

**FOR
SALE**



18400 HULL STREET RD

**Sale Price:
Subject To Offer**

PROPERTY OVERVIEW

Approximately 90 acres available for immediate sale adjacent to Western Chesterfield's largest planned community.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Households:	1,761	6,053	37,156
Population:	5,637	19,160	105,509
Avg HH Income:	\$110,760	\$110,577	\$97,741

PROPERTY HIGHLIGHTS

- Approximately 1,325' of frontage on Hull Street Road
- Currently zoned Agricultural -designated by Chesterfield County for mixed use development per Comprehensive Plan
- Located adjacent to Magnolia Green, one of Richmond's largest master-planned communities with over 4,000 new homes
- Major road improvements along Woolridge and Otterdale Roads; planned for direct access to the proposed extension of Powhite Parkway
- Surrounded by new planned commercial development and fast growing, affluent residential neighborhoods
- Annual residential growth rate is 2.6% within a 3 mile radius
- Connection to sewer at Magnolia Green Parkway and water along Hull Street Road

FOR FURTHER INFORMATION, PLEASE CONTACT:
BRETT MCNAMEE • bmcnamee@divaris.com • 804.977.2093



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MOSELEY, VA 23120

LOCAL AREA



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