

COALFIELD ROAD

FOR SALE | 28.6± ACRES
RESIDENTIAL DEVELOPMENT OPPORTUNITY

320 - 420 Coalfield Road | Midlothian, VA 23114



For more information:

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PROPERTY HIGHLIGHTS

- › Assemblage of 28.592± acres in the heart of Midlothian
- › Situated between Midlothian High School and J.B. Watkins Elementary School
- › Suburban Residential II overlay
- › Located just off Midlothian Turnpike and 5 minutes from 288
- › Level ground across all parcels
- › Contact Agents for pricing

5 PARCEL ASSEMBLAGE OF 28.592± ACRES

PARCELS	ACRES
320 COALFIELD ROAD, MIDLOTHIAN, VA 23114	9.95±
400 COALFIELD ROAD, MIDLOTHIAN, VA 23114	6.144±
410 COALFIELD ROAD, MIDLOTHIAN, VA 23114	4.251±
414 COALFIELD ROAD, MIDLOTHIAN, VA 23114	2.00±
420 COALFIELD ROAD, MIDLOTHIAN, VA 23114	6.247±

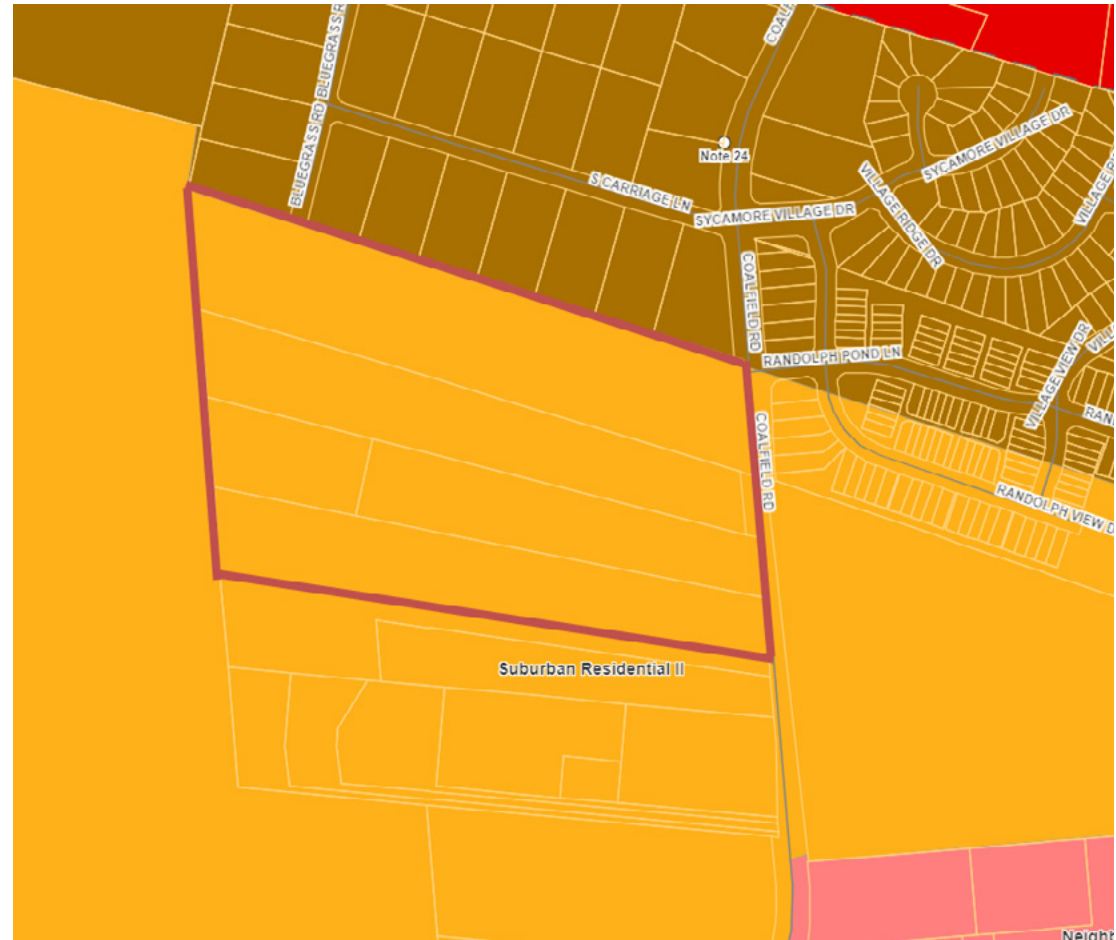
Comprehensive Plan

- Suburban Residential II
 - Density: 2.0 to 4.0 dwellings per acre

Nearby Schools

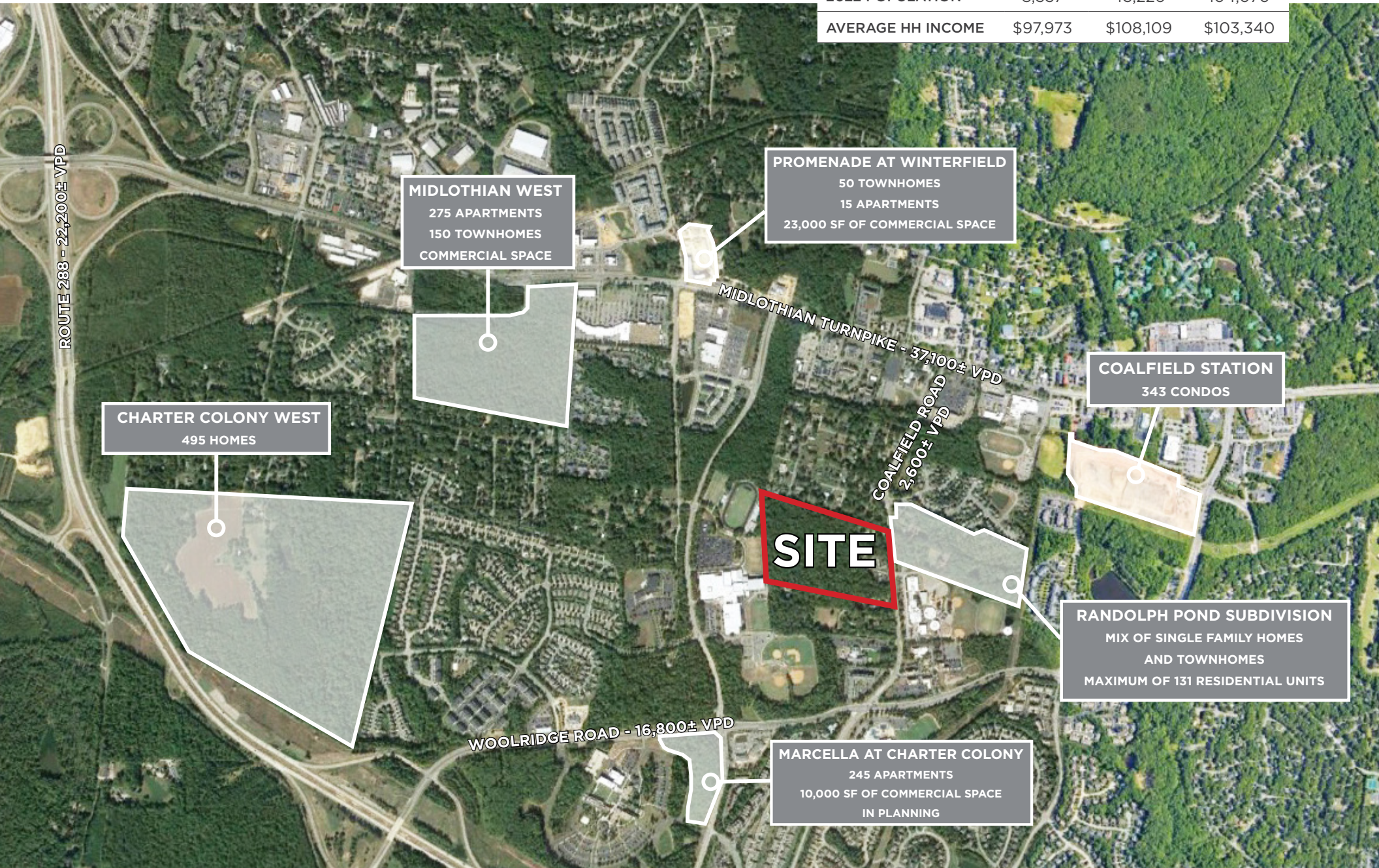
- J.B. Watkins Elementary School
- Midlothian Middle School
- Midlothian High School

COMPREHENSIVE PLAN



NEARBY DEVELOPMENT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 POPULATION	8,357	45,226	104,070
AVERAGE HH INCOME	\$97,973	\$108,109	\$103,340



ROUTE 288 - 22,200± VPD

CHARTER COLONY WEST
495 HOMES

MIDLOTHIAN WEST
275 APARTMENTS
150 TOWNHOMES
COMMERCIAL SPACE

PROMENADE AT WINTERFIELD
50 TOWNHOMES
15 APARTMENTS
23,000 SF OF COMMERCIAL SPACE

MIDLOTHIAN TURNPIKE - 37,100± VPD

COALFIELD ROAD
2,600± VPD

COALFIELD STATION
343 CONDOS

SITE

RANDOLPH POND SUBDIVISION
MIX OF SINGLE FAMILY HOMES
AND TOWNHOMES
MAXIMUM OF 131 RESIDENTIAL UNITS

WOOLRIDGE ROAD - 16,800± VPD

MARCELLA AT CHARTER COLONY
245 APARTMENTS
10,000 SF OF COMMERCIAL SPACE
IN PLANNING

LOCATION IS EVERYTHING

