

UNIQUE VENUE AVAILABLE MAGNOLIA GREEN

Taylor Long
PROPERTIES
Commercial Real Estate

UNIQUE VENUE AVAILABLE
FOR SALE
MAGNOLIA GREEN
17301 MEMORIAL TOURNAMENT DR



Ellen Long:

804.864.9788 Ext. 101 (o)
804-539-7793 (m)
ellenlong@taylorlongproperties.com

Robert Marshall:

804-864-9788, Ext. 102 (o)
804-437-4323 (m)
robertmarshall@taylorlongproperties.com

Rebecca von Meister

804-864-9788, Ext. 103 (o)
757-298-2016 (m)
rebeccavonmeister@taylorlongproperties.com



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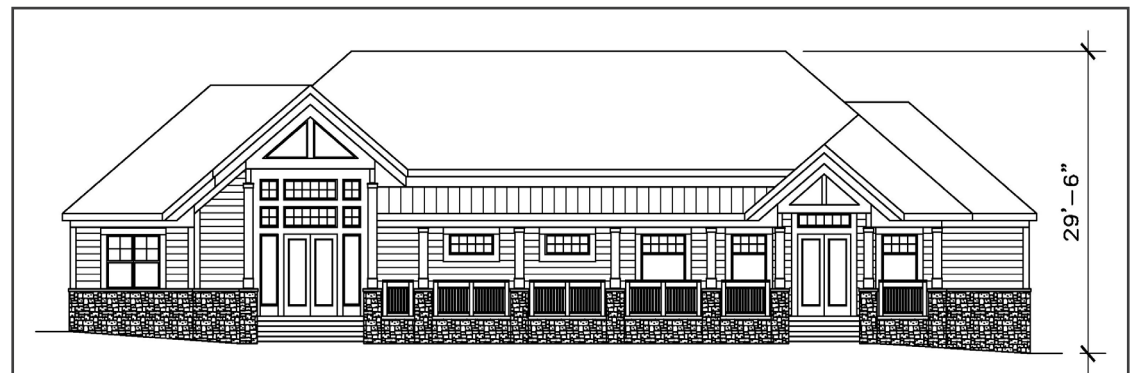
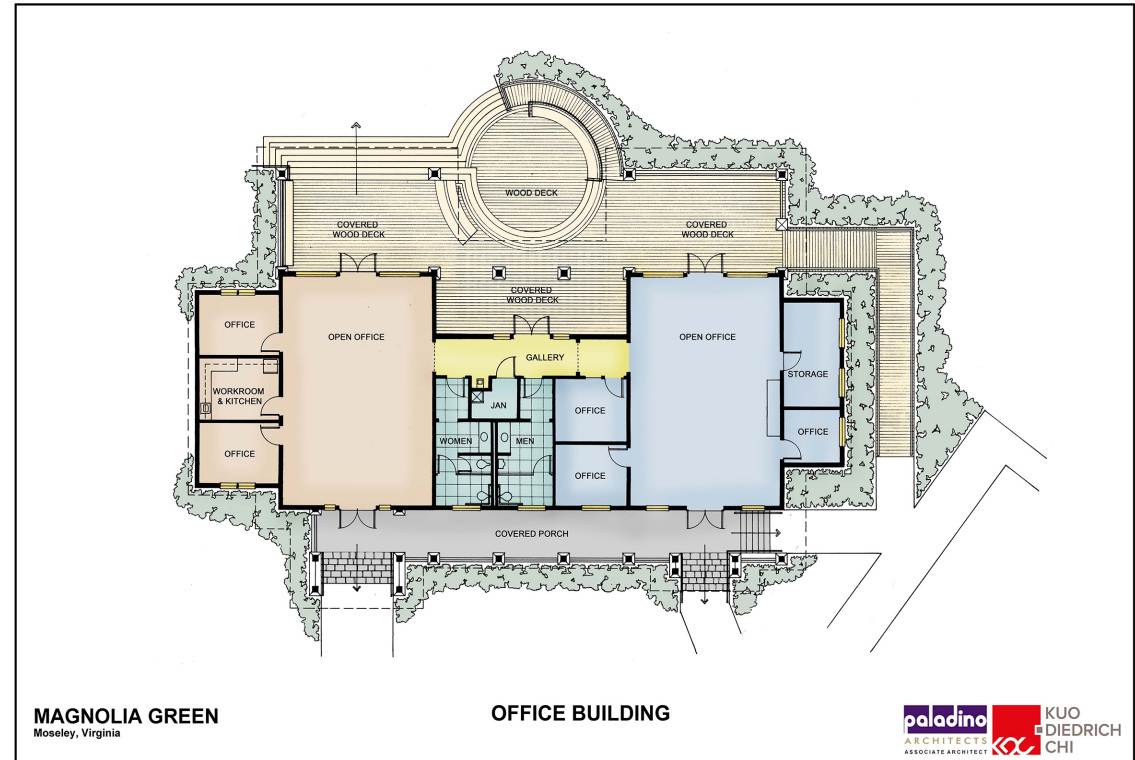
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FEATURES / CONCEPTUAL PLAN

FEATURES

- **3,583 SF Unique Venue on 4.134 Acre Lot For Sale.**
- **Planned Powhite Parkway extension with direct access to Magnolia Green.**
- **Built in 2014.**
- **Located at the signalized intersection of Hull Street Road and Magnolia Green Parkway.**
- Located at the entrance to *Magnolia Green*, the Fastest Growing Master-Plan Community in Chesterfield (www.magnoliagreen.com)
- Award-winning resort-style community with over 4,055 units, ranging from the low \$200's to \$1 million and up.
- Includes 18-hole championship golf course, community center, hiking trails and sports courts.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.



SPACE TYPE	Unique Venue Available
AVAILABLE SPACE	3,583 SF Building on 4.134 AC
ASKING PRICE	\$3,700,000

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	3,331	19,119	45,853
Avg HHH Income	\$155,015	\$145,082	\$134,551
Daytime Employment	204	1,701	8,360
Traffic Count	24,000 VPD on Hull Street Road		

* Detailed demographics upon request

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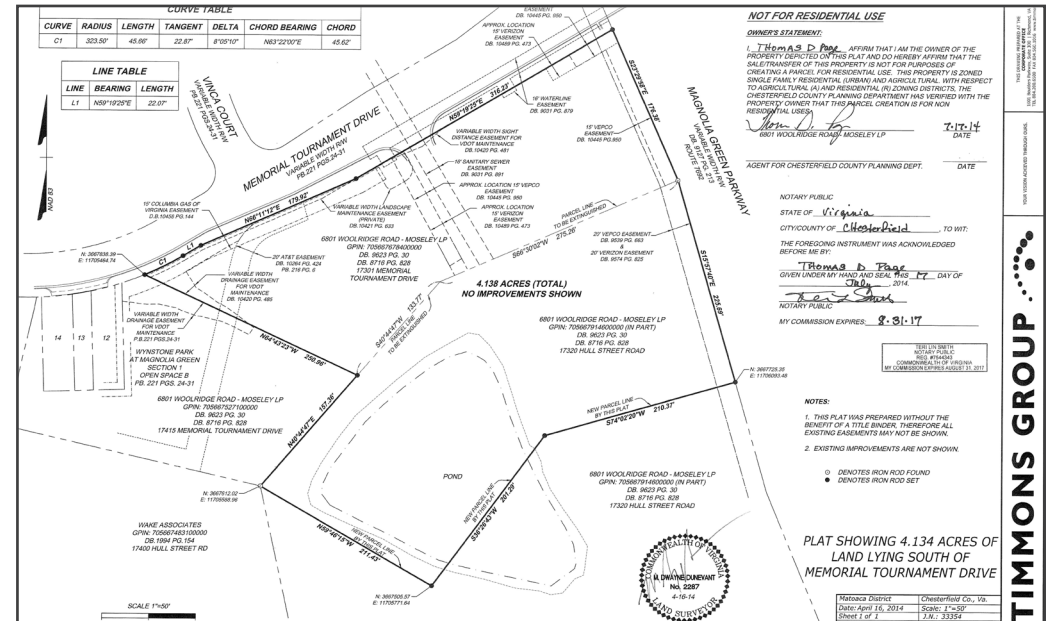
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PARCEL



PLAT



TIMMONS GROUP



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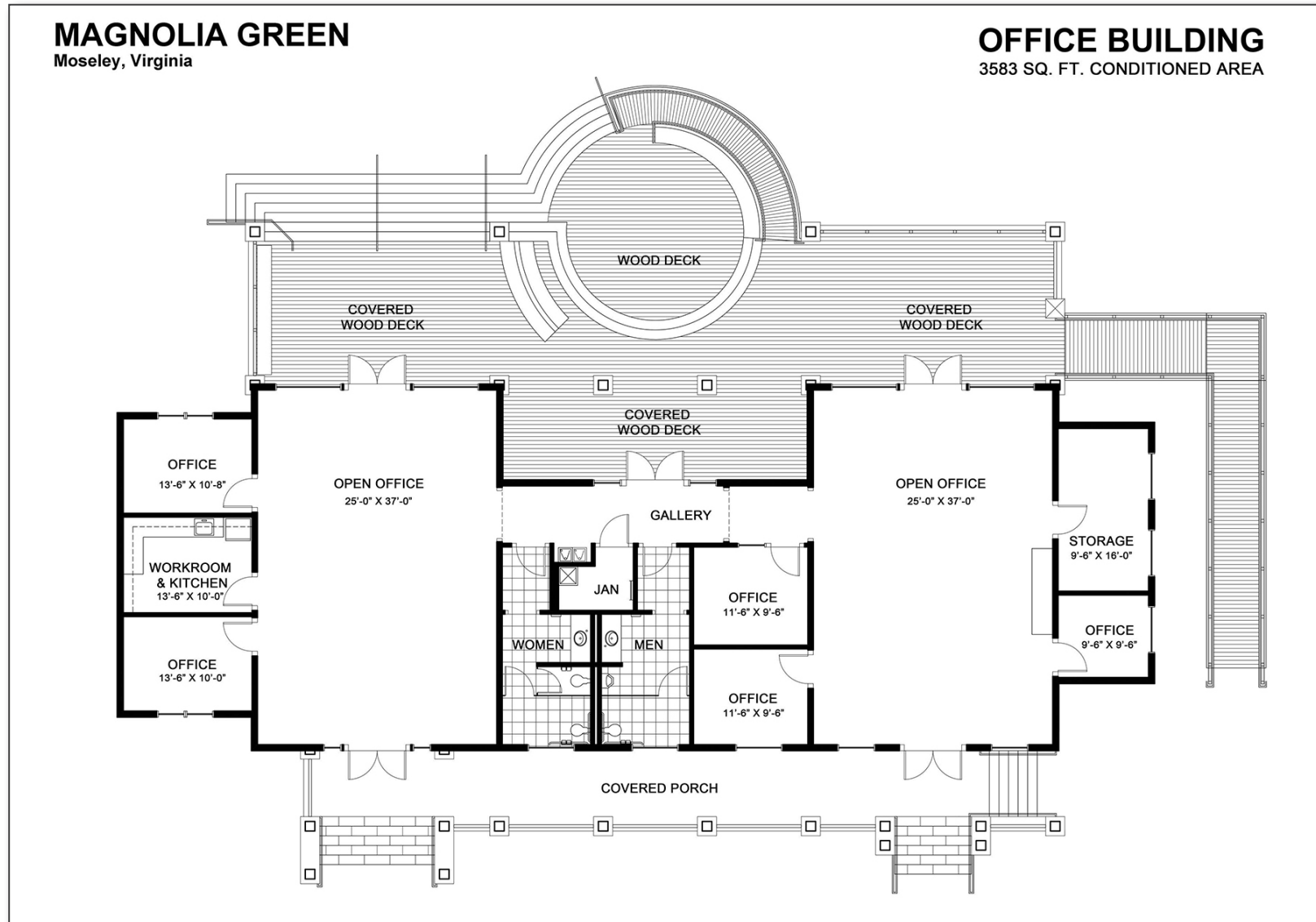


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BUILDING PLAN

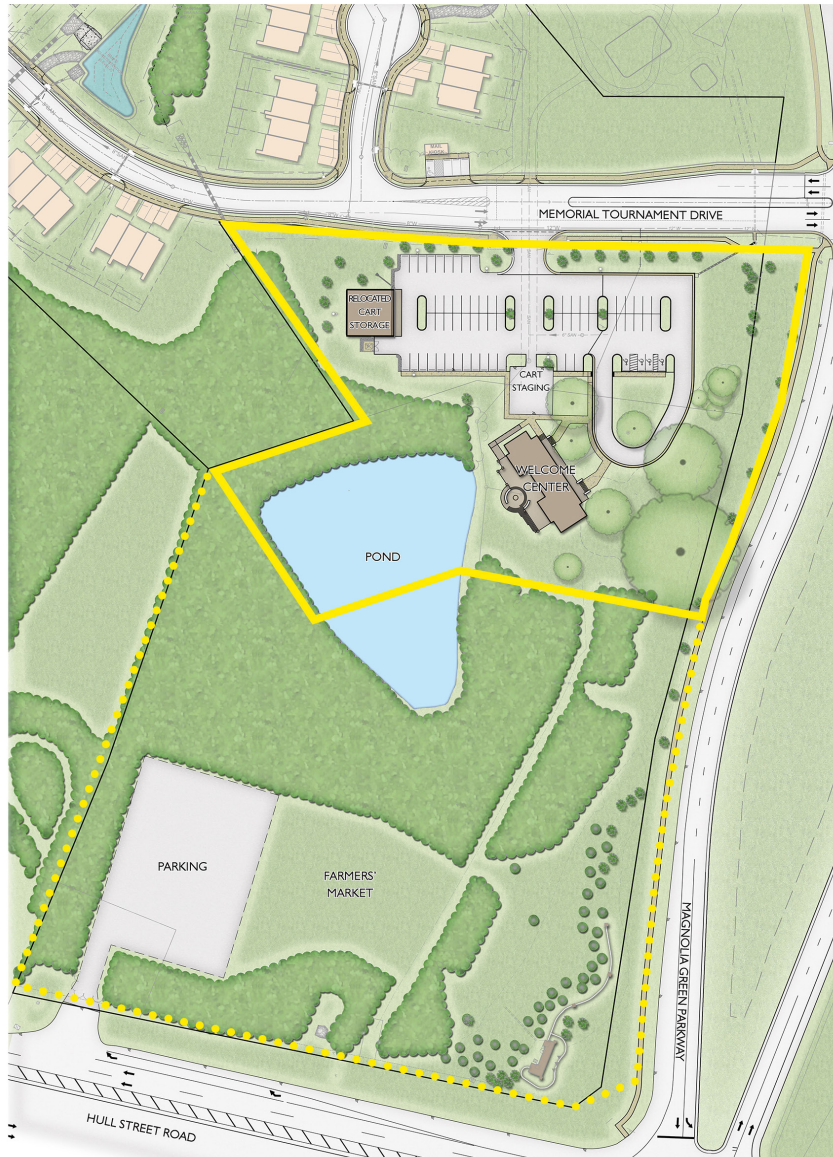


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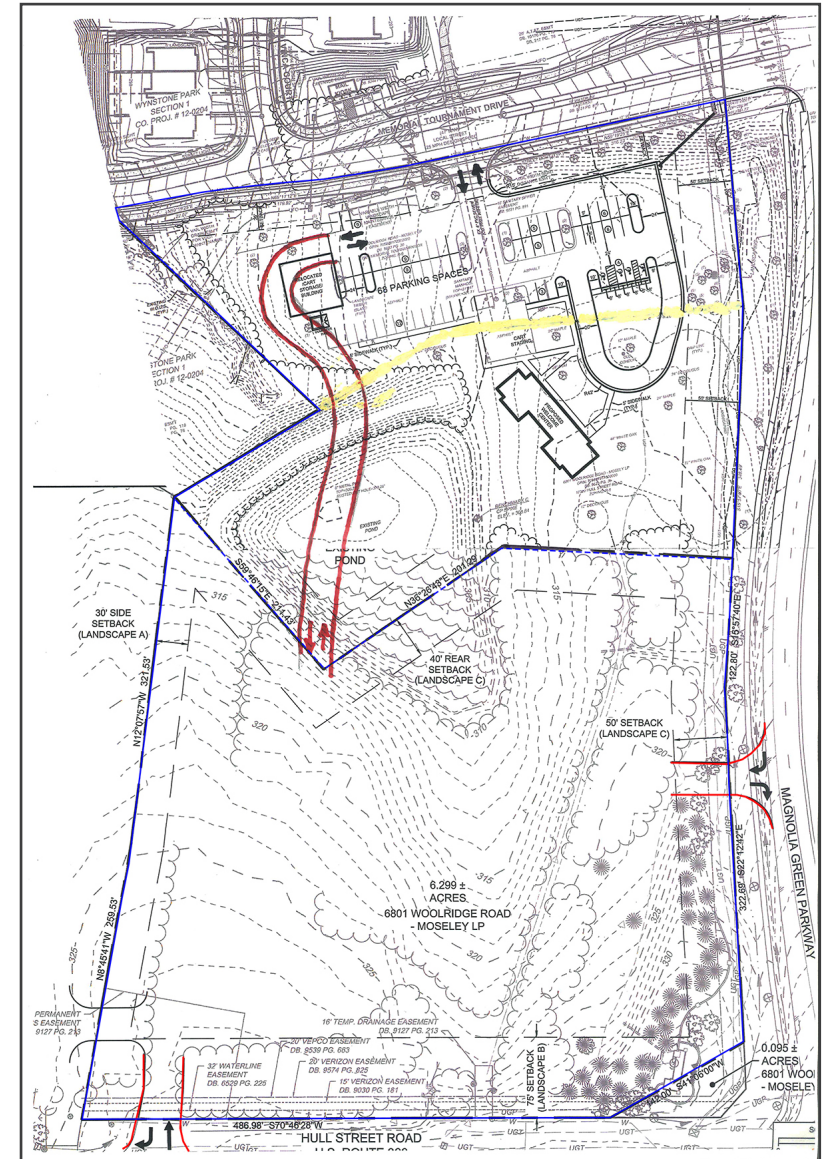
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SITE PLAN



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ELEVATION



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MASTER DEVELOPMENT PLAN

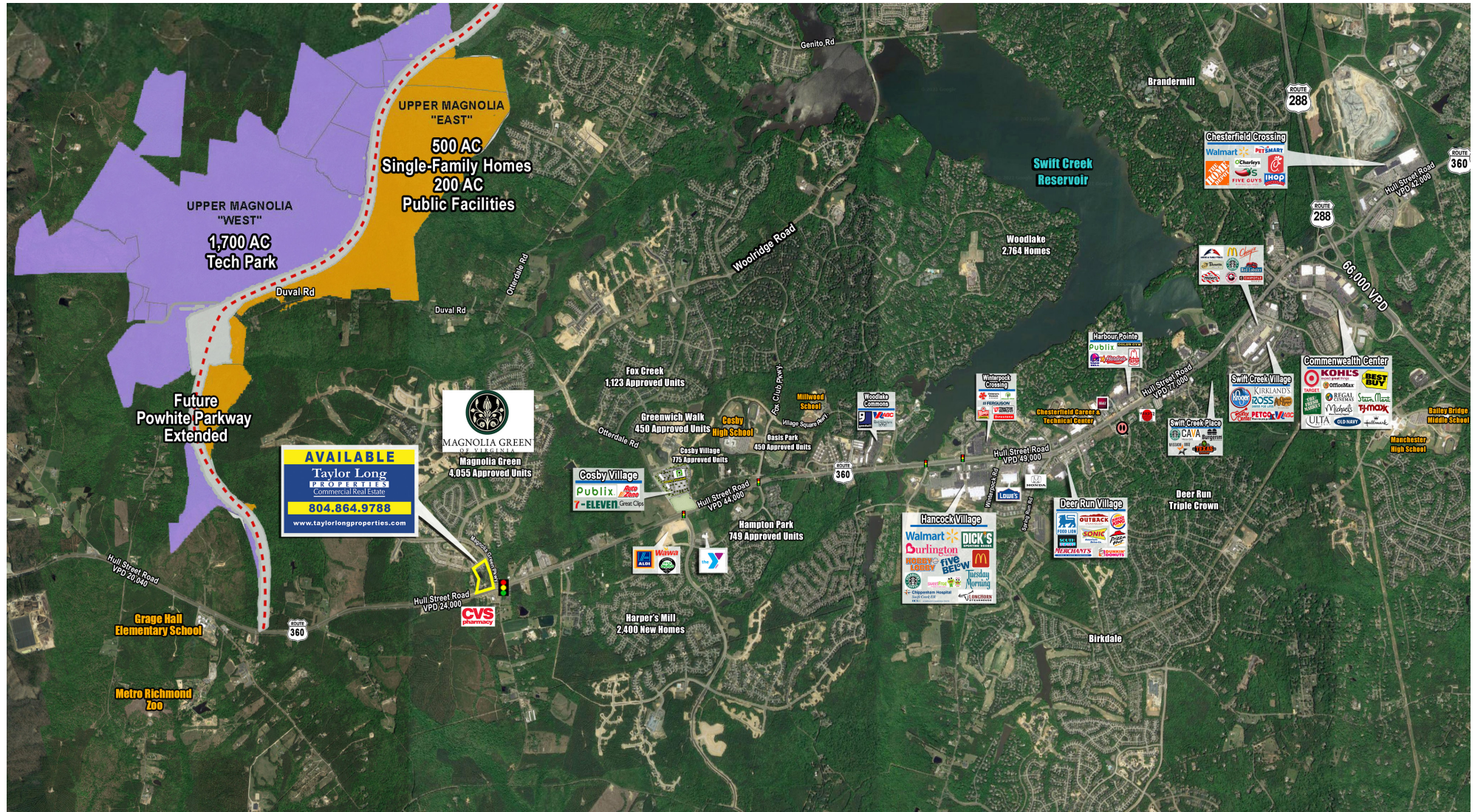


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AERIAL

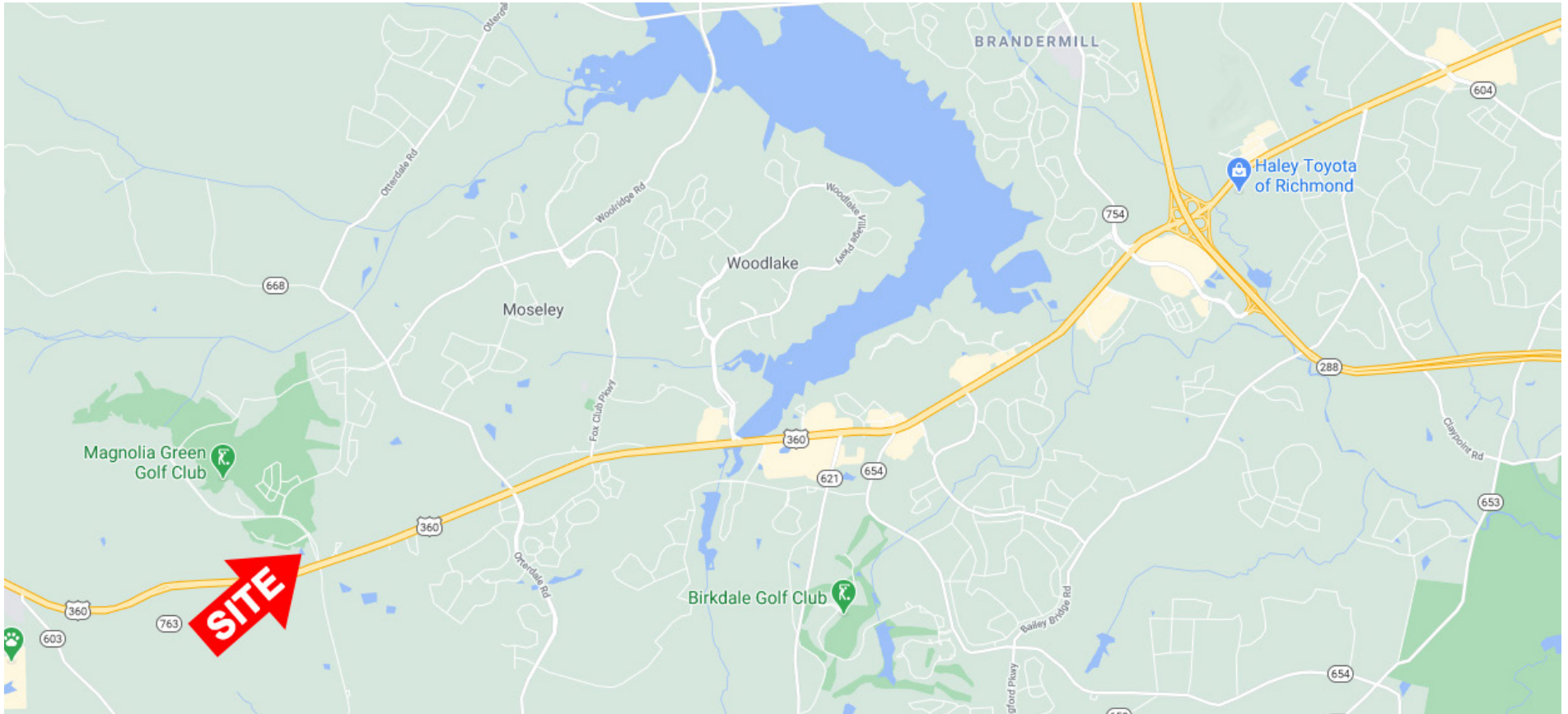


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MAP



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