

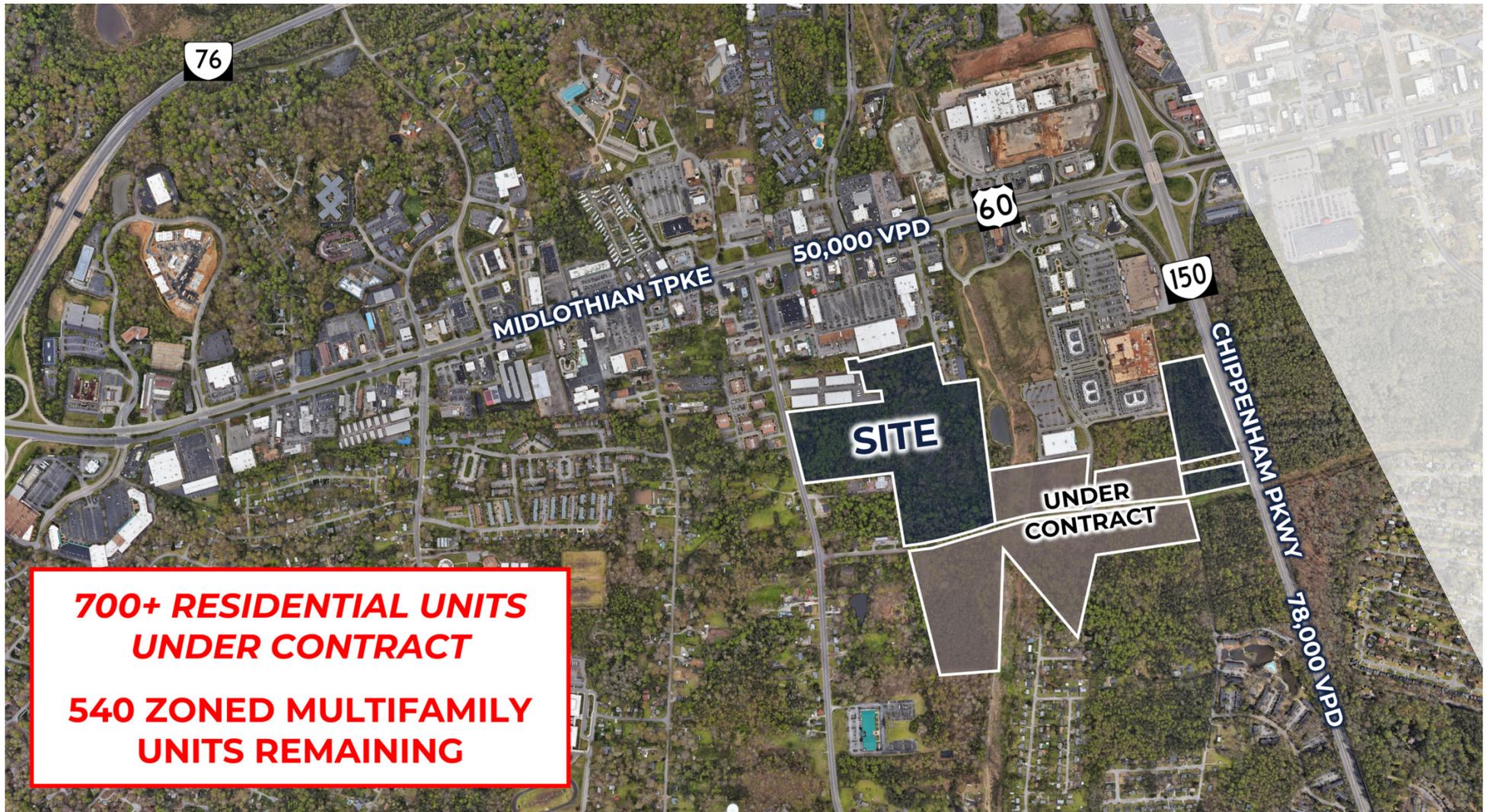
FOR SALE

STARVIEW VILLAGE

Starview Village | Richmond, VA 23225



S.L. NUSBAUM
REALTY CO.



**700+ RESIDENTIAL UNITS
UNDER CONTRACT**

**540 ZONED MULTIFAMILY
UNITS REMAINING**

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

LARRY AGNEW

Senior Vice President

O. 804.944.9262

C. 804.882.5779

lagnew@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

PROPERTY SUMMARY

STARVIEW VILLAGE

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REALTY CO.



OFFERING SUMMARY

Sale Price:	Contact Agent for Pricing
Usable Acreage:	±76.1 AC Developable
Zoning:	C-4 / Smart Code

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,138	81,467	200,836
Total Households	4,188	33,772	84,579
Average HH Income	\$61,750	\$88,928	\$107,966

PROPERTY OVERVIEW

Proposed Mixed-Use Development in Chesterfield County Master Planned for 1,250 Residential Units

PROPERTY HIGHLIGHTS

- Available for Commercial Development but only required on Pad 5
- Adjacent to new 270-room Embassy Suites hotel and Conference Center
- Adjacent to Stonebridge Shopping Center with 245 apartments
- Close proximity to The Boulders Business Park
- Located at Midlothian Turnpike and Chippenham Parkway
- In an Opportunity Zone

TRADE AREA

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CONCEPT PLAN

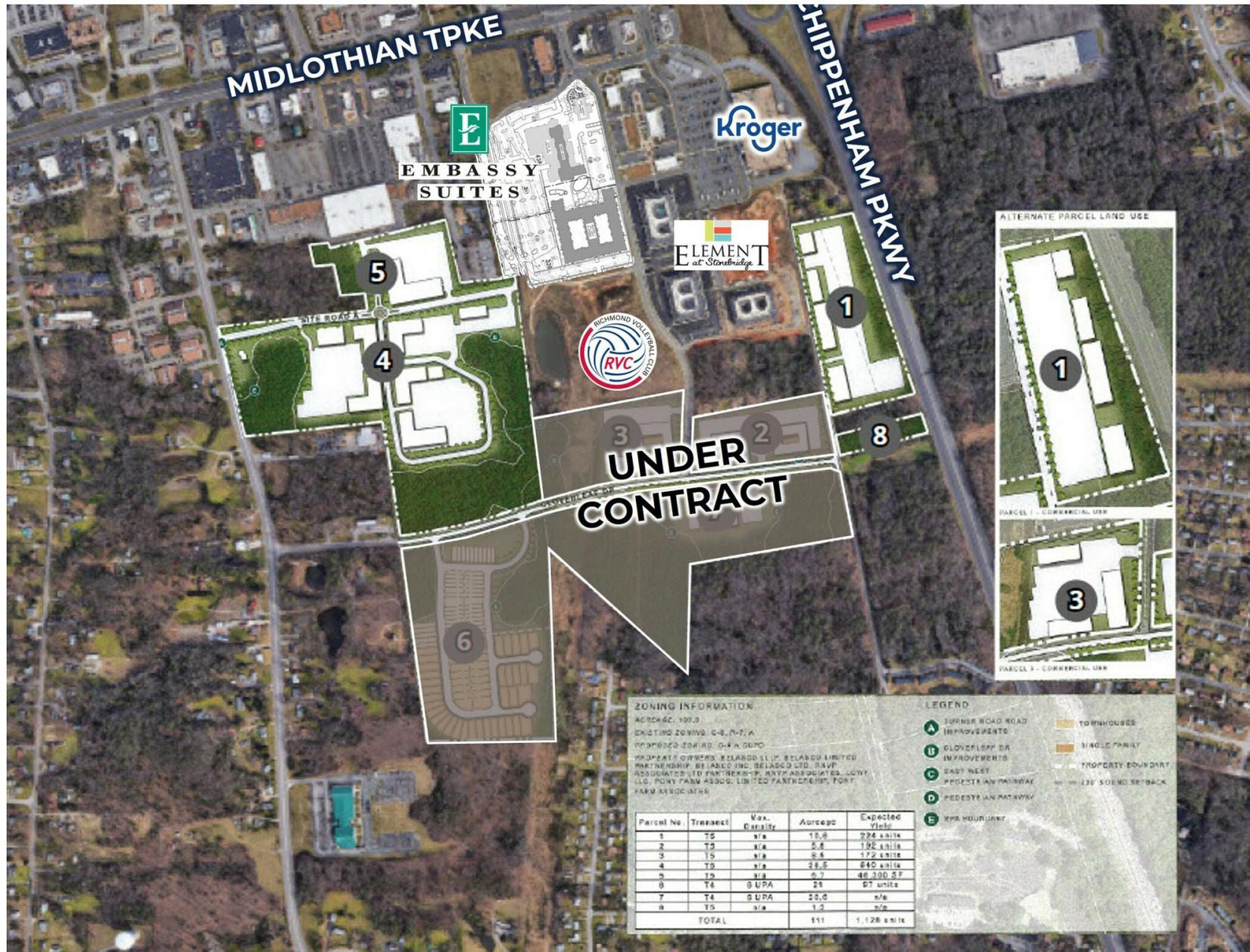
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CONCEPT BREAKDOWN

STARVIEW VILLAGE

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PARCEL ONE

Nearest to Chippenham Parkway and highly visible, this parcel is perfectly situated for corporate offices or upscale apartments.

APARTMENT OR OFFICE USE

- Developed Acreage: 10.6
- Expected Yield: 224 Units
- High Visibility on Chippenham Parkway



PARCEL TWO

UNDER CONTRACT

Upscale Apartments that frame the southern end of Stonebridge with convenient pedestrian access.

APARTMENTS/CONDOMINIUM/MIXED-USE

- Developed Acreage: 5.8
- Expected Yield: 192 Units



CONCEPT BREAKDOWN

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PARCEL THREE UNDER CONTRACT

Upscale Apartments that frame the southern end of Stonebridge with convenient pedestrian access. Similar to Parcel Two.

APARTMENTS/CONDOMINIUM/MIXED-USE

- Developed Acreage: 4.7
- Expected Yield: 172 Units



PARCEL FOUR

The heart of Starview Village, providing mixed-use retail and residential.

APARTMENTS/MIXED-USE/RETAIL

- Developed Acreage: 23.7
- Expected Yield: 540 Units



CONCEPT BREAKDOWN

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PARCEL FIVE

Office and Retail anchor that will access directly to Midlothian Turnpike with future redevelopment of Chippenham Square.

RETAIL

- Developed Acreage: 6.7
- Expected Yield: 46,300 SF



PARCEL SIX *UNDER CONTRACT*

Single-family and townhome living that is convenient to the services to Stonebridge nearby.

TOWNHOMES/SINGLE-FAMILY DETACHED

- Developed Acreage: 16.9
- Expected Yield: 87 Units



CONCEPT BREAKDOWN

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PARCEL SEVEN *UNDER CONTRACT*

Upscale ownership living that frame the southern end of Stonebridge with convenient pedestrian access.

APARTMENTS/CONDOMINIUM/MIXED-USE

- Developed Acreage: 6.4
- Expected Yield: 62 Units



PARCEL EIGHT

Convenience storage for developments within Starview Village.

RETAIL/STORAGE

- Developed Acreage: 1.3
- Expected Yield: N/A



CONTACT INFORMATION

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