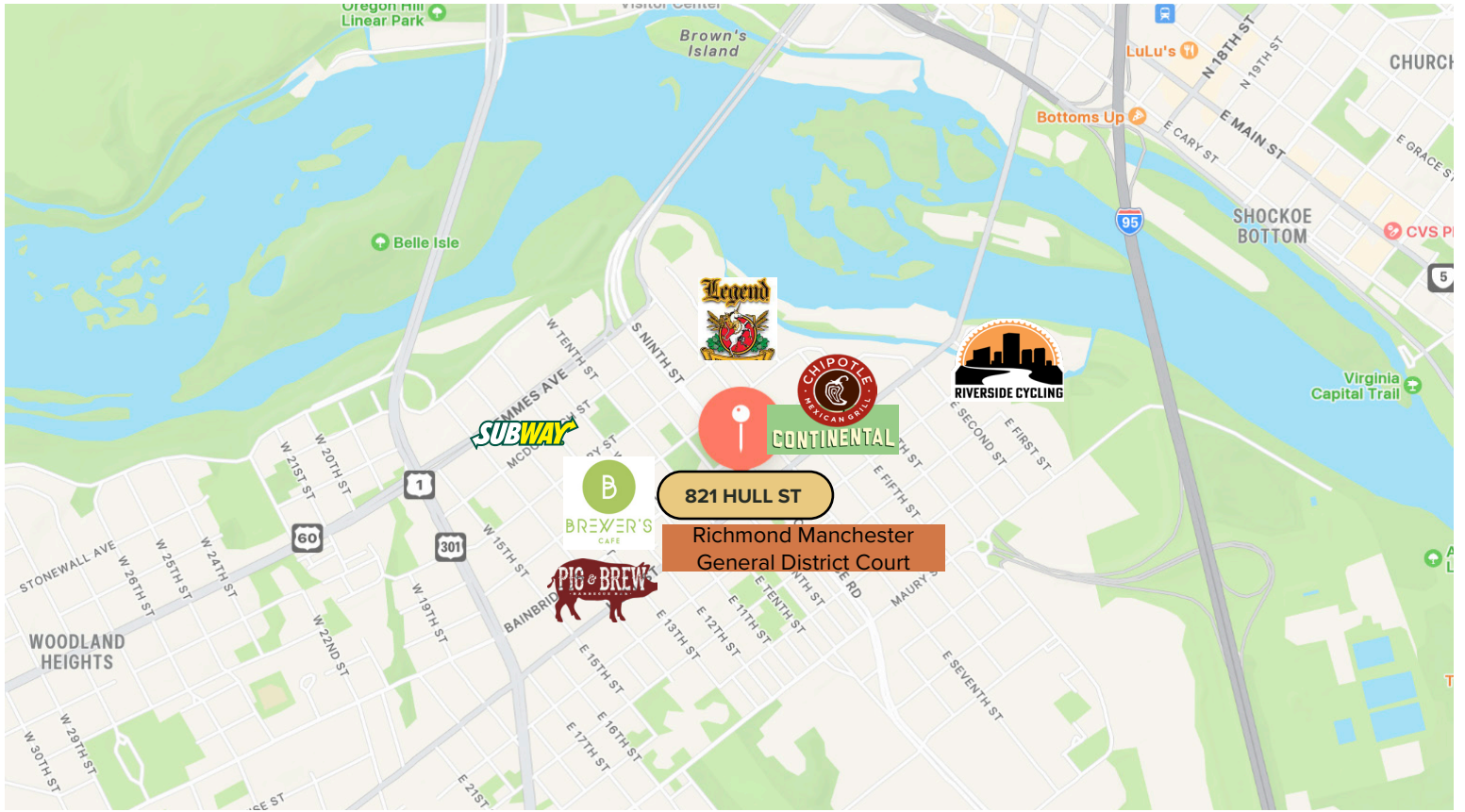
DATE: MARCH 7, 2017 SCALE: 1" = 20'

JENNINGSTEPHENSON P.C. 10160 STAPLES MILL ROAD J.N. 17-515  
LAND SURVEYORS & PLANNERS GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259

MICHAEL S. JENNINGS, L.S.  
LIC. NO. 2406  
DATE: 3-7-17

DRAWN BY: CHECKED BY:





# Manchester

Manchester is one of Richmond’s most dynamic and rapidly transforming neighborhoods, located just south of the James River and offering unparalleled views of the city’s skyline. With a rich industrial history, Manchester has evolved into a vibrant hub for innovation, culture, and urban living. Its historic warehouses and factories have been reimaged into modern office spaces, loft apartments, art studios, and retail destinations, making it a hotspot for businesses and residents alike. The neighborhood’s unique blend of old and new creates an environment that is both authentic and forward-thinking, attracting entrepreneurs, creatives, and developers seeking a community brimming with opportunity.

Manchester’s strategic location provides easy access to downtown Richmond, the riverfront, and major highways, ensuring connectivity while maintaining its distinct character. The area boasts an ever-expanding roster of amenities, from trendy coffee shops and breweries to art galleries and green spaces like the T. Tyler Potterfield Memorial Bridge and the Manchester Floodwall Walk. As investment continues to pour into Manchester, the neighborhood is becoming a cornerstone of Richmond’s economic growth, offering businesses and investors a chance to be part of an exciting, evolving story. Whether you’re seeking a place to grow your business or invest in Richmond’s future, Manchester is a destination worth exploring.



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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