

**6968 Seminole Trail
Ruckersville, VA 22968**

Land For Sale



Property Address:

6968 Seminole Trail & 54 Preddy Creek Road,
Ruckersville, VA 22968
Greene County, Virginia Regional Submarket

Property Information:

For Sale Price: **\$1,475,000.00 per Acre**

Site Size: 2 to 5.04 Acres

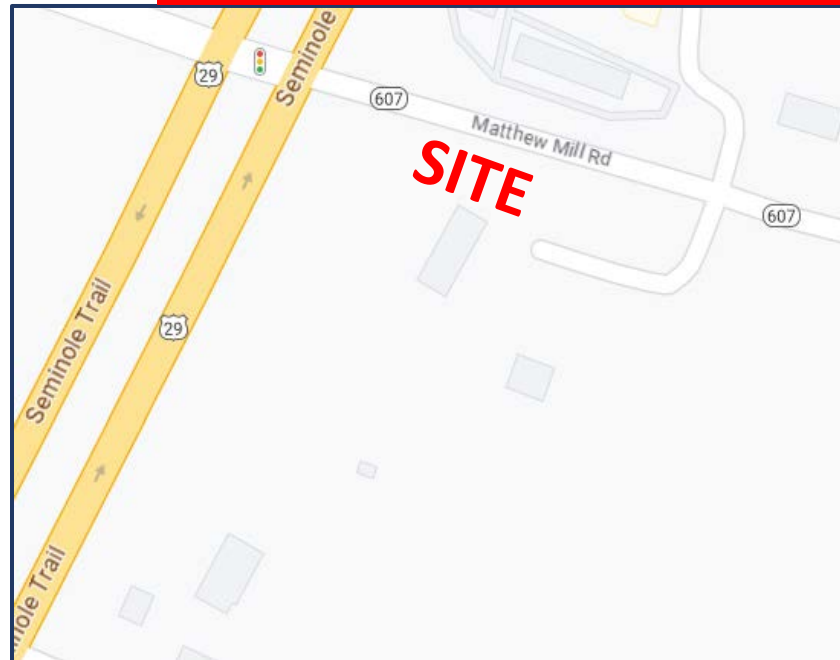
Parcel ID: 66 A 46 & 66 A 45

- Suburban Area
- Opportunity To Add Value and Ready for Development
- Excellent Accessibility and Positioned at a Signalized Intersection at U.S. Route 29 (Seminole Trail) and State Route 607 (Matthew Mill Road)

Zoning: The Property is Currently Zoned as Residential. Sale of Property will likely be subject to rezoning

Demographics Highlights:

- Population: 20,347 (& growing)
- Median Household Income: \$73,844
- Adjacent Counties: Rockingham County, Page County, Madison County, Orange County, and Albemarle County.



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Subject Property:



Street View:



Route 29
(Seminole Trail)



State Route 607
(Matthew Mill Road)



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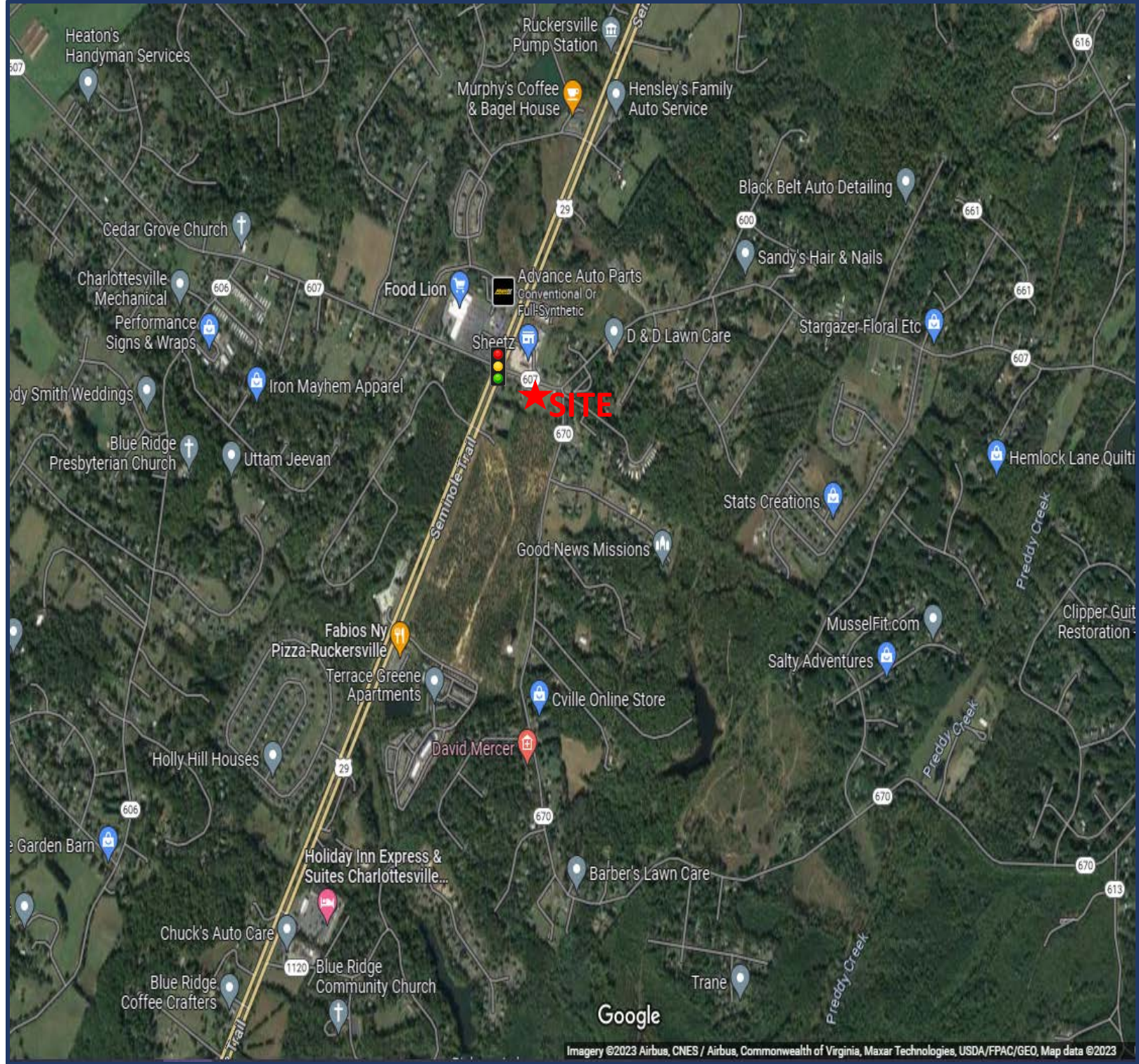
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Aerial View:



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Demographics:

Greene County, VA

County in: [Virginia, United States](#)

20,374

Population

155.9 square miles

130.6 people per square mile

Age

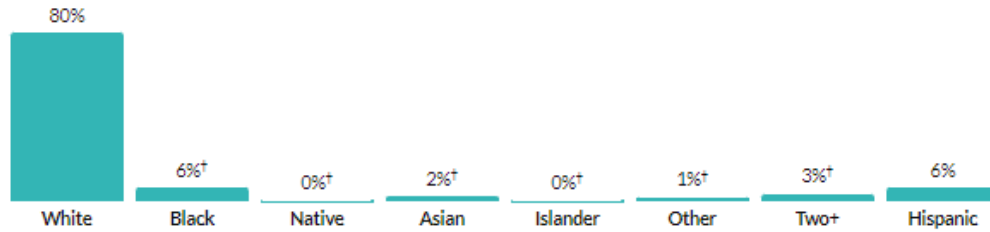
39.8

Median age

a little higher than the figure in Virginia: 38.5

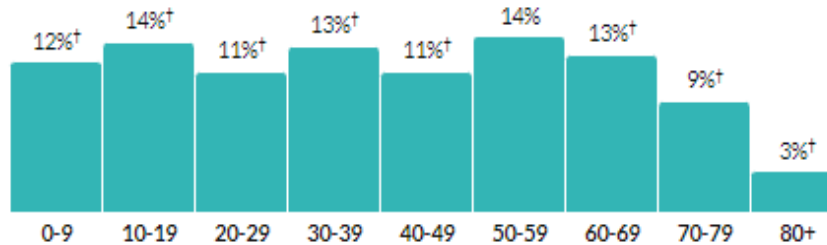
a little higher than the figure in United States: 38.4

Race & Ethnicity

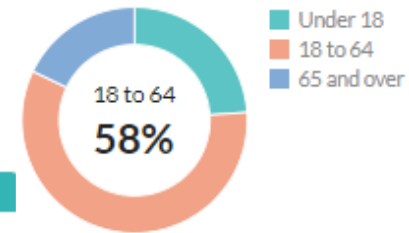


* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Population by age range



Population By Age



Economics:

Household income

Column	Greene County			Virginia			United States		
Under \$50K	27.3% [†]	±4.6%	2,058 ±351.6	31.1%	±0.2%	1,008,975 ±8,145	36.8%	±0.1%	45,607,423 ±59,187.3
\$50K - \$100K	37.2% [†]	±4.8%	2,803 ±374.4	28.6%	±0.2%	928,082 ±7,663.1	29.6%	±0%	36,740,920 ±59,168.1
\$100K - \$200K	29.1% [†]	±4.3%	2,194 ±332.4	27.3%	±0.2%	887,373 ±6,214.6	24.1%	±0.1%	29,932,958 ±76,775.1
Over \$200K	6.4% [†]	±1.8%	478 ±140	13.1%	±0.2%	424,098 ±5,112	9.5%	±0.1%	11,729,691 ±59,924

Income

\$35,942

Per capita income

about 80 percent of the amount in Virginia: \$43,267

a little less than the amount in United States: \$37,638

Transportation to work

32.4 minutes

Mean travel time to work

about 20 percent higher than the figure in Virginia: 28.2

about 20 percent higher than the figure in United States: 26.8

Poverty

10.1%

Persons below poverty line

about the same as the rate in Virginia: 9.9%

about 80 percent of the rate in United States: 12.6%

*Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Lorton, VA
<<http://censusreporter.org/profiles/16000US5147064-greene-county-va/>>



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Housing:

Units & Occupancy

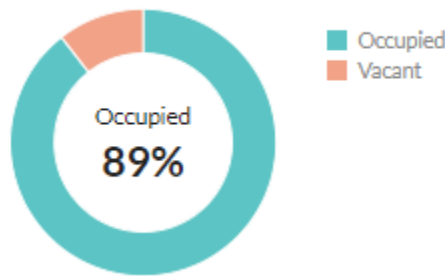
8,420 ±38

Number of housing units

Virginia: 3,596,100 ±557

United States: 139,647,020 ±3,504

Occupied vs. Vacant



Value

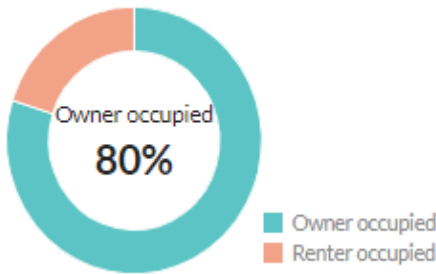
\$257,200

Median value of owner-occupied housing units

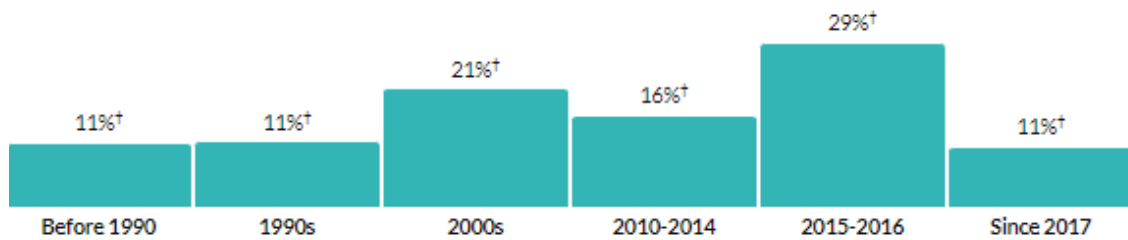
about 90 percent of the amount in Virginia:
\$295,500

a little higher than the amount in United States:
\$244,900

Ownership of occupied units



Year moved in, by percentage of population



Social:

Educational attainment

88.4%

High school grad or higher

a little less than the rate in Virginia:
90.8%

about the same as the rate in United States:
88.9%

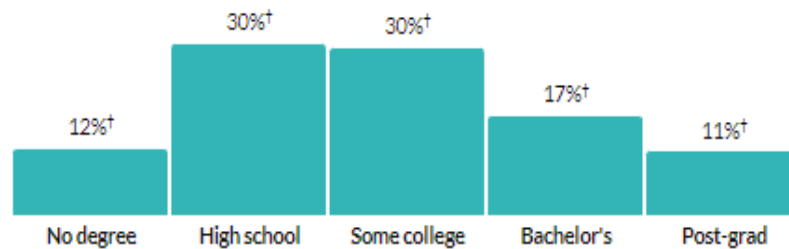
28.6%

Bachelor's degree or higher

about two-thirds of the rate in Virginia:
40.3%

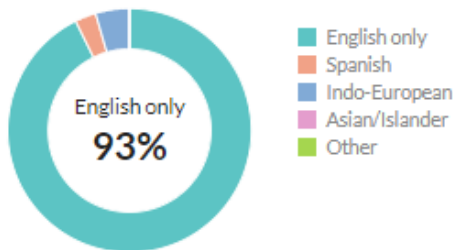
about 80 percent of the rate in United States:
33.7%

Population by highest level of education

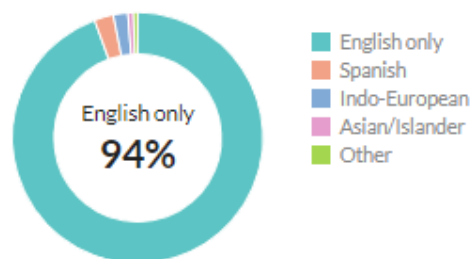


* Universe: Population 25 years and over

Language at home, children 5-17



Language at home, adults 18+



*Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Lorton, VA
<<http://censusreporter.org/profiles/16000US5147064-greene-county-va/>>

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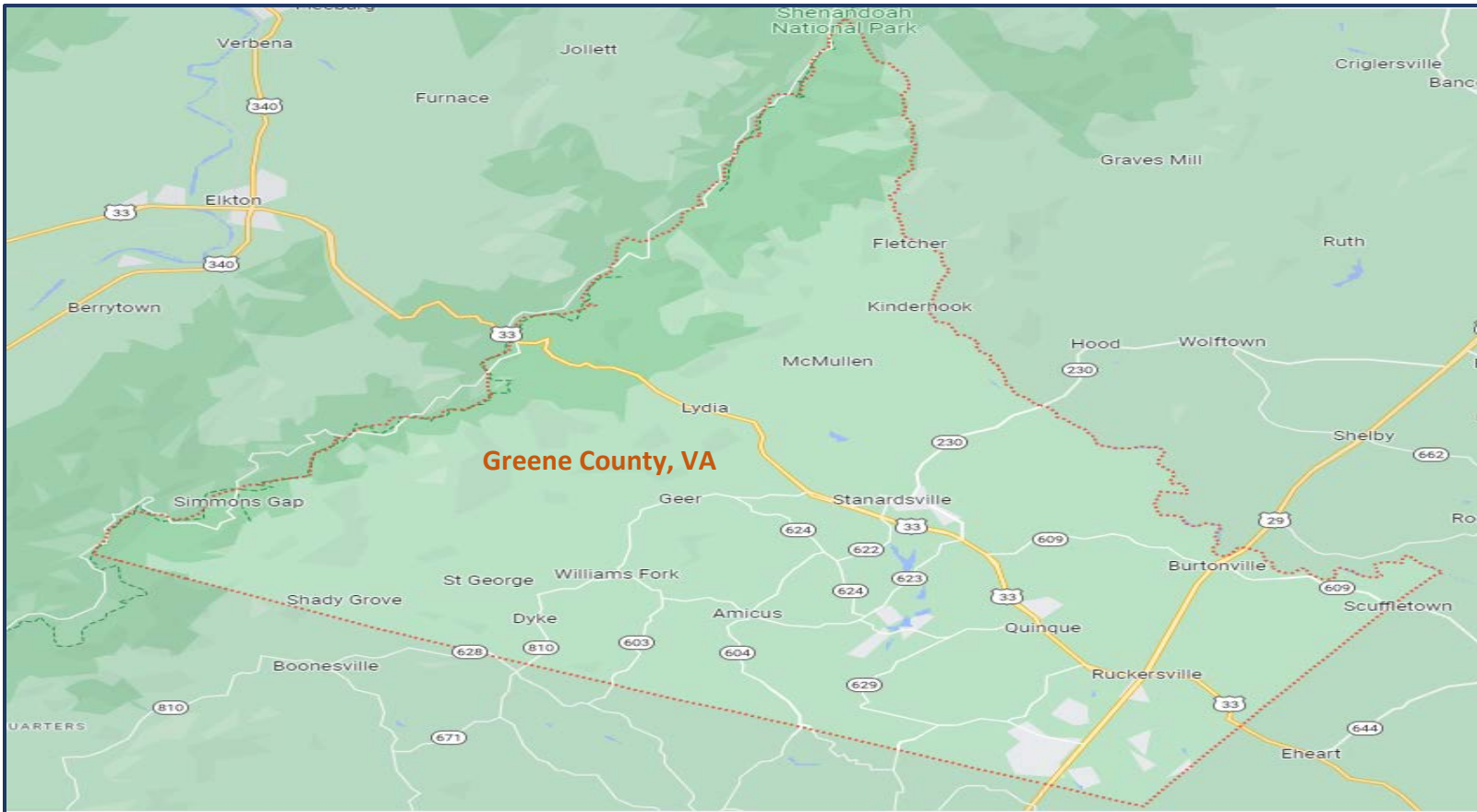
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A little bit about the property and Greene County, VA...

- Positioned at a Signalized Intersection with Excellent Accessibility at U.S. Route 29 (Seminole Trail with 28,000 AADT/Annual Average Daily Traffic) and State Route 607 (Matthew Mill Road)
- Located 7.3 Miles (13 Minutes) from Charlottesville-Albemarle Airport
- Property is located across the street from Sheetz Gas Stations and a Shopping Plaza
- Greene County is located in Eastern United States, the county is a part of Charlottesville, VA Metropolitan Statistical Area
- US 29 (Seminole Trail), US 33, and SR 230 are three major highways located in Greene County
- Stanardsville (Population of 349), Ruckersville (Population of 1,484), and Twin Lakes (Population of 1,602) are three towns located in Greene County
- Greene County is 100 miles southwest of Washington, DC 20 minutes North of downtown Charlottesville, and 78 miles Northwest of Richmond, Virginia's Capital City. Interstate 64 and Interstate 81 is also close by.
- Greene County is a steadily growing gateway between Northern Virginia and Charlottesville, VA
- One of the few gateways to Shenandoah National Park and the Blue Ridge Mountains
- Greene County is bordered by Page County (Population of 23,807), Madison County (Population of 13,942), Orange County (Population of 37,188), Albemarle County (Population of 113,535), and Rockingham County (Population of 84,394)
- Grand Caverns, Green County Historical Society, Stone Mountain Vineyards, South River Falls are a few top sights in Greene County



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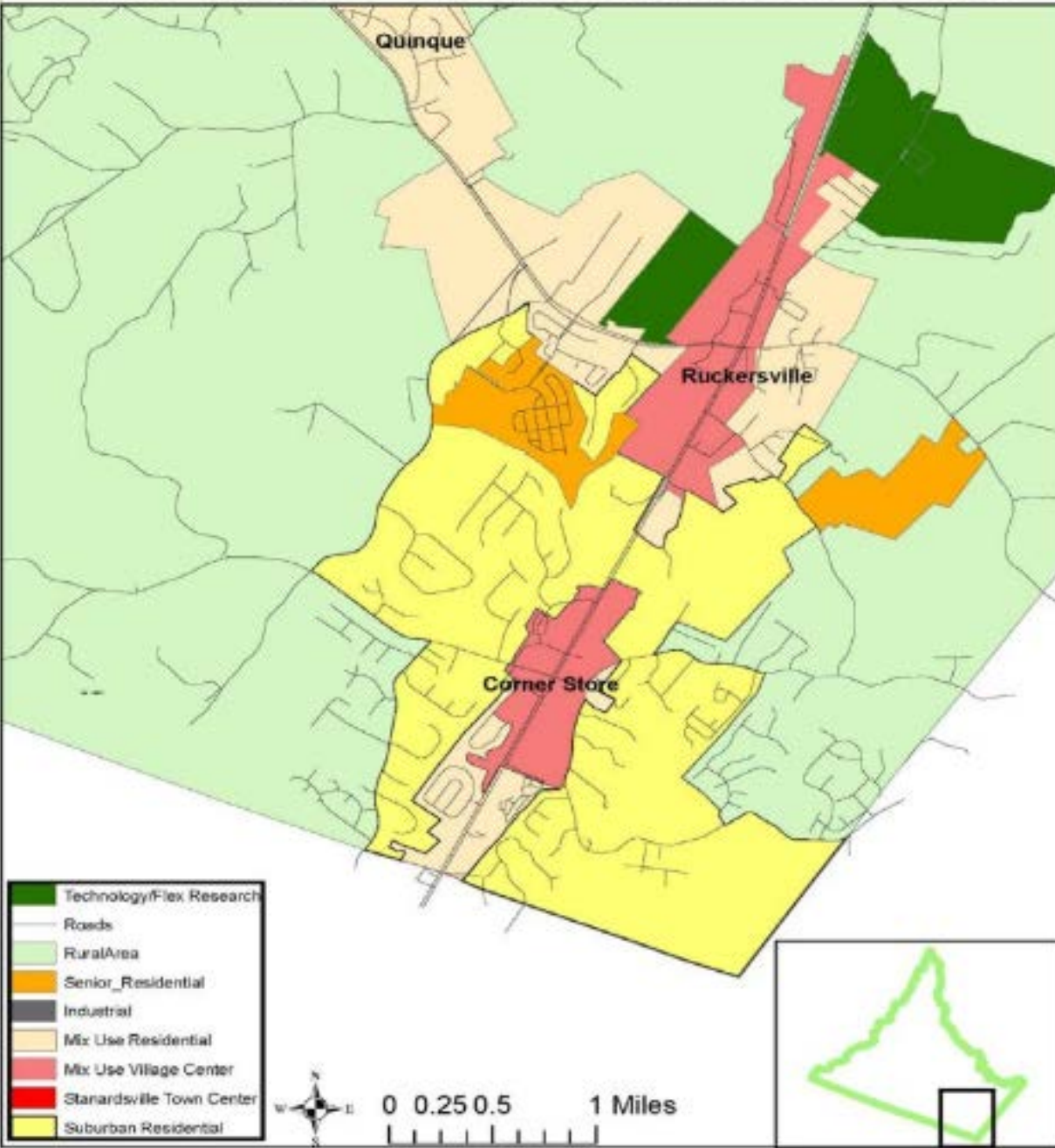
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Future Land Use-Growth Area: Route 29 Corridor



FLU Map Amendment

- Included Technology/Flex Research and Development Place Type
- Included 550 additional acres for new place type on the future land use (FLU) map

Source: https://substackcdn.com/image/fetch/f_auto,q_auto:good,fl_progressive:steep/https%3A%2F%2Fsubstack-post-media.s3.amazonaws.com%2Fpublic%2Fimages%2F6d726c87-5b4c-4f2a-a07a-818f5cf9c5f8_1568x888.jpeg



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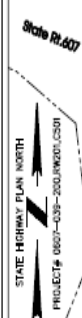
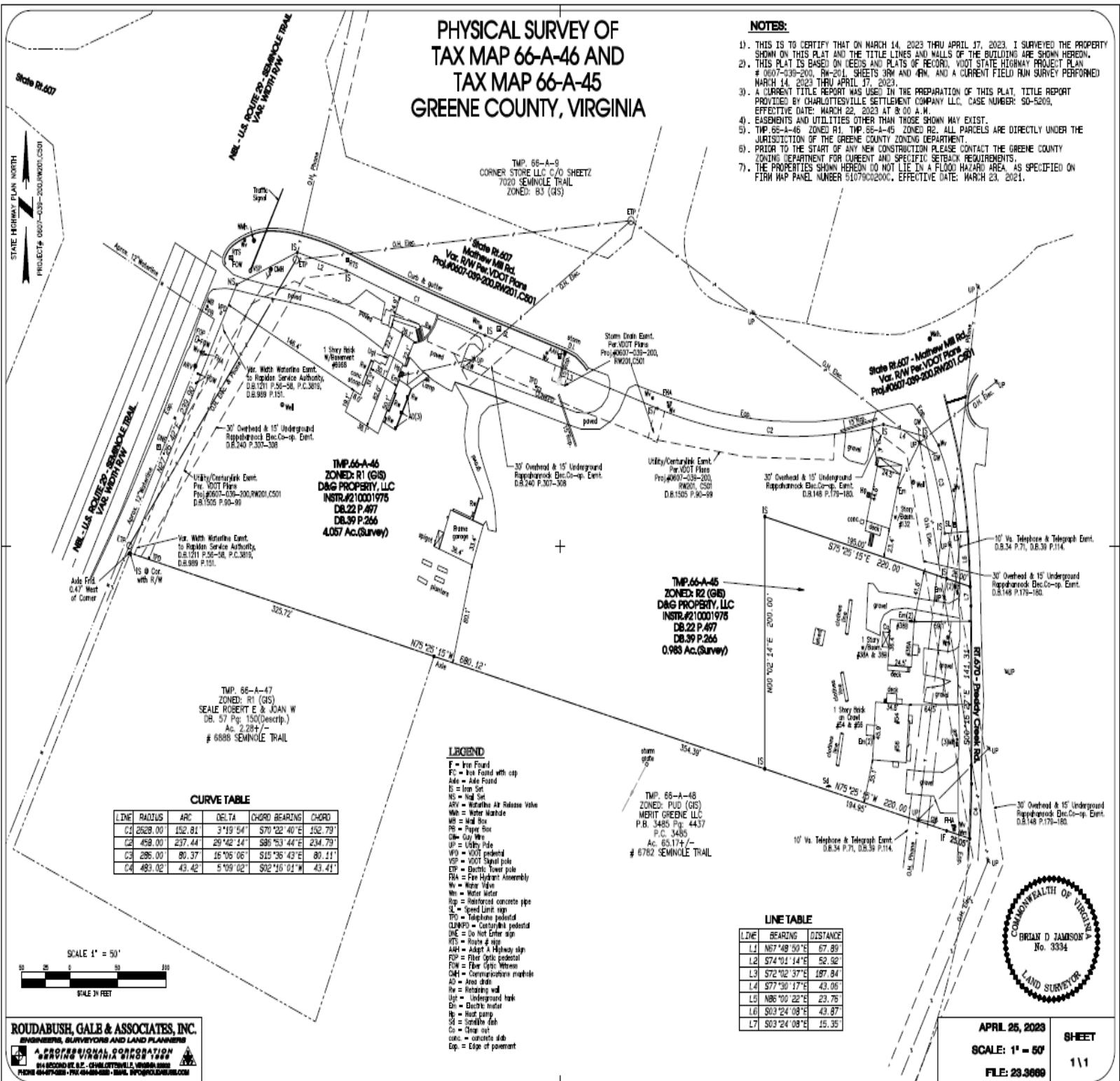
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PHYSICAL SURVEY OF
TAX MAP 66-A-46 AND
TAX MAP 66-A-45
GREENE COUNTY, VIRGINIA

NOTES:

1. THIS IS TO CERTIFY THAT ON MARCH 14, 2023 THRU APRIL 17, 2023, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDING ARE SHOWN HEREON.
2. THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD, VDOT STATE HIGHWAY PROJECT PLAN # 0607-039-200, RW-201, SHEETS 30M AND 40M, AND A CURRENT FIELD RUN SURVEY PERFORMED MARCH 14, 2023 THRU APRIL 17, 2023.
3. A CURRENT TITLE REPORT WAS USED IN THE PREPARATION OF THIS PLAT, TITLE REPORT PROVIDED BY CHARLOTTESVILLE SETTLEMENT COMPANY LLC, CASE NUMBER: 90-5209, EFFECTIVE DATE: MARCH 22, 2023 AT 8:00 A.M.
4. EASEMENTS AND UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
5. TMP 66-A-46 ZONED R1, TMP 66-A-45 ZONED R2. ALL PARCELS ARE DIRECTLY UNDER THE JURISDICTION OF THE GREENE COUNTY ZONING DEPARTMENT.
6. PRIOR TO THE START OF ANY NEW CONSTRUCTION PLEASE CONTACT THE GREENE COUNTY ZONING DEPARTMENT FOR CURRENT AND SPECIFIC SETBACK REQUIREMENTS.
7. THE PROPERTIES SHOWN HEREON DO NOT LIE IN A FLOOD HAZARD AREA, AS SPECIFIED ON FIRN MAP PANEL NUMBER 51079C0200C, EFFECTIVE DATE: MARCH 23, 2021.



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
104 SECOND ST. S.E., CHARLOTTESVILLE, VIRGINIA 22902
PHONE 644-7422 • FAX 644-8822 • EMAIL: RGA@RGAENGINEERS.COM



APRIL 25, 2023
SCALE: 1" = 50'
FILE: 23.3669

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2629.00'	192.81'	3°19'54"	S70°22'40"E	192.79'
C2	458.00'	237.44'	29°42'14"	S86°53'44"E	234.79'
C3	286.00'	80.37'	16°05'06"	S15°36'43"E	80.11'
C4	483.02'	43.42'	5°09'02"	S02°16'01"W	43.41'

- LEGEND**
- F = Iron Found
 - FC = Iron Found with cap
 - Ade = Aisle Found
 - S = Iron Set
 - NS = Nail Set
 - ARV = Retaining Air Release Valve
 - Wb = Water Mainline
 - WH = Wall Box
 - PS = Paper Box
 - GW = Guy Wire
 - UP = Utility Pole
 - WVO = VDOT pedestal
 - VSP = VDOT Signal pole
 - ETP = Electric Tower pole
 - FHA = Fire Hydrant assembly
 - W = Water Valve
 - Wn = Water Meter
 - isp = manhole concrete pipe
 - SL = Speed Limit sign
 - TPO = Telephone pedestal
 - CLMPO = Conduit/pole pedestal
 - ONE = One foot center sign
 - RTS = Route # sign
 - AH = Adapt # Highway sign
 - FSP = Fiber optic pedestal
 - FW = Fiber optic Wellhead
 - CMH = Communications manhole
 - AD = Area drain
 - hw = Heating wall
 - UG = Underground tank
 - Di = Electric meter
 - hw = Heat pump
 - SI = Sanitary dish
 - Co = Check out
 - con = concrete slab
 - Exp = Edge of pavement

LINE TABLE

LINE	BEARING	DISTANCE
L1	N67°48'30"E	67.89
L2	S74°01'14"E	52.92
L3	S72°02'37"E	187.84
L4	S77°30'17"E	43.06
L5	N86°00'22"E	23.76
L6	S03°24'08"E	43.87
L7	S03°24'08"E	15.95

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