

**FOR
SALE**

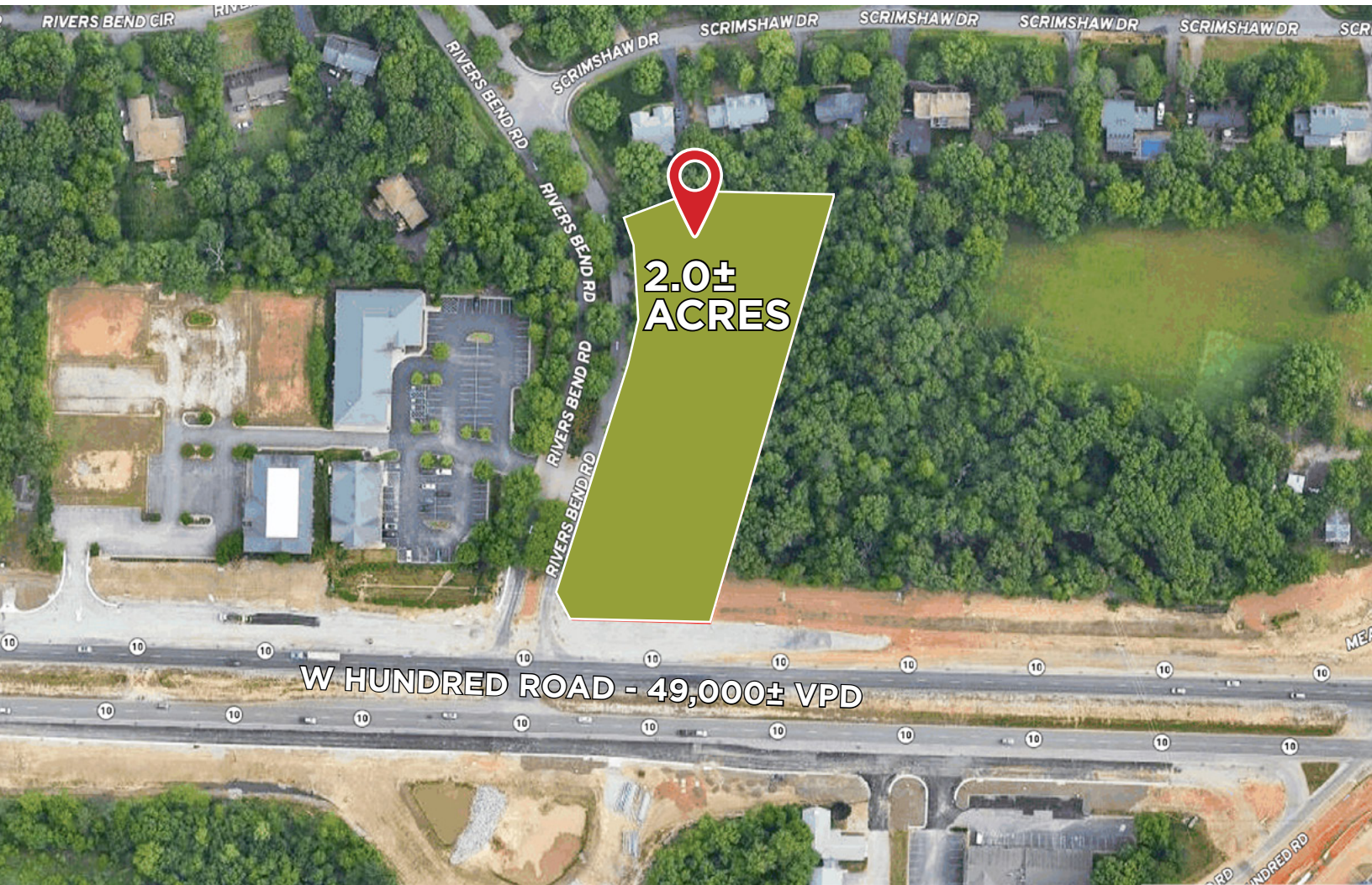
2± ACRES

Urban Land

120 W Hundred Road | Chester, VA 23236



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 2± Acres with turn lane already installed and frontage on Route 10 and Rivers Bend Road
- › Zoned CC which allows for most commercial/business use
- › Public water and sewer lines are located along the property
- › Traffic count of 49,000± ADT
- › Sale Price: \$1,650,000

FOR MORE INFORMATION:

BRENT ALTAFFER

First Vice President

804-793-0055

baltaffer@commonwealthcommercial.com

RYAN FANELLI

Senior Vice President | Partner

804-400-6163

rfanelli@commonwealthcommercial.com

SCOTT PITTMAN

Sales & Leasing Associate

804-228-4925

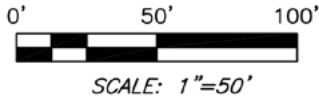
spittman@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

SURVEY PLAN



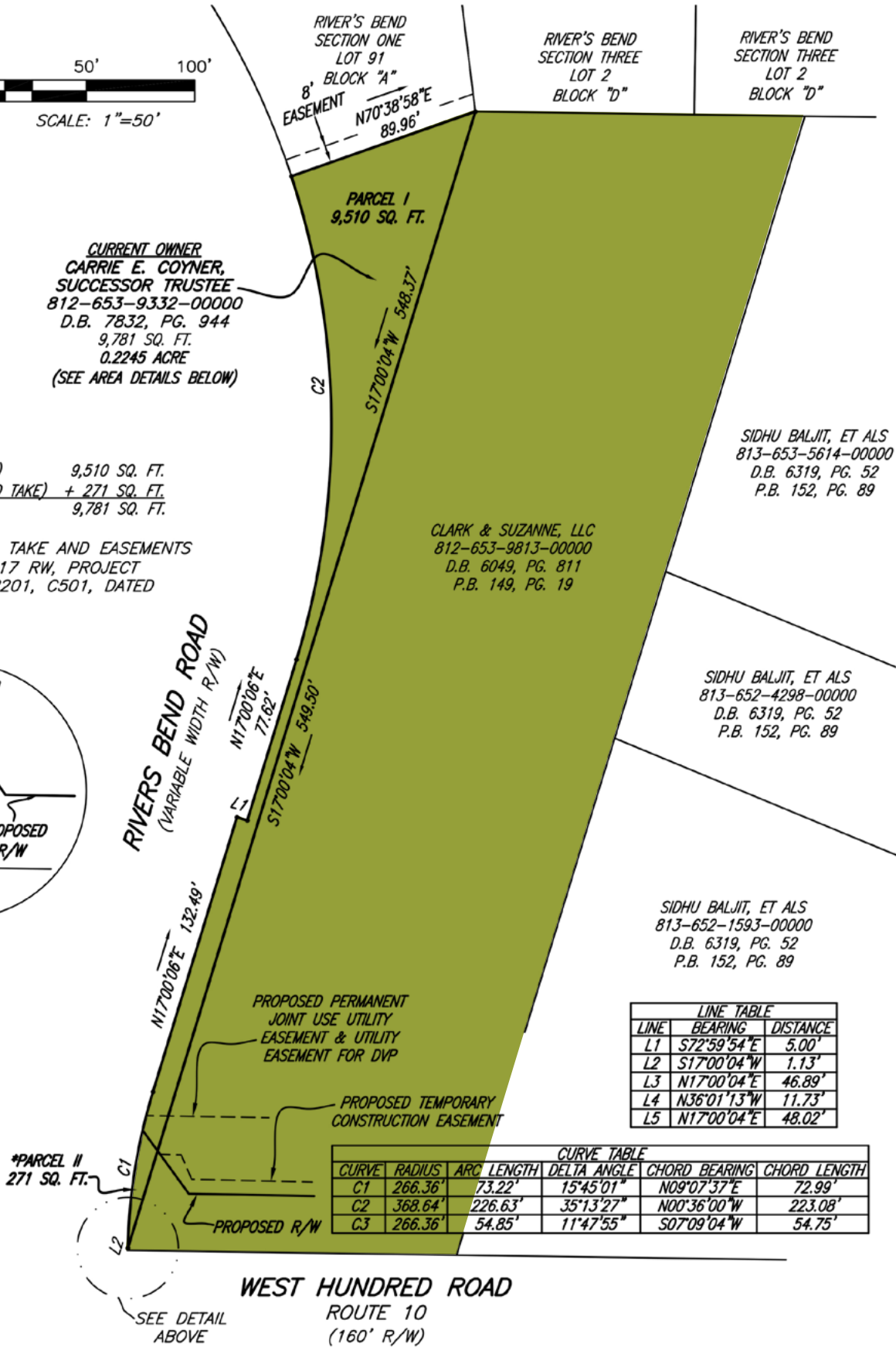
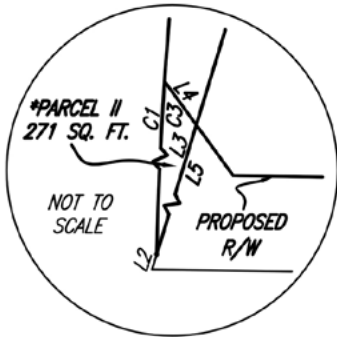
P.B. 149, PG. 19



CURRENT OWNER
CARRIE E. COYNER,
SUCCESSOR TRUSTEE
 812-653-9332-00000
 D.B. 7832, PG. 944
 9,781 SQ. FT.
 0.2245 ACRE
 (SEE AREA DETAILS BELOW)

PARCEL I (REMAINDER) 9,510 SQ. FT.
 *PARCEL II (PROPOSED TAKE) + 271 SQ. FT.
 TOTAL AREA 9,781 SQ. FT.

*NOTE: PROPOSED TAKE AND EASEMENTS
 PER VDOT SHEET 17 RW, PROJECT
 0010-020-632, R201, C501, DATED
 03/24/2016.



SIDHU BALJIT, ET ALS
 813-653-5614-00000
 D.B. 6319, PG. 52
 P.B. 152, PG. 89

CLARK & SUZANNE, LLC
 812-653-9813-00000
 D.B. 6049, PG. 811
 P.B. 149, PG. 19

SIDHU BALJIT, ET ALS
 813-652-4298-00000
 D.B. 6319, PG. 52
 P.B. 152, PG. 89

SIDHU BALJIT, ET ALS
 813-652-1593-00000
 D.B. 6319, PG. 52
 P.B. 152, PG. 89

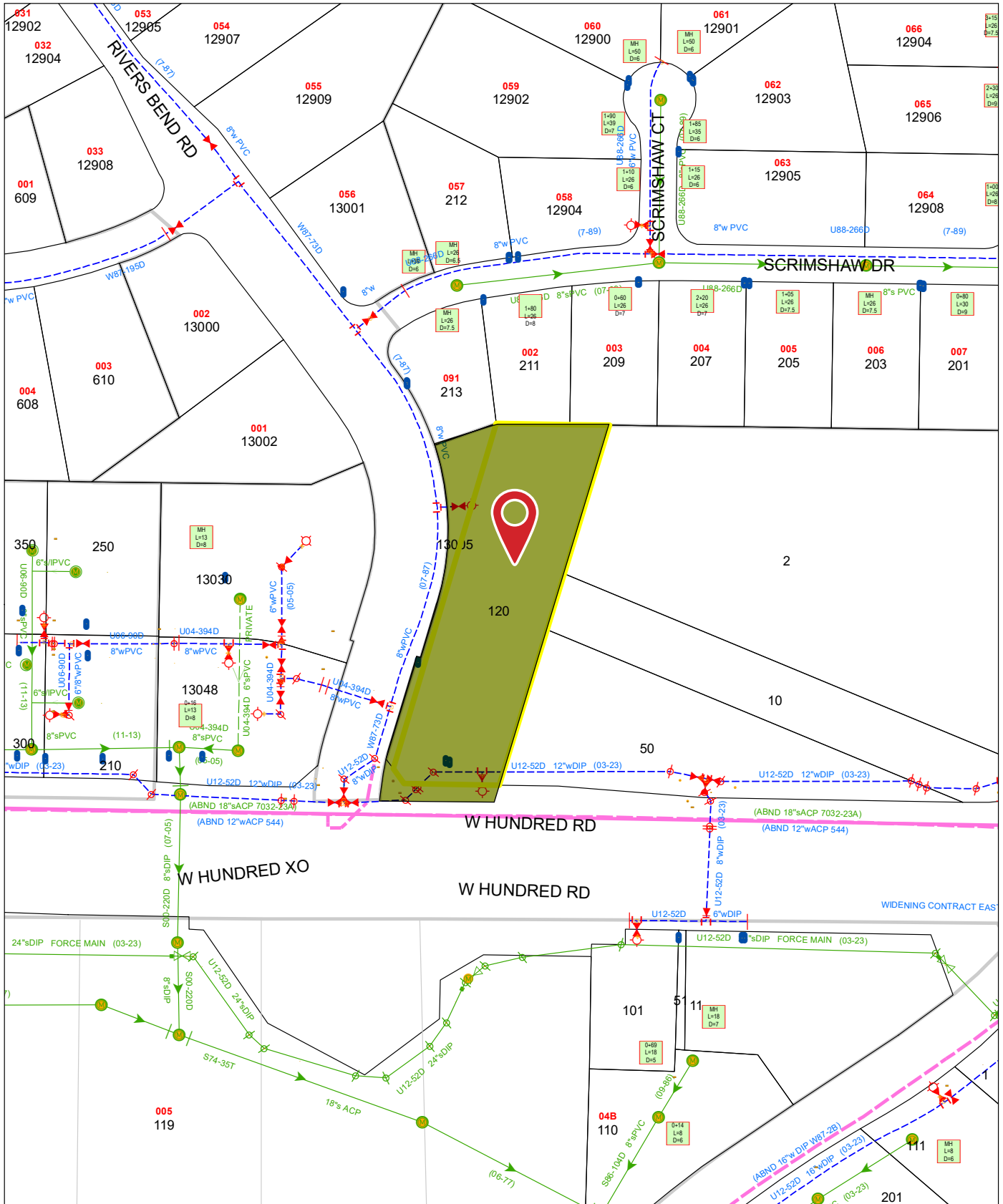
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°59'54"E	5.00'
L2	S17°00'04"W	1.13'
L3	N17°00'04"E	46.89'
L4	N36°01'13"W	11.73'
L5	N17°00'04"E	48.02'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	266.36'	73.22'	15°45'01"	N09°07'37"E	72.99'
C2	368.64'	226.63'	35°13'27"	N00°36'00"W	223.08'
C3	266.36'	54.85'	11°47'55"	S07°09'04"W	54.75'

WEST HUNDRED ROAD
 ROUTE 10
 (160' R/W)

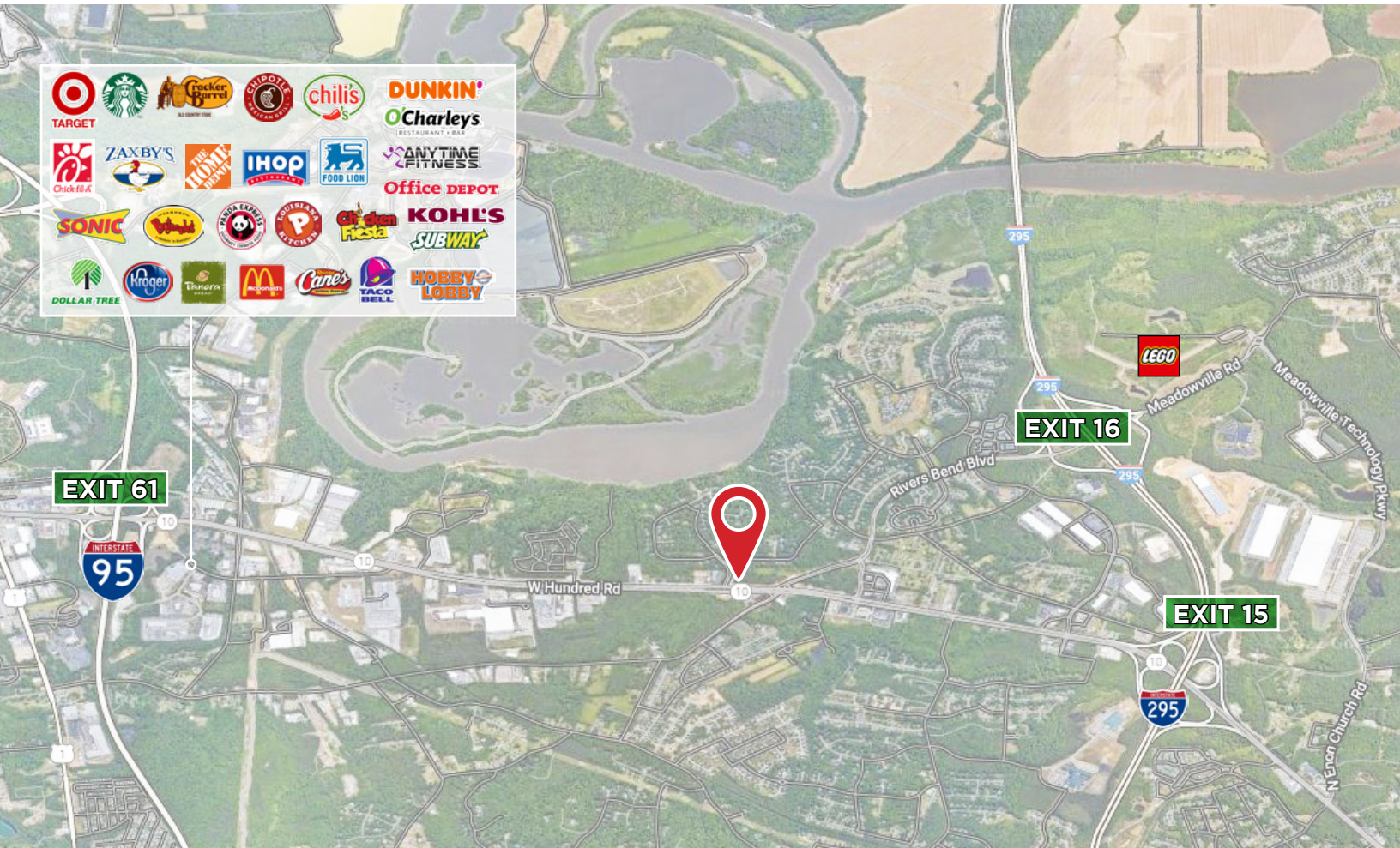
SEE DETAIL ABOVE

UTILITIES



CHESTERFIELD COUNTY

SURROUNDING BUSINESSES



LEGO is currently building a massive new manufacturing facility in Chesterfield County, Virginia. This \$1 billion investment marks LEGO's first U.S. manufacturing plant and is expected to open in 2025. The facility will span 1.7 million square feet and is located in Meadowville Technology Park. The project is expected to create over 1,760 jobs, with hiring already underway for around 500 positions

The LEGO facility is already influencing nearby development. For instance, a 201-unit apartment complex called Twin Rivers Apartments is planned directly across from the new LEGO site. This suggests a growing demand for housing and services in the area, likely driven by the influx of workers and increased economic activity.