

**For Sale | Land**



# Jamestown Rd Development Hanover

*0 Jamestown RD , Hanover, VA*



6641 W Broad Street | Richmond, VA 23230 | 804.270.9440 | [joynercommercial.net](http://joynercommercial.net)



# Property Summary



## PROPERTY DESCRIPTION

47 acres with roughly 46 acres of buildable land in a very popular area of Hanover. This land is in a prime location for the development of homes that are greatly needed and will sell quickly. If you are looking for your next development project, look no further. Close to Ashland, with quick access to interstates 95 and 295, with Washington and Lacy park right next door. This development is the one you've been looking for, don't miss out.

## PROPERTY HIGHLIGHTS

- Located in a popular area of Hanover County
- Easy access to Interstate 95 and 295
- Great area Schools
- Lower Tax Rates
- Quiet, secluded area
- Price not disclosed

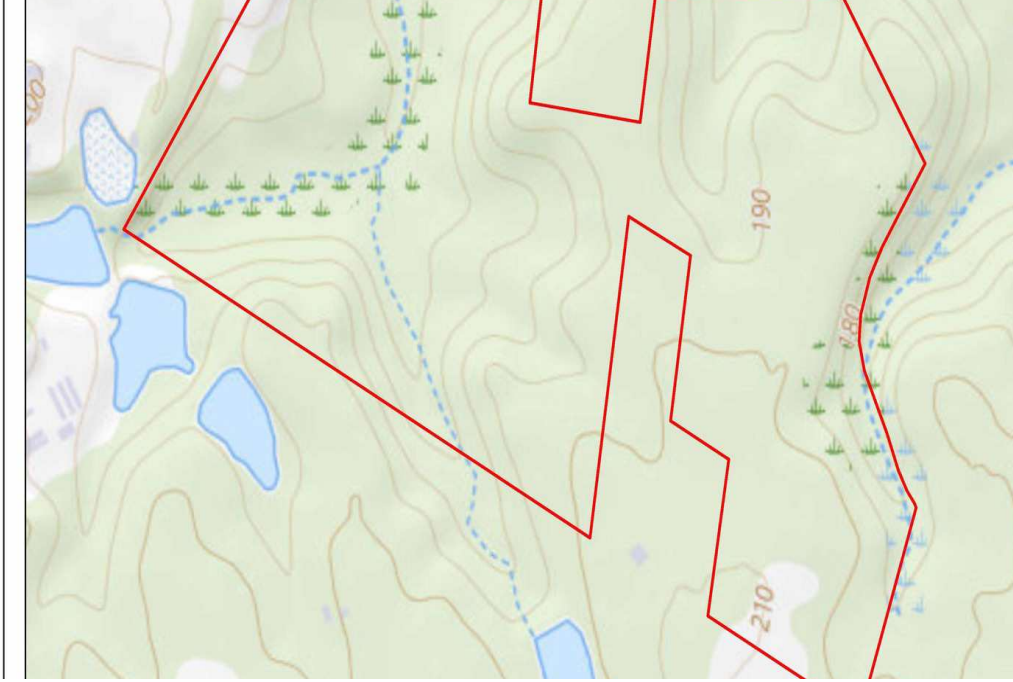
## Offering Summary

<b>Sale Price:</b>	3,575,000
<b>Lot Size:</b>	47 Acres

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	32	66	507
<b>Total Population</b>	68	149	1,256
<b>Average HH Income</b>	\$66,713	\$92,130	\$115,211



# Additional Photos



USGS TOPOGRAPHIC MAP  
 SOIL DATA: USDA-NRCS WEB SOIL SURVEY  
 WETLANDS DATA: NATIONAL WETLANDS INVENTORY  
 FLOODPLAIN DATA: FEMA NATIONAL FLOOD HAZARD LAYER  
 LEADM DATA: USGS 3D ELEVATION PROGRAM  
 SERVICE LAYER CREDITS:  
 USGSDTOPO: USGS THE NATIONAL MAP BOUNDARIES DATASET, 3DEP  
 ELEVATION PROGRAM, GEOGRAPHIC NAMES INFORMATION SYSTEM, NATIONAL  
 HYDROGRAPHY DATASET, NATIONAL LAND COVER DATABASE, NATIONAL  
 STRUCTURES DATASET, AND NATIONAL TRANSPORTATION DATASET, USGS GLOBAL  
 ECOSYSTEMS, U.S. CENSUS BUREAU TIGERLINE DATA, USFS ROAD DATA, NATURAL  
 EARTH DATA U.S. DEPARTMENT OF STATE HUI, NOAA NATIONAL CENTERS FOR  
 ENVIRONMENTAL INFORMATION, DATA REFRESHED APRIL, 2024

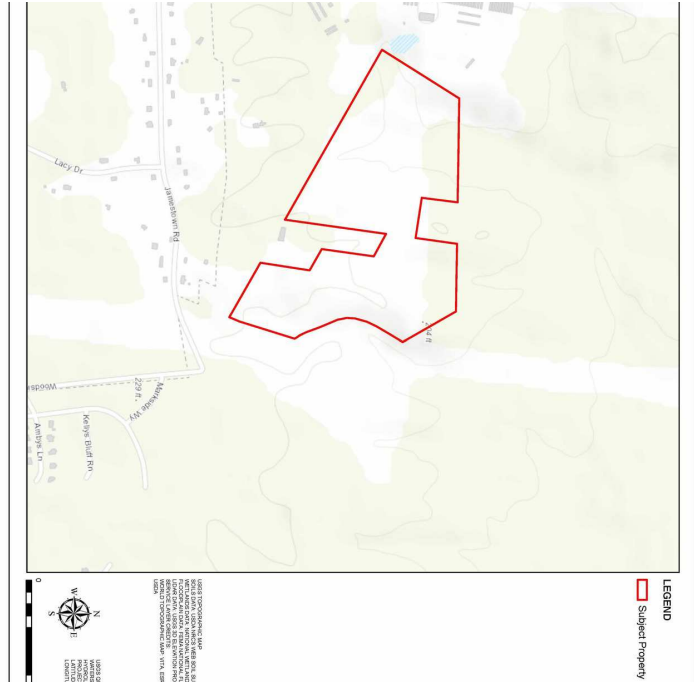
**JAMESTOWN ROAD PROPERTY**  
**JAMESTOWN ROAD, ASHLAND**  
**HANOVER COUNTY, VIRGINIA**

**FIGURE 2**  
**USGS TOPOGRAPHY MAP**  
**KIMLEY-HORN**



LEGEND  
 Subject Property

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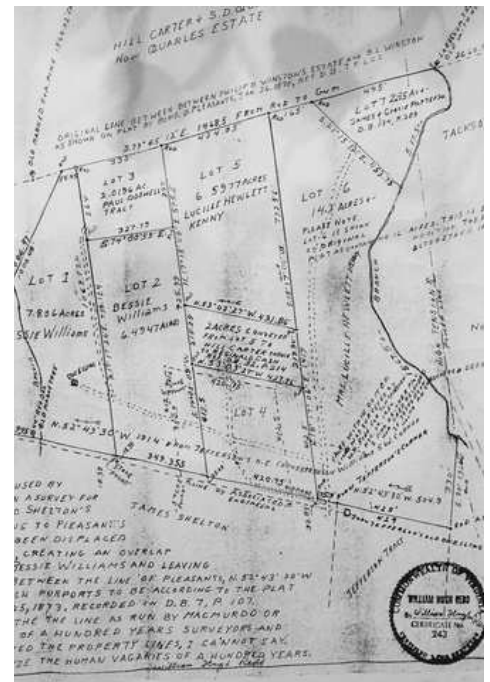
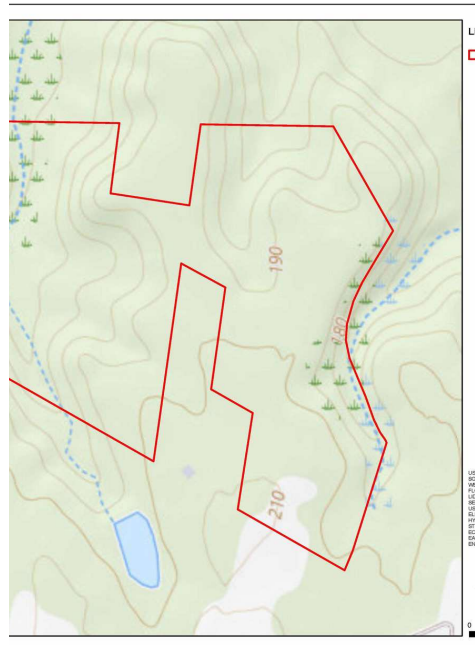
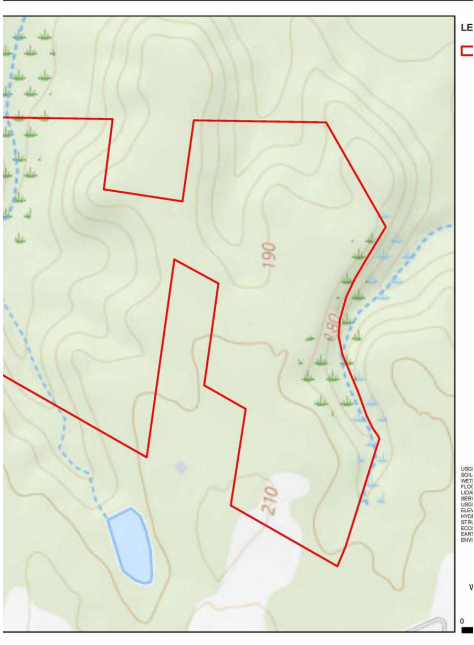


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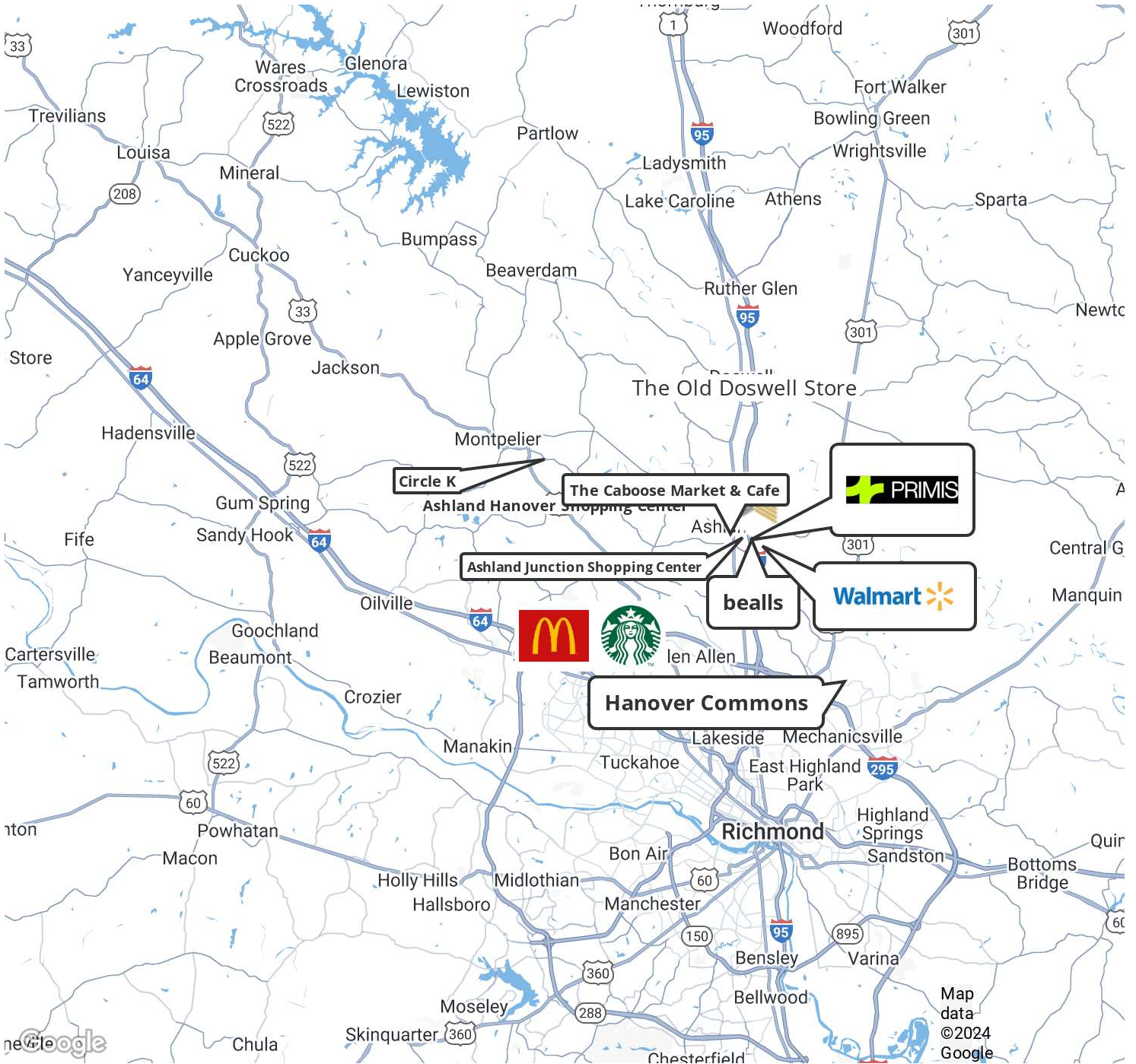


# Additional Photos

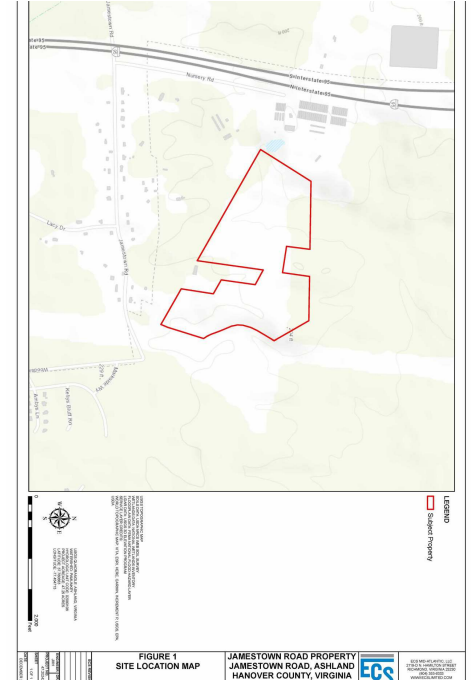




# Retailer Map



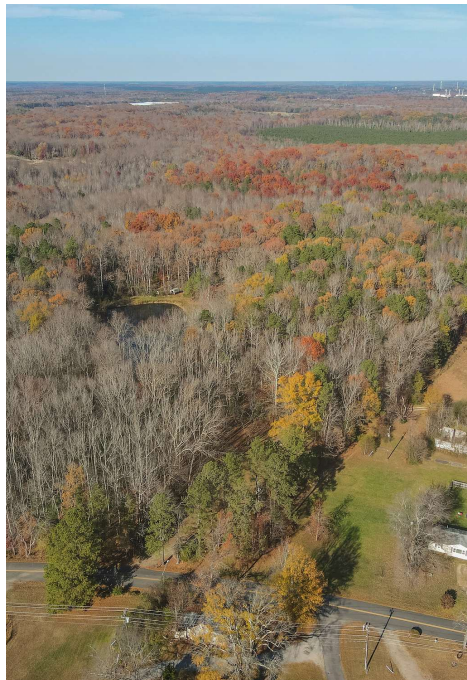
# Jamestown Development



## TEXT HEADLINE

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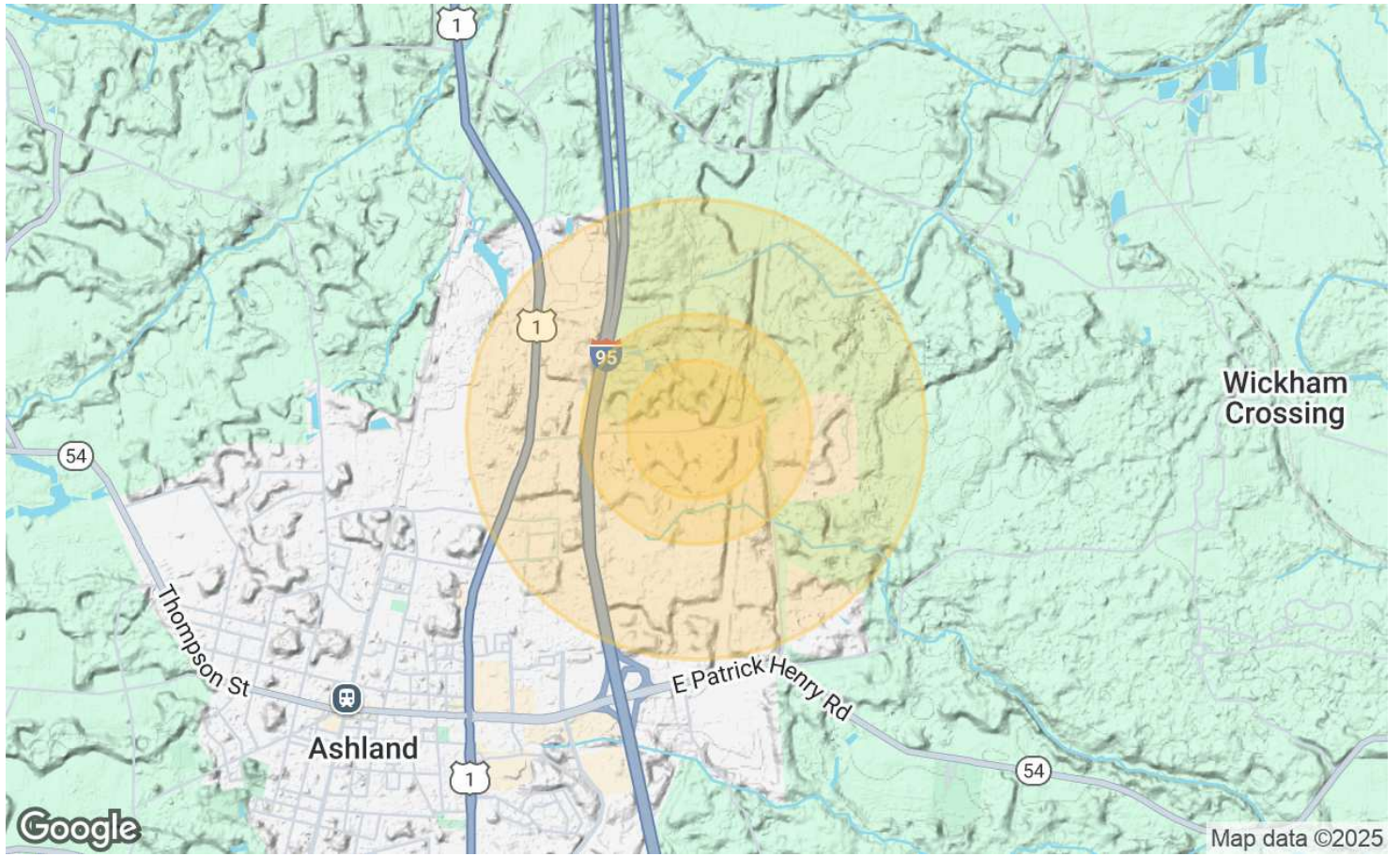
## FEATURES

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# Demographics



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Avg. Household Income	\$66,713	\$92,130	\$115,211



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## **Newton Carroll**

Associate, REALTOR®

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