



FOR **SALE**

8 PARCELS TOTALING 38.53 ACRES OF LAND

SOMMERFIELD BUSINESS PARK | ZION CROSSROADS, VA 22942



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

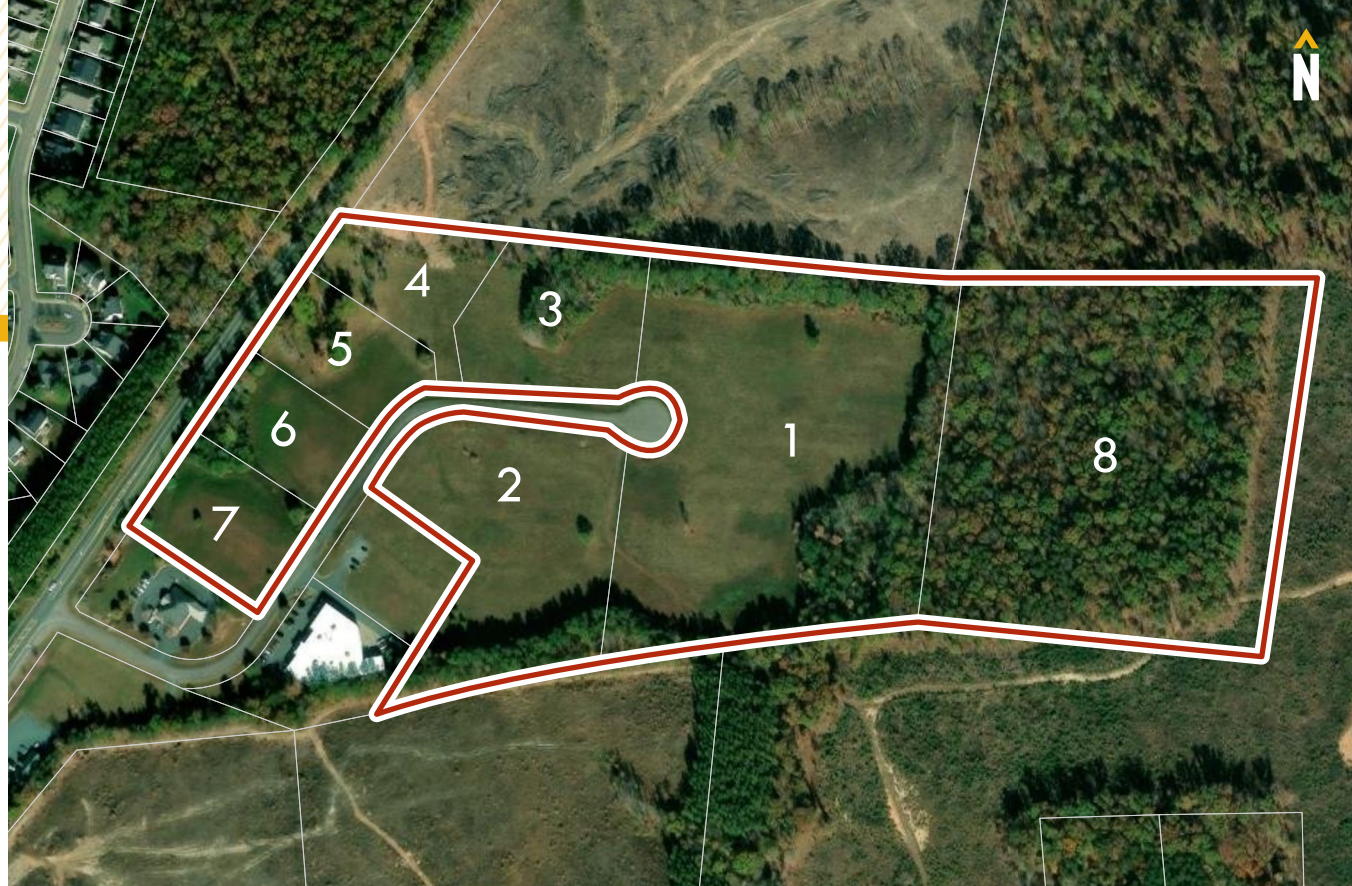
- Total of 8 individual parcels totaling 38.53 Acres
- Front 4 parcels (parcel #4-7) on Rt 15, major N/S arterial in Louisa/Fluvanna county
- Convenient access from I-64 and Route 250
- Adjacent to a Walmart Distribution Center
- Major area of growth for central VA given the proximity to Richmond and Washington, DC
- Strategically positioned 12 miles east of Charlottesville and 55 miles west of Richmond.
- Parcels 1-3 zoned Industrial. Parcels 4-7 zoned C-2 General Commercial. Parcel 8 currently zoned Agricultural.
- Shovel ready site with all utilities on Sommerfield Drive

LOT SIZE(S):

LOT 7: 1.93 ACRES ±
LOT 6: 1.6 ACRES ±
LOT 5: 1.66 ACRES ±
LOT 4: 1.68 ACRES ±
LOT 3: 2.51 ACRES ±
LOT 2: 5.09 ACRES ±
LOT 1: 11.81 ACRES ±
LOT 8: 12.25 ACRES ±
TOTAL: 38.53 ACRES ±

SALE PRICE:

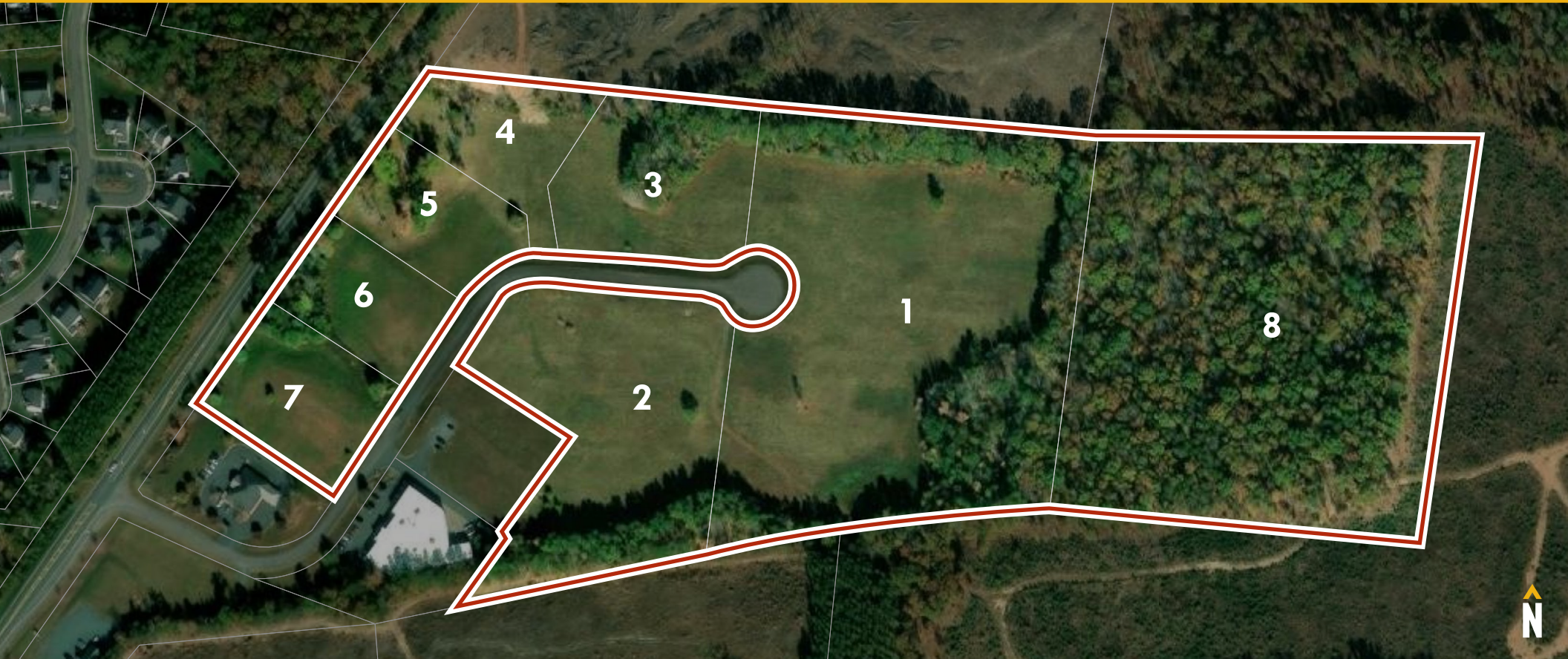
NEGOTIABLE



Entrance from Route 15

GOOGLE STREET VIEW

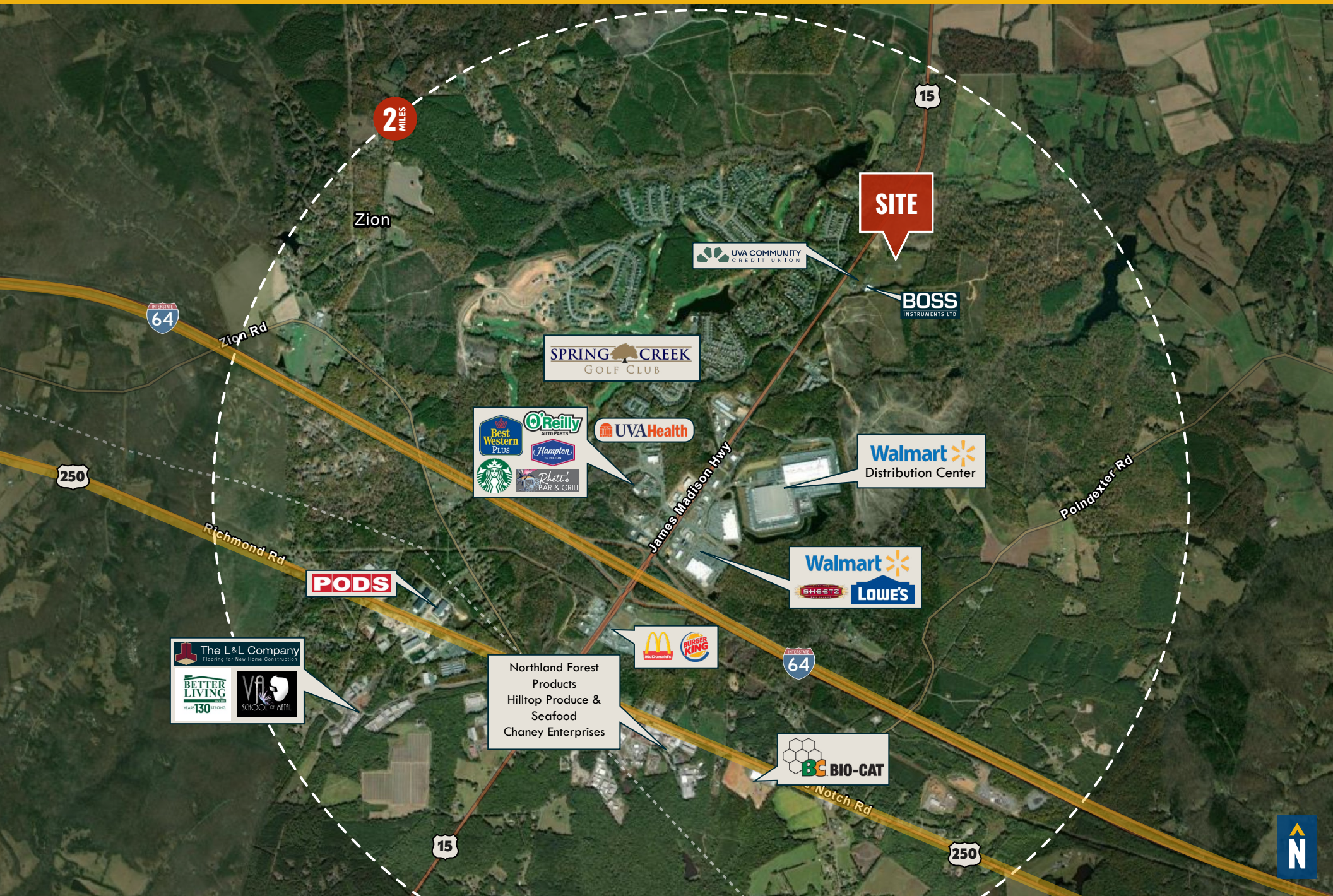
SITE PLAN

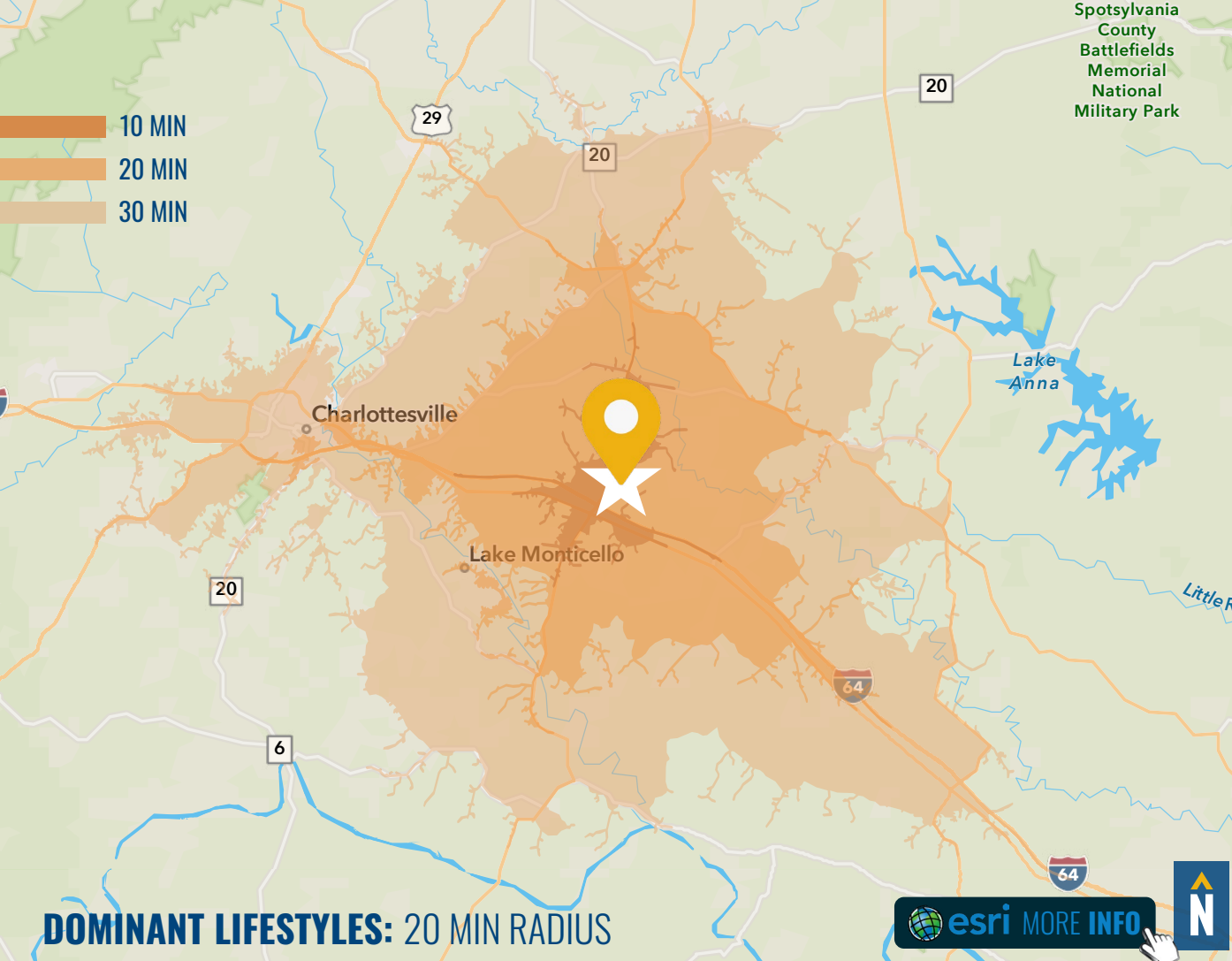


Lot	Parcel ID	Acres	Zoning
7	52/13/7	1.934	C-2 General Commercial
6	52/13/6	1.602	C-2 General Commercial
5	52/13/5	1.657	C-2 General Commercial
4	52/13/4	1.681	C-2 General Commercial

Lot	Parcel ID	Acres	Zoning
3	52/13/3	2.512	IND (Industrial)
2	52/13/2	5.089	IND (Industrial)
1	52/13/1	11.812	IND (Industrial)
8	52/4	12.25	A2 (Agricultural)

MARKET AERIAL





DEMOGRAPHICS

2024

RADIUS:

10 MIN

20 MIN

30 MIN

RESIDENTIAL POPULATION



1,486

18,143

79,846

DAYTIME POPULATION



3,431

37,025

195,300

AVERAGE HOUSEHOLD INCOME



\$151,500

\$122,956

\$116,282

NUMBER OF HOUSEHOLDS



1,175

16,276

67,446

MEDIAN AGE



45.2

43.3

36.5

26%
GREEN ACRES



The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs.

Median Age: **43.9**
Median Household Income: **\$76,800**

11.4%
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

Median Age: **52.3**
Median Household Income: **\$71,700**

9.5%
SALT OF THE EARTH



Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away.

Median Age: **44.1**
Median Household Income: **\$56,300**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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