

# FOR SALE - 34.37± ACRES

16101 Midlothian Turnpike | Chesterfield, VA 23113



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,159	36,608	104,416
AVERAGE HH INCOME	\$168,566	\$143,329	\$138,271
DAYTIME EMPLOYEES	4,542	9,245	62,982

For More Information Regarding This Property, Please Contact:

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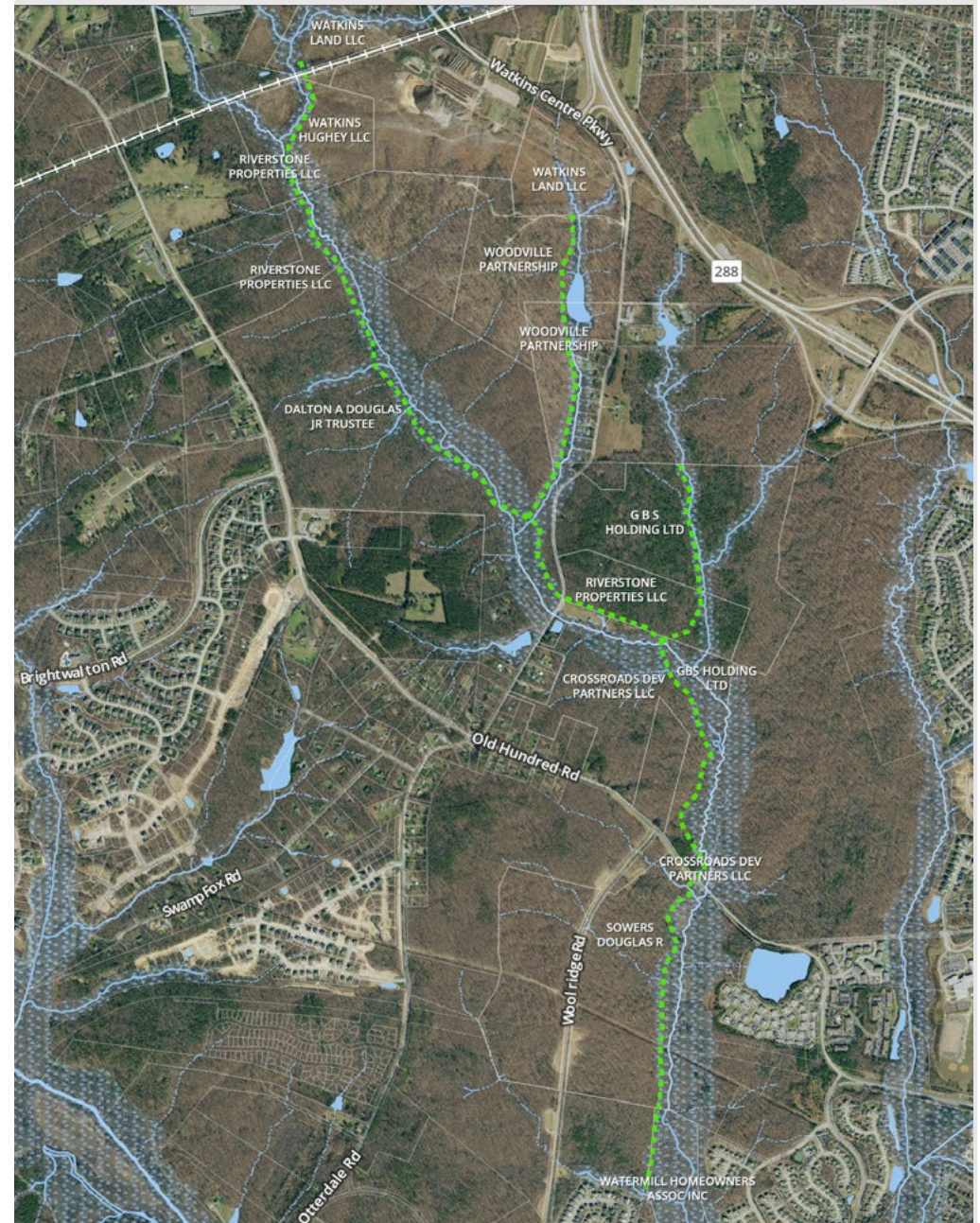


## FEATURES

- › Prime Development Site fronting Rte 60 (Midlothian Turnpike)
- › ±10,000 new homes planned and under construction
- › Highest Per Capita Income in the Richmond MSA
- › Hard corner at Dry Bridge Road and Route 60
- › Flat land/no topo or wetlands issues
- › 2 median breaks for ease of access
- › 2400' frontage on Route 60
- › In the path of development
- › **Seller will provide purchaser with time to obtain necessary approvals**

SPECIFICATIONS	
Address	16101 Midlothian Turnpike, Midlothian, VA 23113
Total Acreage	34.37± acres
Parcel #'s	15721 Midlothian Turnpike (Parcel #714-71-05-97-600-000) 15801/15901 Midlothian Turnpike (Parcel #714-71-01-85-500-000) 15921 Midlothian Turnpike (Parcel #713-70-94-58-700-000) 16021 Midlothian Turnpike (Parcel #713-70-90-57-100-000) 16101 Midlothian Turnpike (Parcel #712-70-97-35-600-000)
Zoning	O/B/C
Utilities	Onsite or nearby (Tomahawk Creek sewer extension is approved and funded by Chesterfield County)
Access	Midlothian Turnpike (60) and 288
Frontage	2400' frontage on Midlothian Turnpike

## Tomahawk Creek Sewer Extension

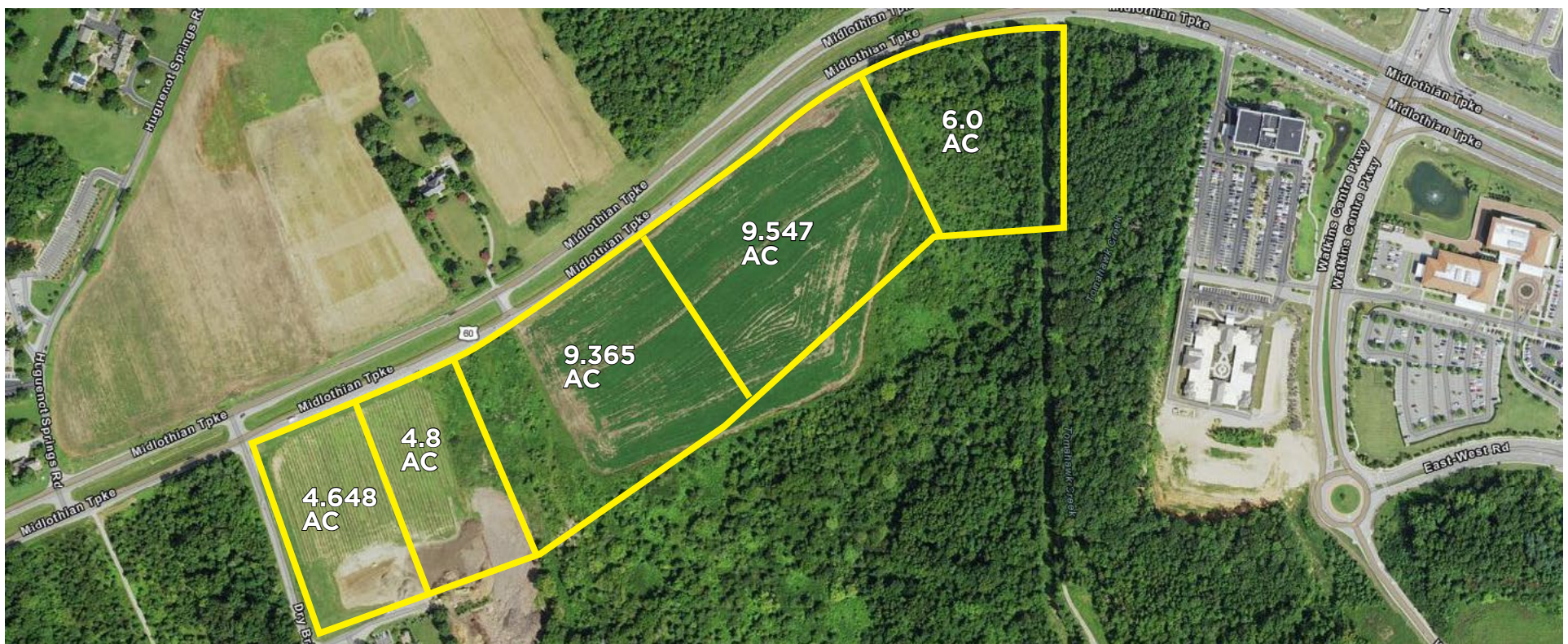




## Chesterfield County, Virginia: A Perfect Choice for Business Success

- › Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- › Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- › The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- › Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- › Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- › Chesterfield's transportation system provides direct access to Interstates 95 and 295 and is only five miles from Interstate 85 and 10 miles from Interstate 64.
- › The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

CREDIT: Chesterfield Economic Development





## ACTIVE RESIDENTIAL NEAR THE SITE

### 1. Watkins Centre

- 450 Multifamily Units - Being delivered now
- 200-250+ rental homes

### 2. Westchester Commons

Just across Midlothian Turnpike is a regional retail power center with successful anchor tenants such as Target, along with an eclectic mix of shops and restaurants. Furthermore, 236 apartment units were recently built and are near capacity. There are an additional 250± units approved commonly known as “Mount Rebkee” which they have in site plan approval and plan to break ground on soon. There are also 210 townhomes that will fill in the rest of the vacant land of Westchester Commons, not only adding more rooftops, but taking away commercial land which benefits this site.

### 3. GrayCo Land

Also just across Midlothian Turnpike from this site, and adjacent to Westchester Commons, is a very large planned development commonly known as the “GrayCo Land”. This development is approved for 2,000+ homes, and HHHunt is working with the landowner to amend the zoning and site plan for this property, with the intention to then break ground. It is likely that this development will come to fruition in 2022.

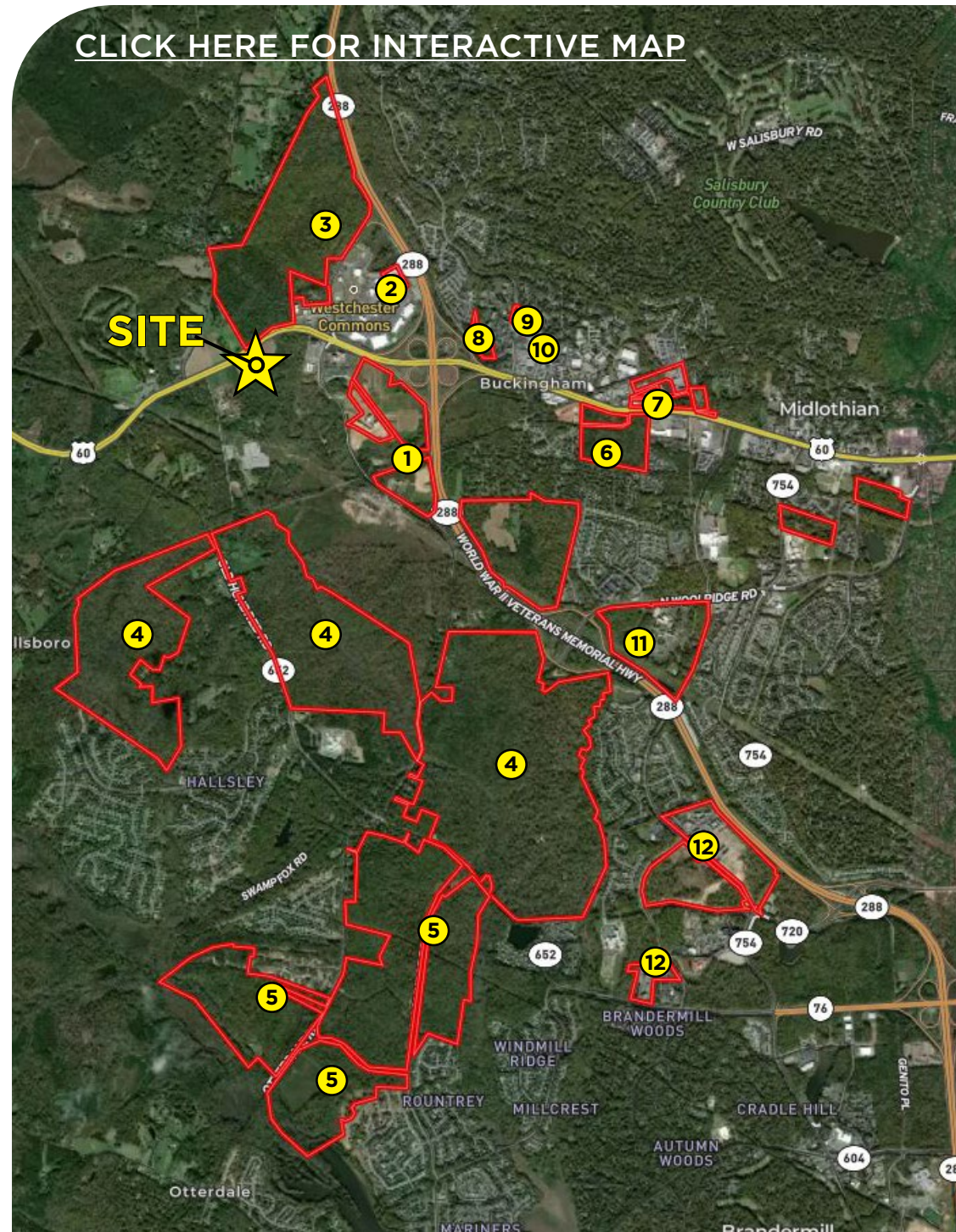
### 4. Roseland

Very proximate to the property is a large development called Roseland. Roseland is approved for over 5,000 residential units but was stalled with the 2008 recession. The County has been working with the landowners to unwind the outdated zoning case and begun work to extend a large, necessary trunk sewer through the property. Homes are being built currently. The sewer line has been funded and construction will begin in 2021. It is anticipated that additional residential development will begin in 2022. This is where the popular “Hallsley” is and nearly sold out.

### 5. RounTrey

A 740± unit residential development is well underway nearby, ranking #8 on the list of top subdivisions by permits for the twelve-month period ending June 2020. In that time period, there were 91 lot closings, with finished homes averaging \$565,210.

[CLICK HERE FOR INTERACTIVE MAP](#)





Active Residential Near the Site *continued...*

**6. Midlothian West**

445 units approved plus additional retail. Anticipated construction plan approval and ground breaking 2021.

**7. Winterfield Crossing**

Large, new mixed-use development. 200+ units have been built, as well as several retail shops and a large office building. 200+ additional residential units have received approval and are under construction now.

**8. Nusbaum**

160 Units Approved. Likely groundbreaking Q1 2022.

**9. Otterdale**

100 Age Restricted (55+) units approved. Likely groundbreaking Q1 2022

**10. Otterdale**

They developed the adjacent community, and based on the size of the property, the comprehensive plan, and other factors, it is safe to assume there will be several hundred homes here. Likely breaking ground in 2022.

**11. John Tyler**

This is a community college but they were marketing a portion of the property to allow for 250+ units, plus retail. My understanding is they've been in conversations with several folks and are under contract.

**1. Riverstone**

1,200+ units approved. 600+ already completed, with the balance in various stages of the process.



#27



2021 TOP 100 BEST PLACES TO LIVE IN AMERICA

LIVABILITY.COM



**Chesterfield** *continued...*

The \$333 Million waterpark-anchored mixed-use development will bring an entertainment venue never before seen in the market and will be supplemented by retail, residential and hospitality on the 105-acre development. This property is seven miles south of this site and across Route 288 from the waterpark lies River City Sportsplex that hosts large-scale soccer and lacrosse tournament. Sports tourism continues to bring upwards of 200,000± visitors to the area per year.

All of these developments create enormous synergy and increase demand for hospitality, retail, medical, office and residential development. The excellent school system coupled with the highest per-capita income in the Richmond MSA, and an excellent transportation network make this site an amazing development opportunity.



**\$333M WATERPARK-ANCHORED MIXED-USE DEVELOPMENT**



**CAPITAL CUP**



**RIVER CITY SPORTSPLEX**

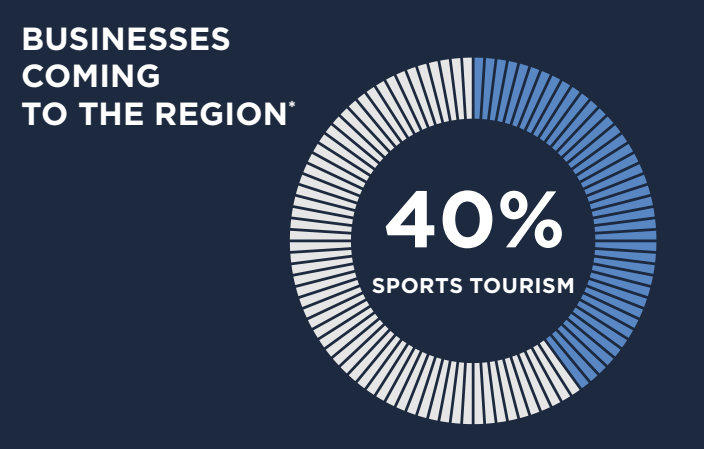
**67,000**

PEOPLE USE  
CHESTERFIELD  
COUNTY'S 8 FIELDS  
EACH YEAR

number is expected to swell to 89,000 after the acquisition\*

**Sports Events** "drew 189,000 visitors to the region in the 2016 fiscal year, and resulted in 31,500 hotel rooms in the county being filled. This was the result of 51 sport tourism events, which was a record for the region"  
-The Progress-Index 2016

\* Richmond Region Tourism, Vice President Kristen McGrath





# WESTCHESTER COMMONS



## DRIVE TIMES

minutes to destination

Chesterfield Town Center 13

Chesterfield County Airport 15

University of Richmond 19

Pocahontas State Park 25

Hallsley 9

Bon Secours St. Francis Medical Center 7

Westchester Commons 3

Richmond International Airport 31

Short Pump Town Center 18

Downtown Richmond 25





**SITE**

34.37± AC

BETHEL BAPTIST CHURCH

WINDY HILL SPORTS COMPLEX

WATKINS NURSERIES INC

WESTCHESTER COMMONS

REGAL ENTERTAINMENT GROUP



STRAVER UNIVERSITY

Bon Secours Physical Therapy

Bon Secours St. Francis Medical Center

WATKINS CENTRE

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