

FOR SALE

+/- 20 ACRES OF LAND

8123

Ladysmith Road

RUTHER GLEN, VA 22546

SPECIFICATIONS

Size:	+/- 20 Acres
Price:	\$10,500,000
Utilities:	To Site
Condition:	Raw Land
Topo:	Flat

LOT LINES ARE APPROXIMATE

PROPERTY OVERVIEW



Johnson Realty Advisors presents a ±20-acre development opportunity strategically located off Ladysmith Road in Ruther Glen, Virginia, with convenient access to both I-95 and Route 1. Positioned in a rapidly growing area with approximately 6,800 new homes approved for construction and continued commercial development, the site offers an excellent opportunity for future commercial or mixed-use development.

SITE

**LADYSMITH RD
(ROUTE 639)**

±20 Acres Available for Sale

Flat, Topographically Favorable Site

Utilities Available To Site

Convenient Access to I-95 & Route 1

Area With Rapid Residential And Commercial Growth



CONCEPTUAL LAYOUT



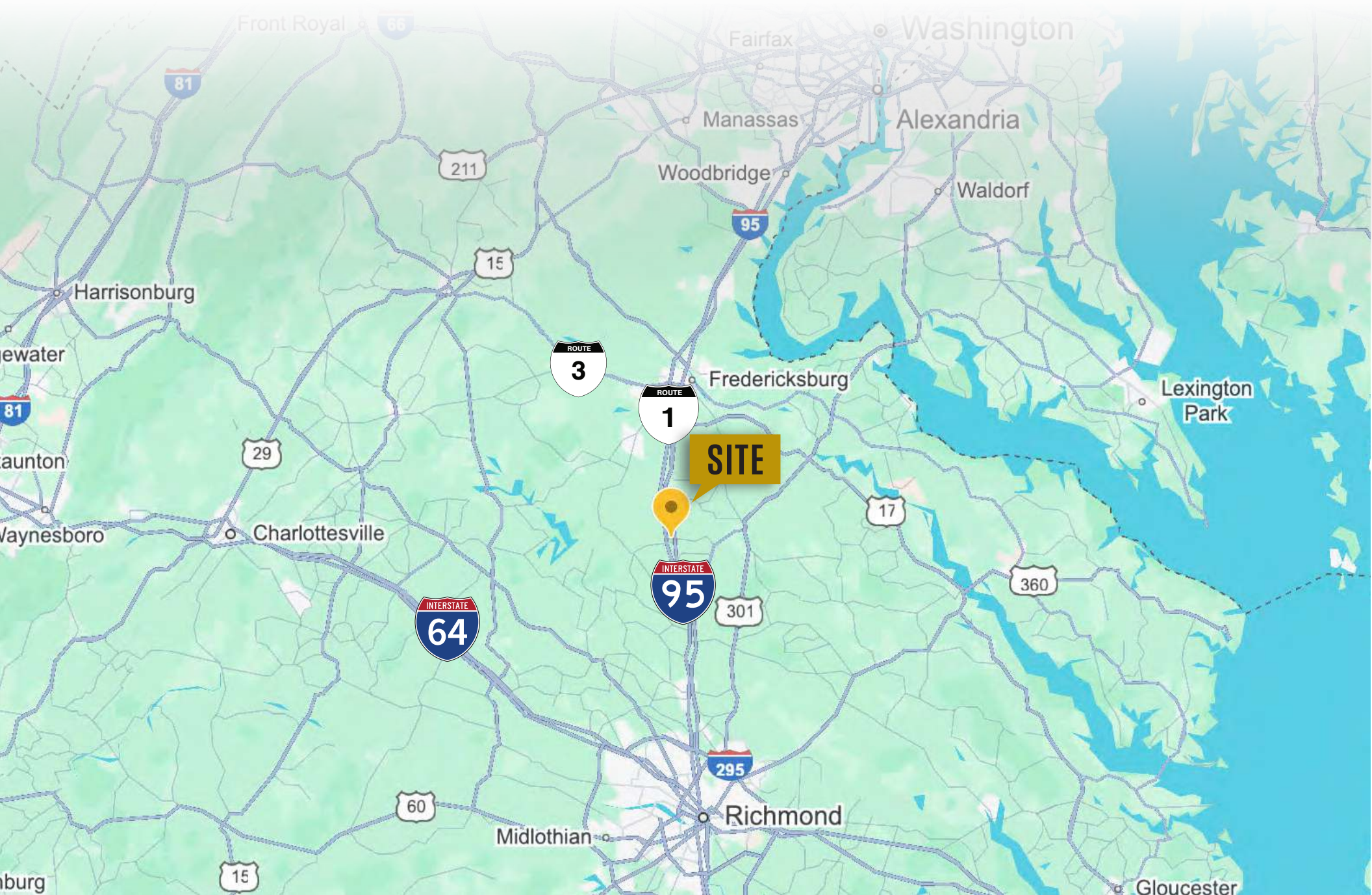
PARCEL BOUNDARY LINE



LOCAL MAP VIEW



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DEMOGRAPHIC/INCOME REPORT



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INCOME	5 mile	10 mile
Avg Household Income	\$106,284	\$101,578
Median Household Income	\$80,545	\$78,339
< \$25,000	485	1,376
\$25,000 - 50,000	1,100	2,223
\$50,000 - 75,000	886	2,102
\$75,000 - 100,000	780	1,636
\$100,000 - 125,000	442	1,324
\$125,000 - 150,000	658	1,131
\$150,000 - 200,000	325	870
\$200,000+	612	1,177

POPULATION	5 mile	10 mile
2020 Population	13,264	30,280
2024 Population	14,410	32,340
2029 Population Projection	15,607	35,133
Annual Growth 2020-2024	2.2%	1.7%
Annual Growth 2024-2029	1.7%	1.7%
Median Age	38.6	40.1
Bachelor's Degree or Higher	23%	21%
U.S. Armed Forces	0	283

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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