

FOR SALE

0 LEWIS TYLER LANE

0 Lewis Tyler Lane, Charles City, VA 23030



OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	46.62 Acres
Price / Acre:	\$8,258
Zoning:	Agricultural

PROPERTY OVERVIEW

Great opportunity for a builder to build off the grid living in Charles City near Route 5. County is open to subdividing into 1.5 acre lots, which would make this a great little subdivision. With other possible uses, this is a great opportunity.

PROPERTY HIGHLIGHTS

- 46.62 Acres of land
- Zoned Agricultural
- Easily accessible from route 5, 60 or 64
- Subdividable possibly 13-14 buildable 1.5 acre lots
- Opportunity for completely off the grid farmers
- County open to other options including solar farm

NEWTON CARROLL

Associate, REALTOR®

804.439.3813

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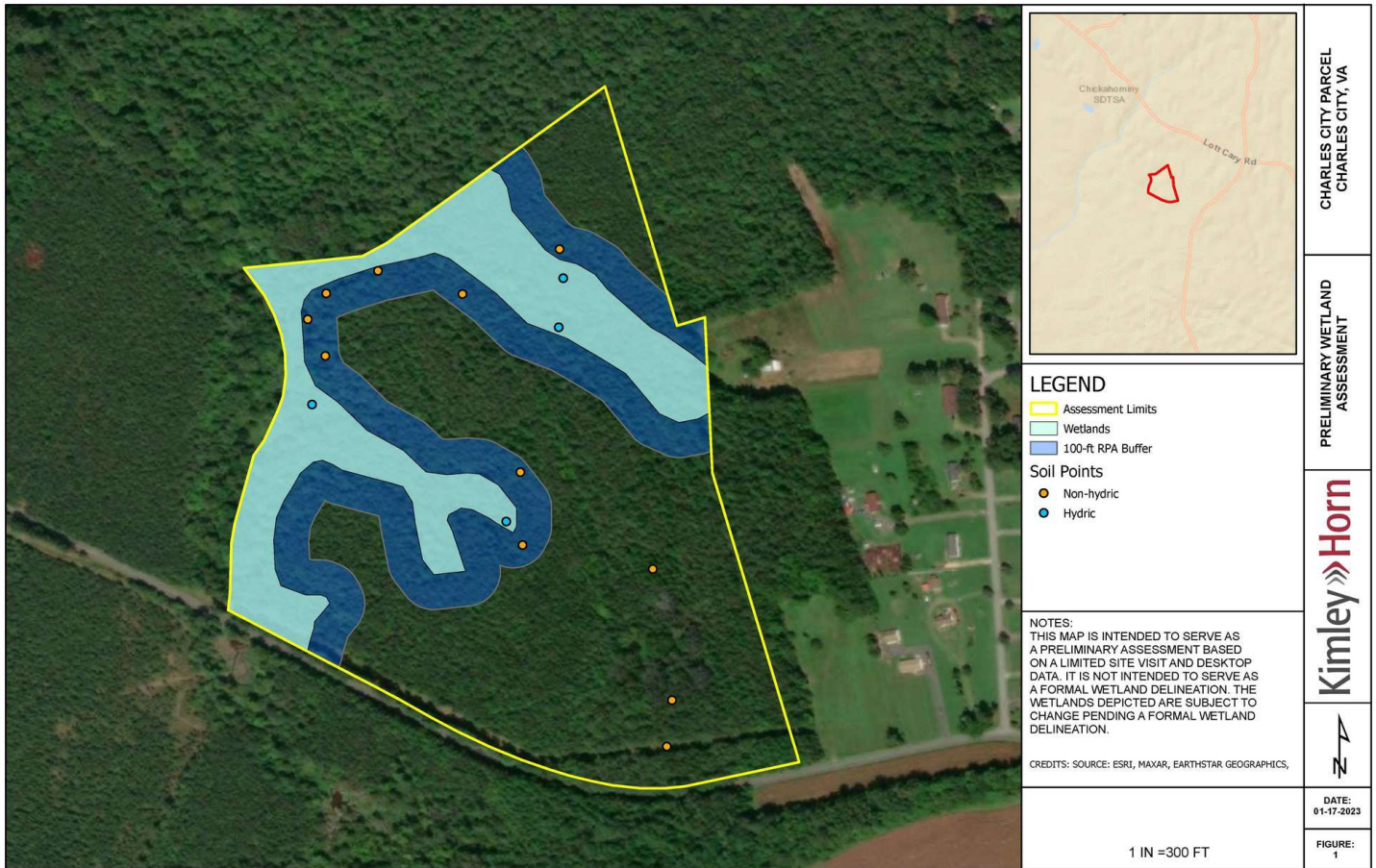


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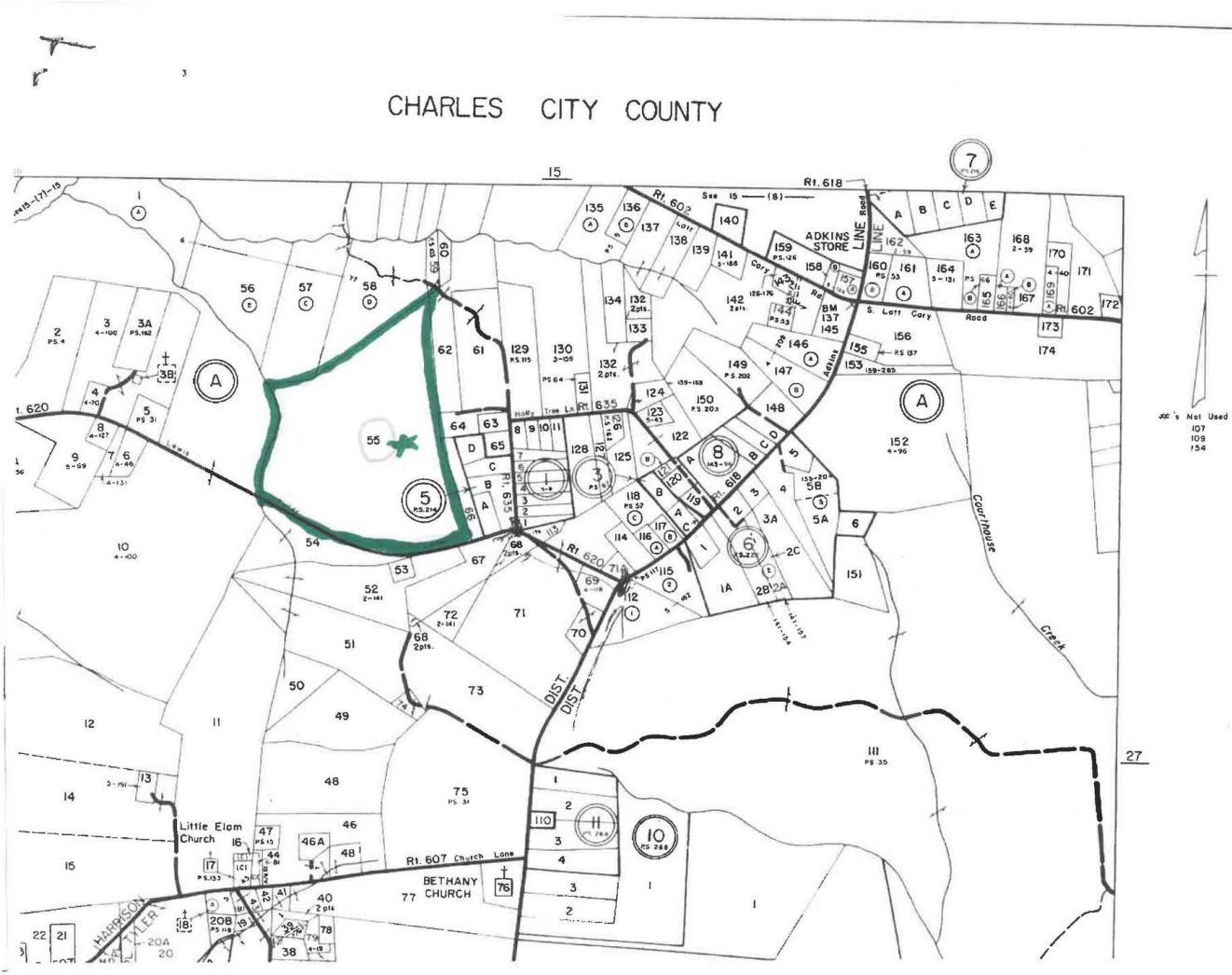


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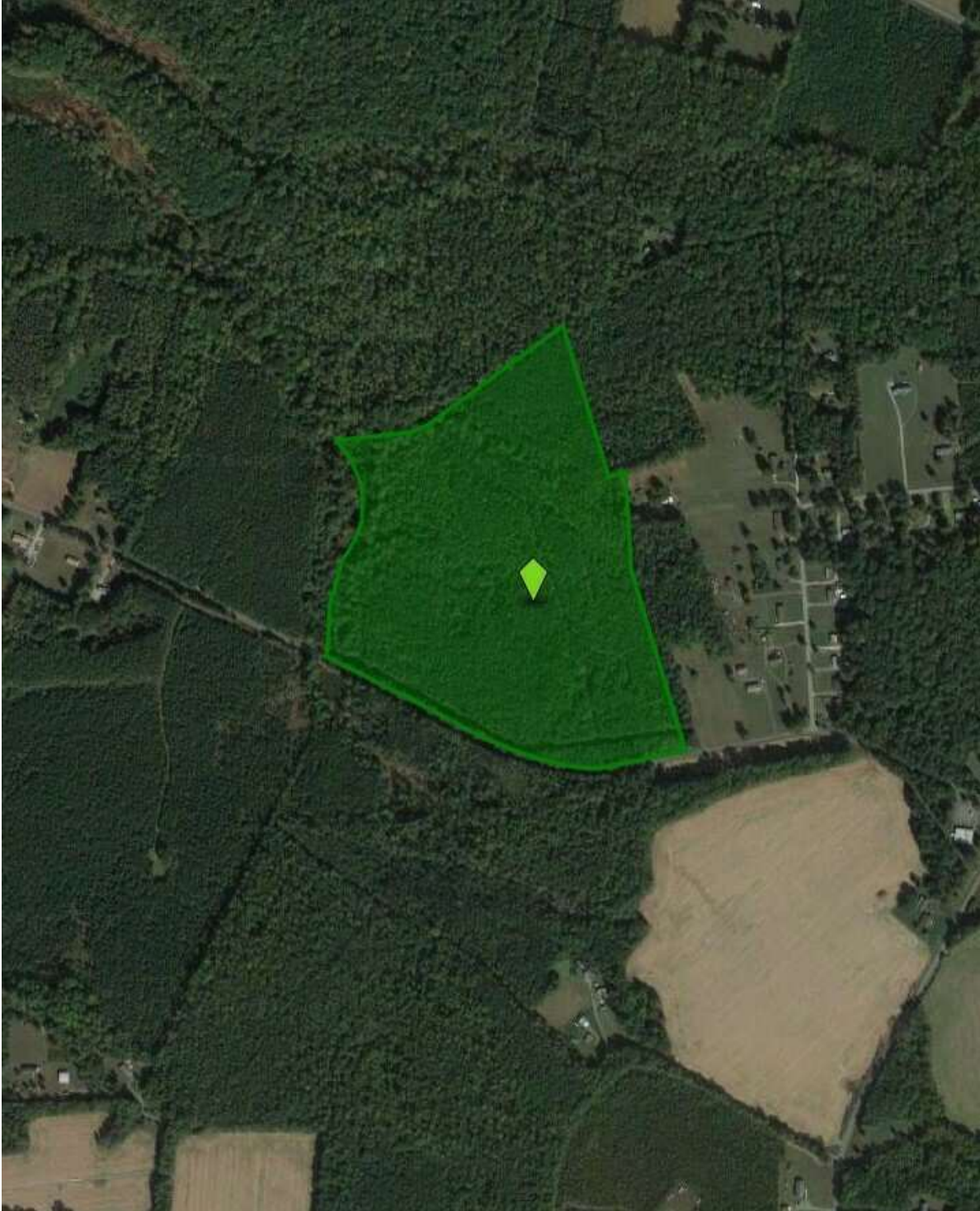
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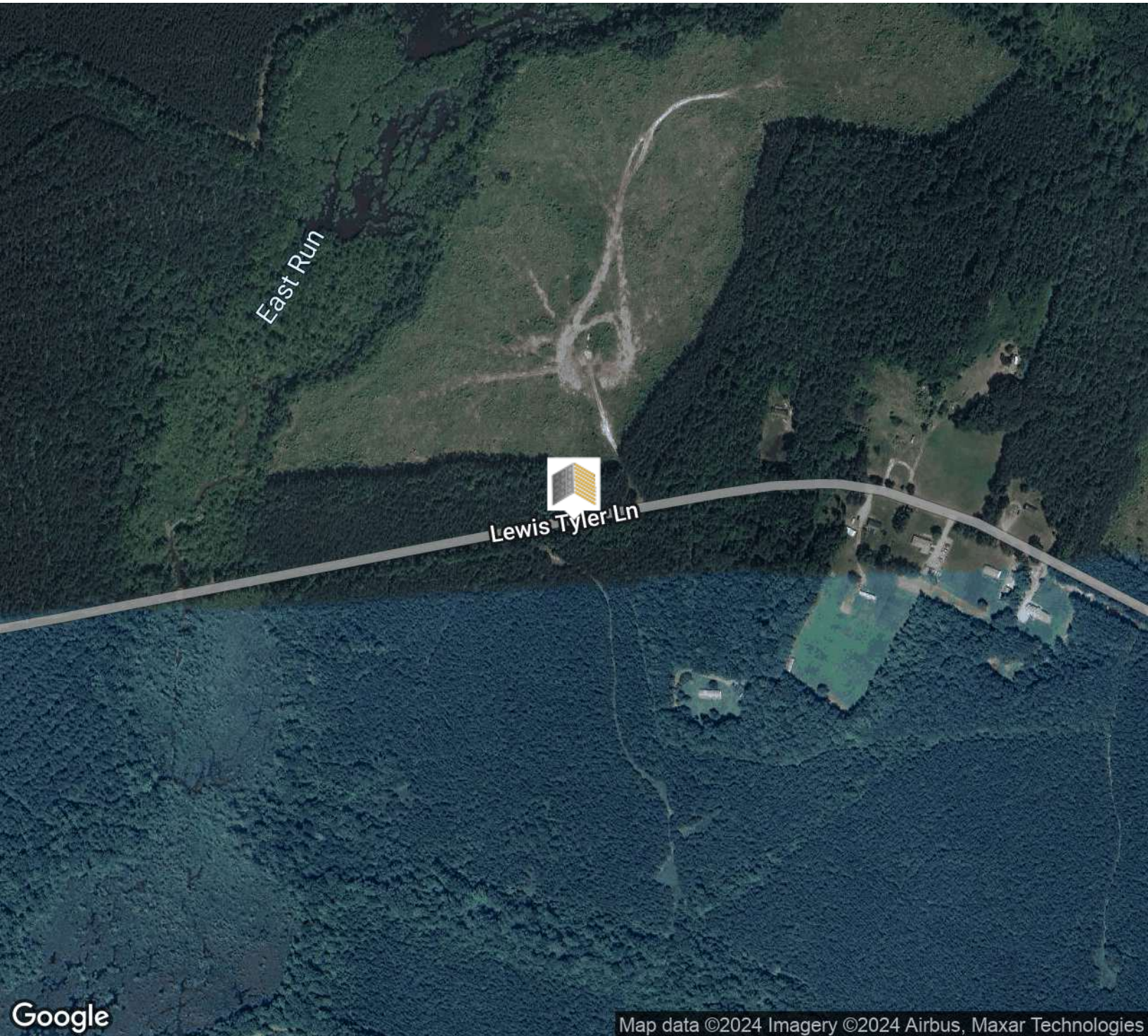


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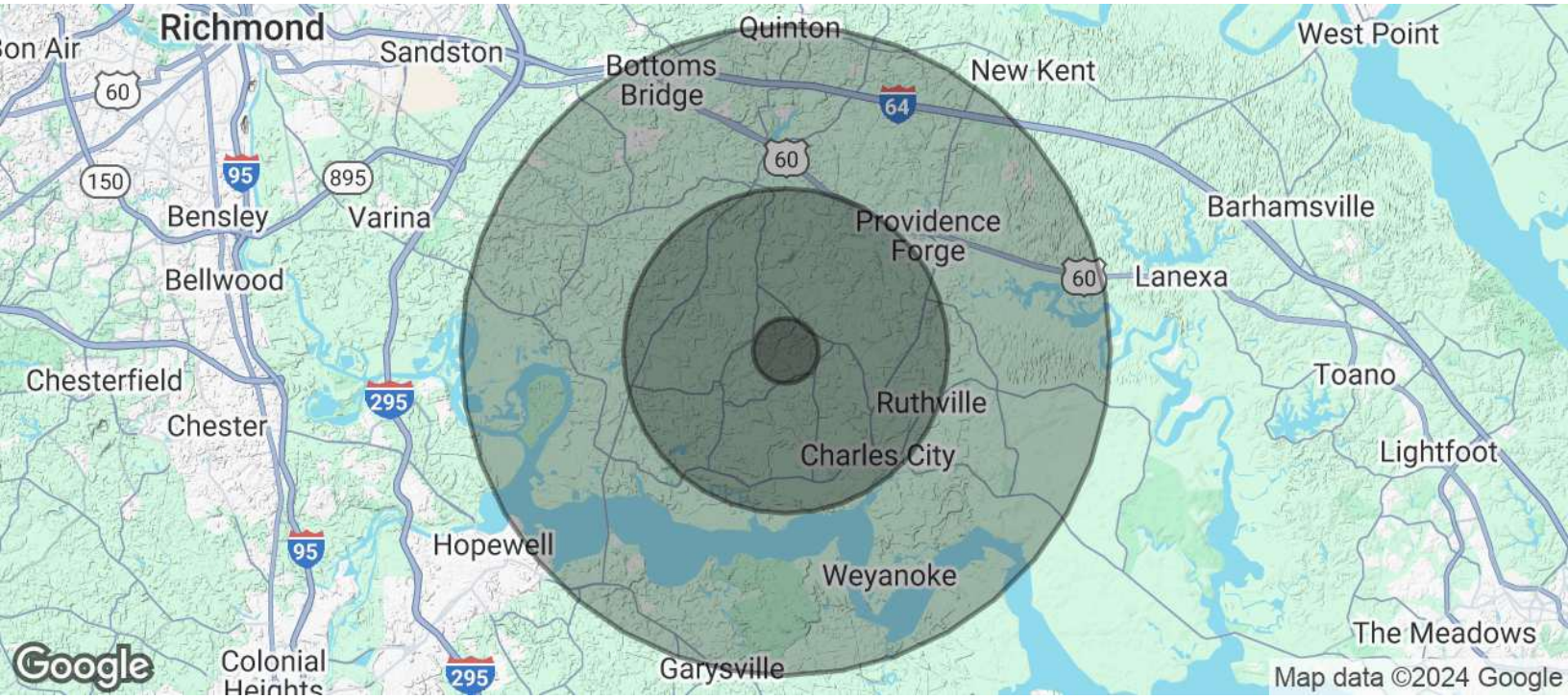
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POPULATION

1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES
Total Population	133	4,190	25,531
Average Age	52.3	49.3	48.6
Average Age (Male)	50.7	48.2	46.8
Average Age (Female)	53.5	50.4	49.8

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	65	1,982	11,036
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$53,697	\$73,319	\$91,642
Average House Value	\$142,135	\$179,495	\$266,101

2020 American Community Survey (ACS)

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