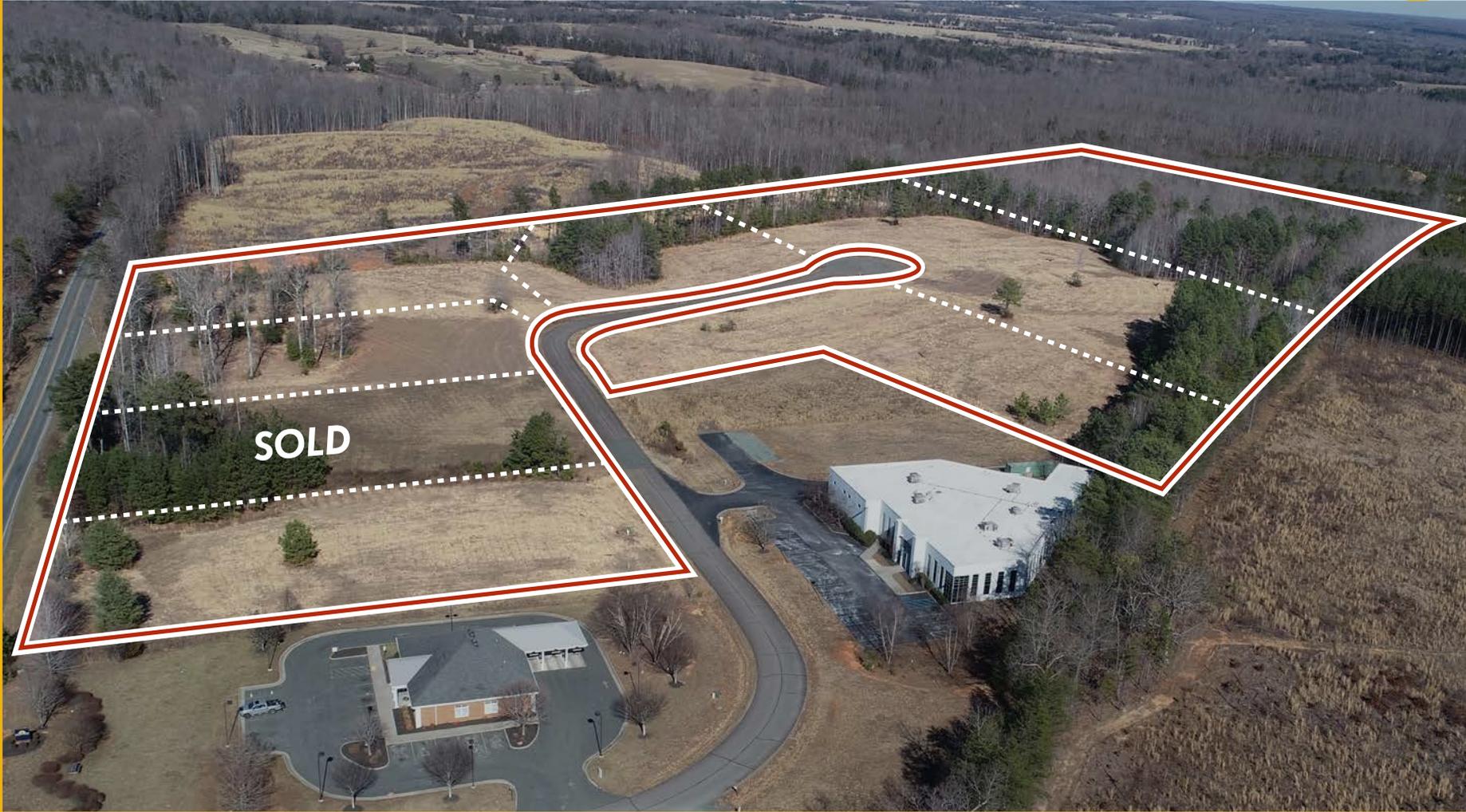




FOR **SALE**

# 8 PARCELS TOTALING 38.53 ACRES OF LAND

SOMMERFIELD BUSINESS PARK | ZION CROSSROADS, VA 22942



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

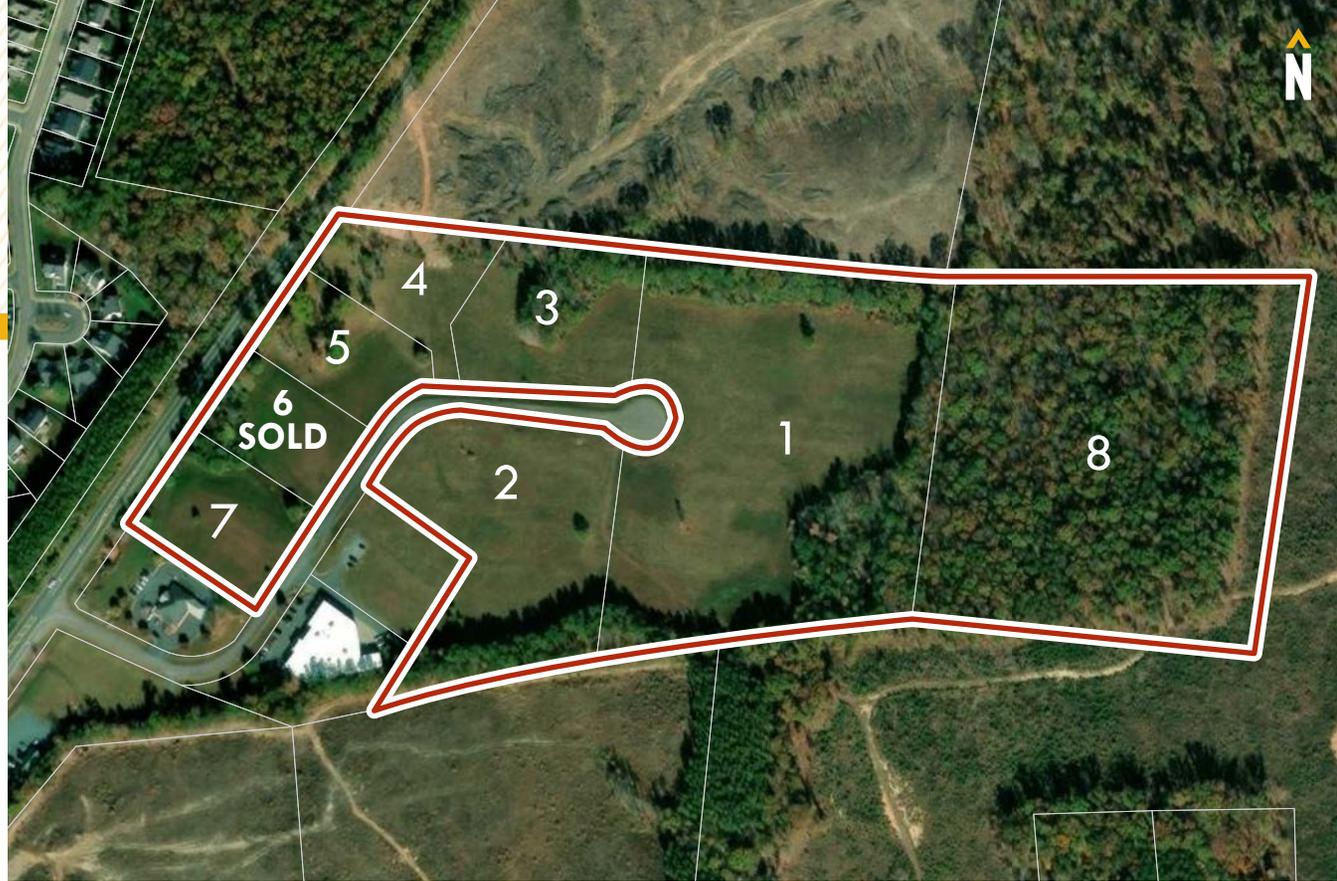
- Total of 8 individual parcels totaling 38.53 Acres
- Front 4 parcels (parcel #4-7) on Rt 15, major N/S arterial in Louisa/Fluvanna county
- Convenient access from I-64 and Route 250
- Adjacent to a Walmart Distribution Center
- Major area of growth for central VA given the proximity to Richmond and Washington, DC
- Strategically positioned 12 miles east of Charlottesville and 55 miles west of Richmond.
- Parcels 1-3 zoned Industrial. Parcels 4-7 zoned C-2 General Commercial. Parcel 8 currently zoned Agricultural.
- Shovel ready site with all utilities on Sommerfield Drive

LOT SIZE(S):

LOT 7: 1.93 ACRES ±  
LOT 6 (SOLD): 1.6 ACRES ±  
LOT 5: 1.66 ACRES ±  
LOT 4: 1.68 ACRES ±  
LOT 3: 2.51 ACRES ±  
LOT 2: 5.09 ACRES ±  
LOT 1: 11.81 ACRES ±  
LOT 8: 12.25 ACRES ±  
TOTAL: 38.53 ACRES ±

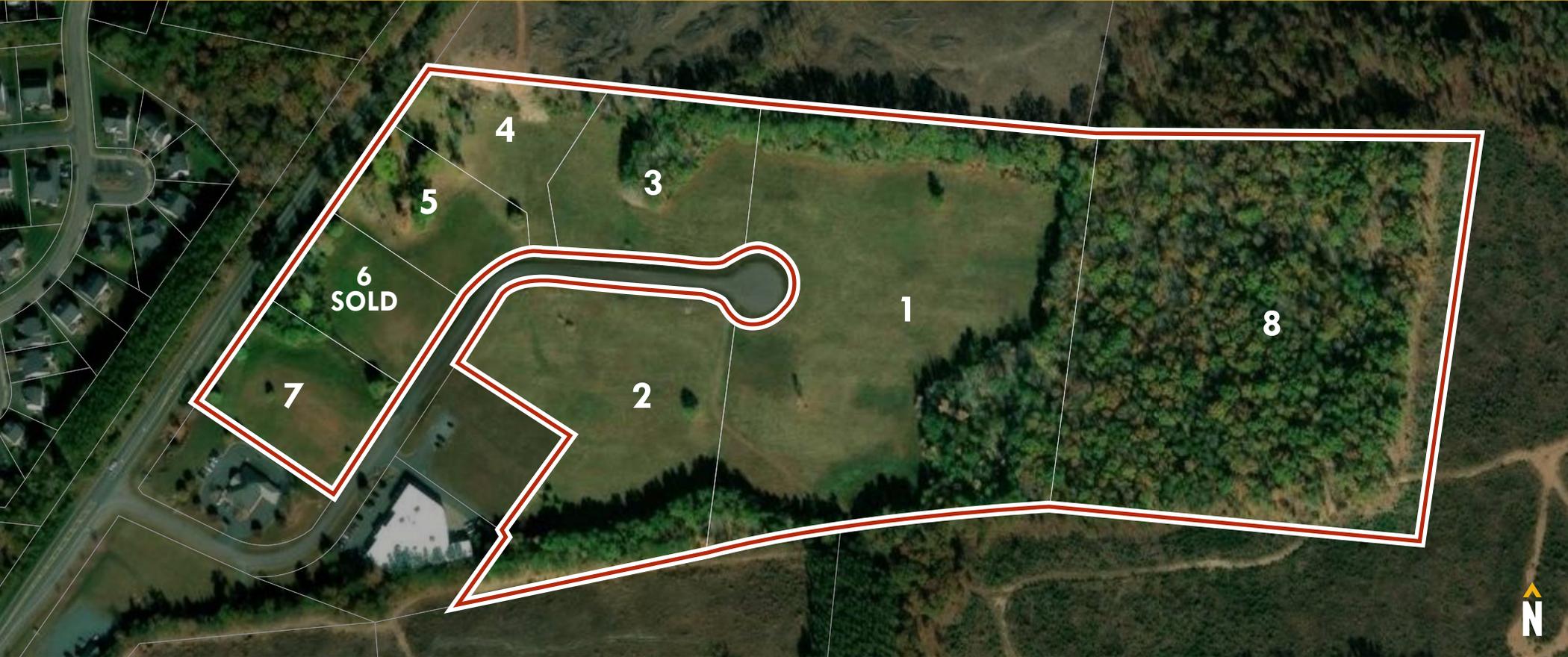
SALE PRICE:

NEGOTIABLE



Entrance from Route 15

# SITE PLAN



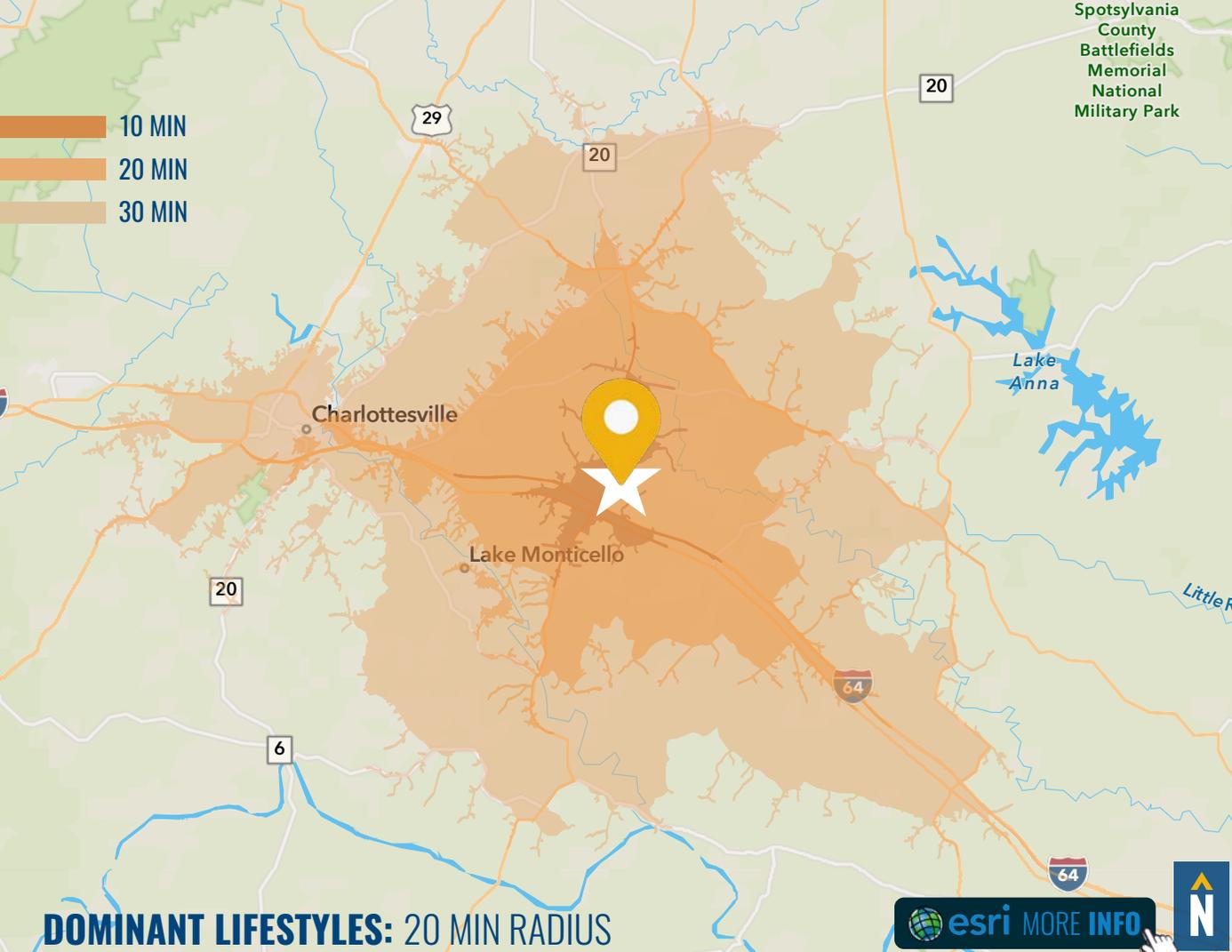
Lot	Parcel ID	Acres	Zoning
7	52/13/7	1.934	C-2 General Commercial
6	52/13/6	1.602	C-2 General Commercial
5	52/13/5	1.657	C-2 General Commercial
4	52/13/4	1.681	C-2 General Commercial

Lot	Parcel ID	Acres	Zoning
3	52/13/3	2.512	IND (Industrial)
2	52/13/2	5.089	IND (Industrial)
1	52/13/1	11.812	IND (Industrial)
8	52/4	12.25	A2 (Agricultural)



# DEMOGRAPHICS

2024



RADIUS: **10 MIN** **20 MIN** **30 MIN**

## RESIDENTIAL POPULATION



## DAYTIME POPULATION



## AVERAGE HOUSEHOLD INCOME



## NUMBER OF HOUSEHOLDS



## MEDIAN AGE



[FULL DEMOS REPORT](#)

## DOMINANT LIFESTYLES: 20 MIN RADIUS

[MORE INFO](#)

**26%**  
GREEN ACRES

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs.

Median Age: **43.9**  
Median Household Income: **\$76,800**

**11.4%**  
GOLDEN YEARS

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

Median Age: **52.3**  
Median Household Income: **\$71,700**

**9.5%**  
SALT OF THE EARTH

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away.

Median Age: **44.1**  
Median Household Income: **\$56,300**

# FOR MORE INFO **CONTACT:**



**SAM ORR**

*EXECUTIVE VICE PRESIDENT*

**202.345.8394**

**SAM.ORR@mackenziecommercial.com**



**BRIAN THOMAS**

*REAL ESTATE ADVISOR*

**202.734.9726**

**BTHOMAS@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**434-818-7788**

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*