

For Sale

Prime Townhome Development Site

13851 Raised Antler Circle
Midlothian, Virginia 23112

Parcel 1
8.43 ACRES

Parcel 2
1.71 ACRES

CHITAL DRIVE

HULL STREET ROAD | US 360 - 74,000 VPD

20 08

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COMMUNICATION: One South Commercial is the exclusive representative of Seller in its disposition of the portfolio. All communications regarding the property should be directed to the One South Commercial listing team.

PROPERTY TOURS: Prospective purchasers should contact the listing team regarding property tours.

OFFERS: Offers should be submitted via email to the listing team in the form of a non-binding letter of intent and should include:

- 1) Purchase Price;
- 2) Due Diligence Period;
- 3) Deposit Amount;
- 4) Timeline for Rezoning and Closing;
- 5) Target Unit Count;
- 6) Example of Proposed Product;
- 7) Proposed Site Layout

DISCLAIMER: This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative.



PRIMARY PARCEL

PROPERTY DETAILS

ADDRESS	13851 Raised Antler Circle, Midlothian, VA 23112
PID	7266715026
ACREAGE	10.14
MAGISTERIAL DISTRICT	Matoaca (<i>Supervisor Kevin Carroll</i>)
SCHOOLS	Alberta Smith Elementary School Bailey Bridge Middle School Manchester High School

ZOMOD ZONING: CC (*Corridor Commercial*)

The zoning ordinance modernization project (ZoMod) will create a new zoning ordinance intended to minimize reliance on the current Conditional Use Plan of Development (CUPD) process. The comprehensive plan will continue to govern rezonings.

NOTE

Parcel 7266714971, 6800 Raised Antler Plaza, is comprised of internal roadways and will contribute 1.71 acres to the primary site for purposes of rezoning, resulting in 10.14 acres gross. This internal road system should serve as the primary point of access for new development on 13851 Raised Antler Circle.

COMPREHENSIVE PLAN DESIGNATION

Medium-High Density Residential

USES

Various residential types including, but not limited to, single-family, two-family, zero lot line, townhouse, condominium and multifamily dwellings

DESIGN

These developments should be integrated with surrounding similar residential projects and commercial centers through site design and provision of road and sidewalk connectivity. Developments should incorporate usable open space. Design standards could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways. In addition, incorporation of Traditional Neighborhood Design standards is encouraged. Design standards could include a grid of frequently interconnected internal roads and alleys, sidewalks and public places; dwellings with shallow setbacks adjacent to sidewalks along internal roads having on-street parking; pedestrian-scale streetscape and streetlight design; and other similar features. New subdivision, condominium or multifamily development should use the public water and wastewater systems.



20 08

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KEY DEMOGRAPHICS



389,793

COUNTY
POPULATION



29,855

PROJ. 2 MILE
POPULATION



\$128,237

AVG. HH
INCOME



\$325,444

MEDIAN HOME
VALUE



11,139

PROJECTED
HOUSEHOLDS

US CENSUS DATA

	CHESTERFIELD CO.	UNITED STATES
Population estimates, July 1, 2024, (V2024)	389,793	340,110,988
Population estimates base, April 1, 2020, (V2024)	364,087	331,515,736
Population, percent change - 2020-2024 (estimates base)	7.10%	2.60%
Persons under 5 years	5.80%	5.50%
Persons under 18 years	23.50%	21.70%
Persons 65 years and over	16.50%	17.70%
Owner-occupied housing unit rate, 2019-2023	77.30%	65.00%
Median value of owner-occupied housing units, 2019-2023	\$336,700	\$303,400
Median gross rent, 2019-2023	\$1,542	\$1,348
Persons per household, 2019-2023	2.68	2.54
Mean travel time to work (minutes) 2019-2023	26.4	26.6
Median household income, 2019-2023	\$98,910	\$78,538
Per capita income in past 12 months, 2019-2023	\$46,772	\$43,289
Poverty rate	6.90%	11.10%
Total employment, percent change, 2021-2022	4.60%	5.80%

POPULATION

	2 MILES	5 MILES
2020 Population	26,045	91,394
2024 Population	27,282	101,243
2029 Population Projection	29,855	111,772
Annual Growth 2020-2024	1.20%	2.70%
Annual Growth 2024-2029	1.90%	2.10%
Median Age	40.6	39.6

INCOME

	2 MILES	5 MILES
Avg Household Income	\$128,237	\$129,482
Median Household Income	\$111,818	\$109,426

HOUSING

	2 MILES	5 MILES
Median Home Value	\$325,444	\$353,129
Median Year Built	1994	1997
Owner Occupied Households	8,870	32,336
Renter Occupied Households	2,268	7,706

HOUSEHOLDS

	2 MILES	5 MILES
2020 Households	9,655	32,814
2024 Households	10,164	36,259
2029 Household Projection	11,139	40,042
Annual Growth 2020-2024	1.70%	3.00%
Annual Growth 2024-2029	1.90%	2.10%
Avg Household Size	2.7	2.8
Avg Household Vehicles	2	2



Stretching along the bustling US 360 corridor between Rt. 288 and Magnolia Green Parkway, Midlothian's premier retail destination offers a dynamic mix of shopping, dining, and essential services. This growing commercial hub is home to a wide variety of national and local retailers—from big-box stores and popular chains to unique boutiques and specialty shops—catering to every shopper's needs. The area also features a full suite of service amenities, including numerous medical and dental offices, urgent care centers, banks, fitness studios, and professional services. With its convenient access, diverse offerings, and continued development, this corridor serves as a one-stop destination for residents and visitors alike.

