

20 08

ONE SOUTH  
COMMERCIAL

24.923 ACRES OF COMMERCIAL ZONED LAND

For Sale, For Lease, Sub-Dividable

FOR SALE OR FOR LEASE

EXCLUSIVE LISTING



1909 BUCKLEY HALL ROAD  
COBBS CREEK, VA 23035

FOR SALE:  
**\$31,050/PER ACRE**

### PROPERTY HIGHLIGHTS


- ✓ COMMERCIAL ZONING ALREADY IN PLACE
- ✓ CLEARED FORMER AGRICULTURAL LAND
- ✓ ACCESS EASEMENT TO BE BUILT AND MAINTAINED BY THE ADJACENT DOLLAR GENERAL LOCATION
- ✓ PRIME FOR RETAIL USE


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## PROPERTY FACTS

 1909 Buckley Hall Road  
 Cobbs Creek, VA 23035

 **SALE PRICE**  
 \$31,050/per acre

 **LOT SIZE**  
 24.923 AC

 **PID**  
 9-A-3

 **ZONING**  
 B-2

## INCOME

DISTANCE FROM PROPERTY	2 MILE	5 MILE	10 MILE
Avg Household Income	\$118,696	\$98,290	\$89,232
Median Household Income	\$73,153	\$69,809	\$68,400

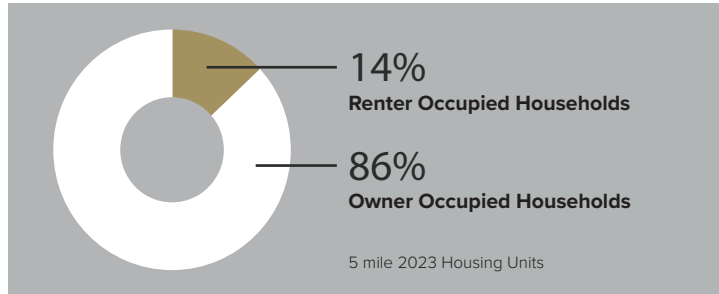
## HOUSEHOLDS

DISTANCE FROM PROPERTY	2 MILE	5 MILE	10 MILE
2010 Households	461	2,876	11,167
2023 Households	442	2,954	11,240
2028 Household Projection	436	2,988	11,402
Annual Growth 2010-2023	-0.2%	0.1%	0.1%
Annual Growth 2023-2028	-0.3%	0.2%	0.3%
Owner Occupied Households	370	2,576	9,400
Renter Occupied Households	66	412	2,002
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	3	2	2
Total Specified Consumer Spending	\$17M	\$103.1M	\$378.5M

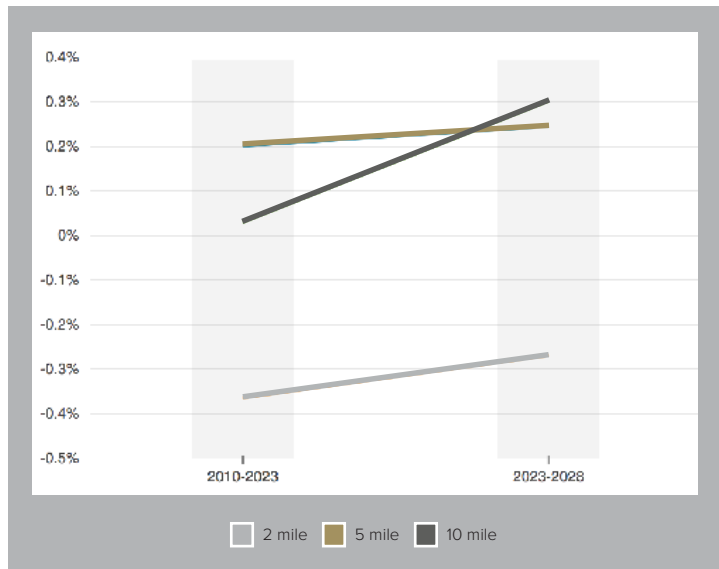
## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Twiggs Ferry Rd	Buckley Hall Rd SE	6,459	2022	0.20 m
Dixie Dr	Twiggs Ferry Rd NE	176	2022	0.35 m
Green Point Ln	Lookout Ln N	56	2022	0.43 m
Buckley Hall Rd	Irishmen Ln NE	8,395	2022	0.50 m
Buckley Hall Rd	Irishmen Ln NE	7,921	2022	0.50 m
Willow Oak Dr	Buckley Hall Rd SE	80	2022	0.88 m
Raymond N Lowe Dr	Buckley Hall Rd SE	109	2022	0.91 m
Twiggs Ferry Rd	Dixie Dr SE	6,284	2022	0.95 m
Twiggs Ferry Rd	Drum Point Ln N	7,012	2022	0.97 m
Linden Ave	Buckley Hall Rd NW	129	2022	1.12 m

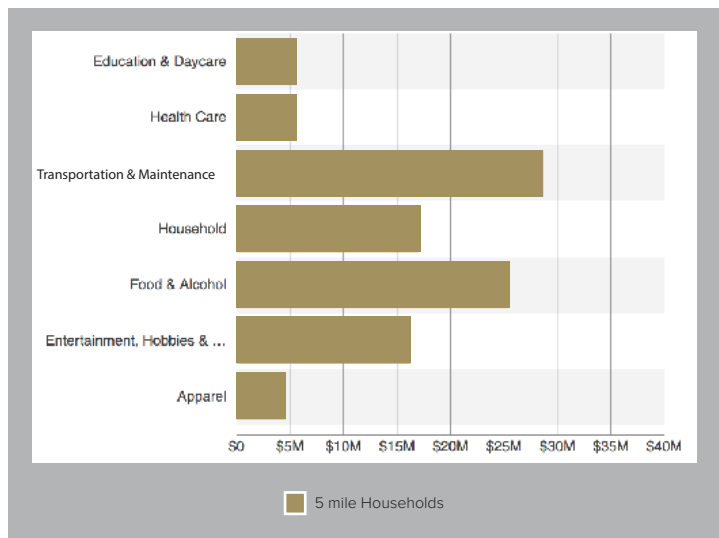
**HOUSING OCCUPANCY**



**ANNUAL POPULATION GROWTH**

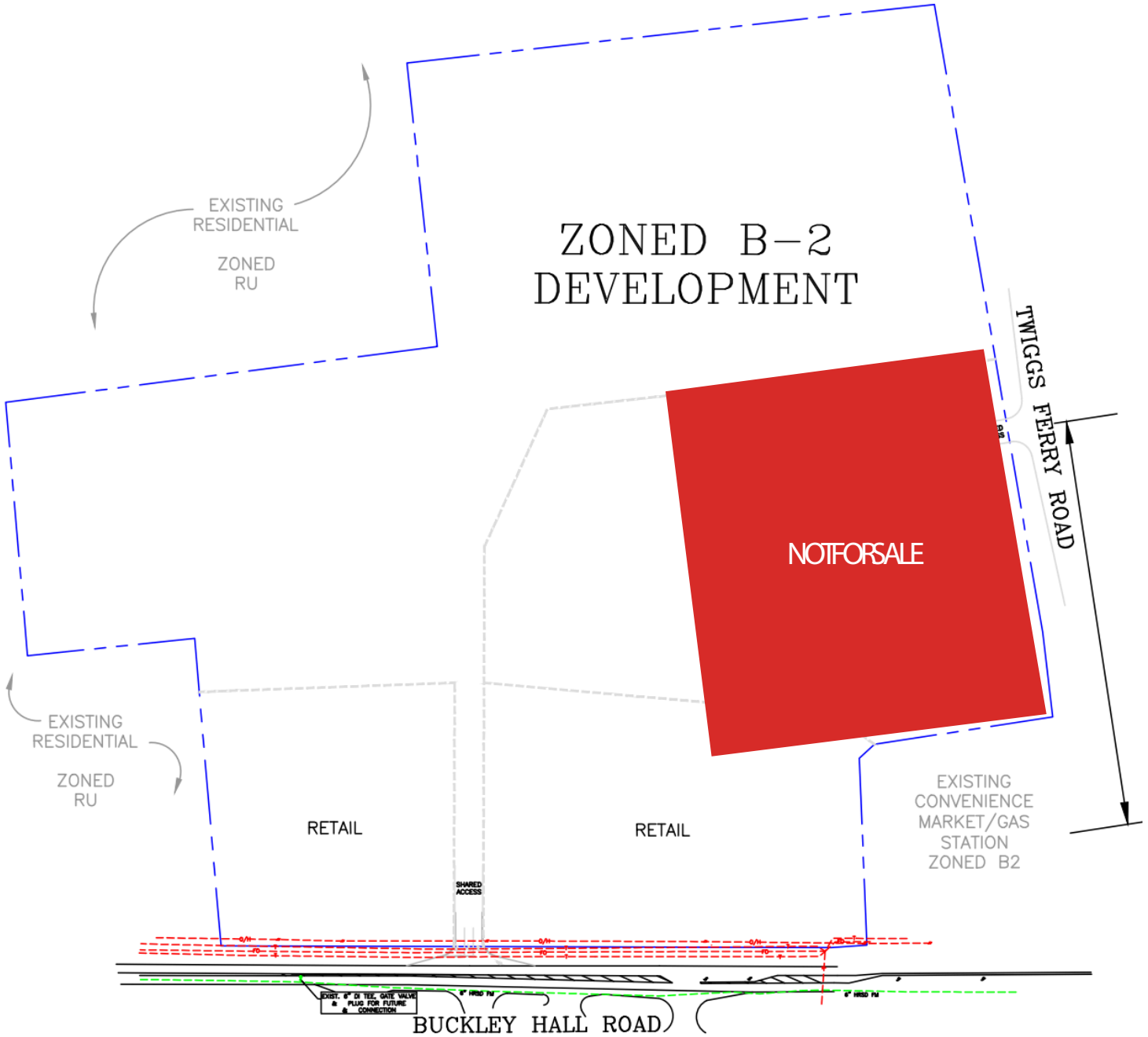


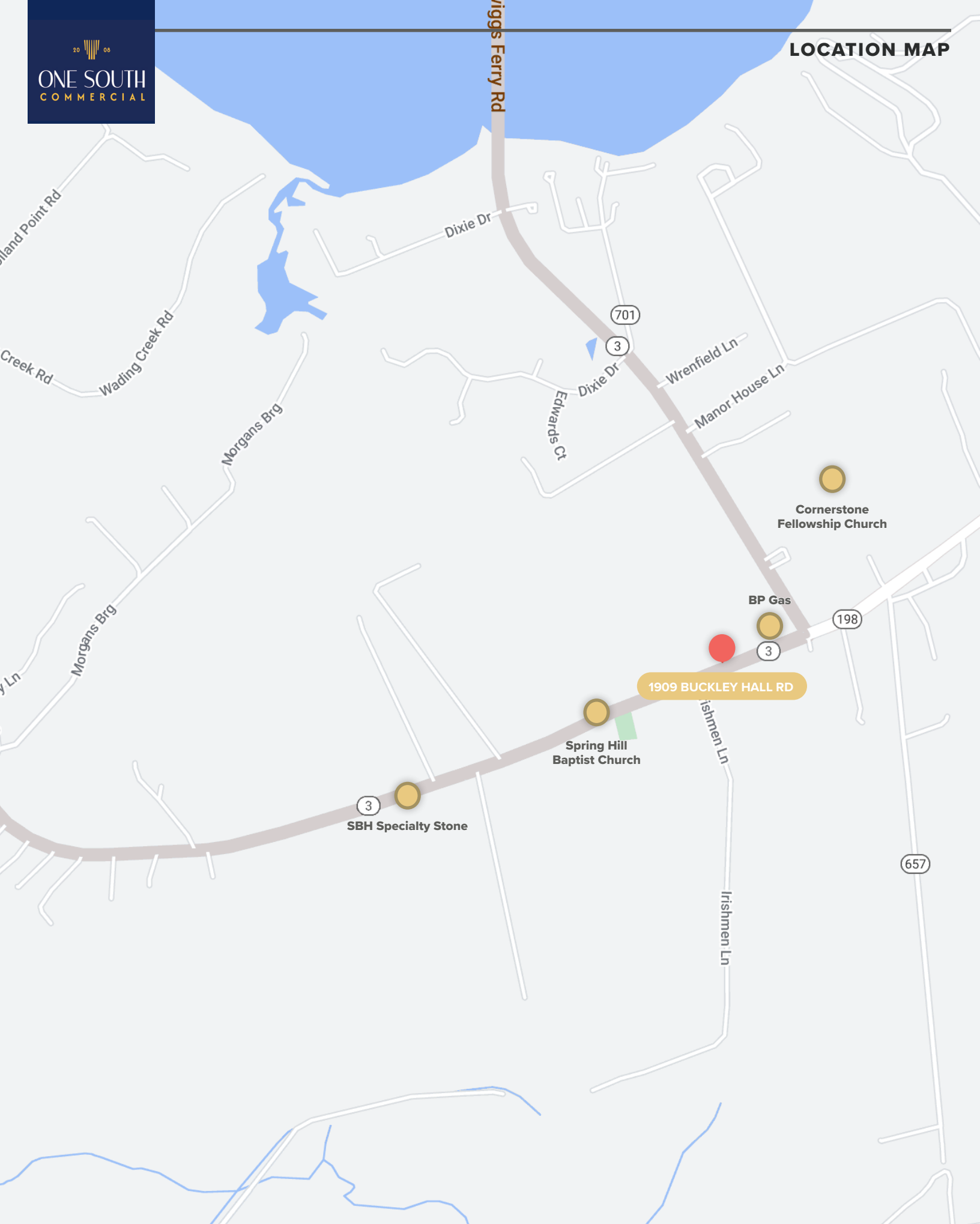
**CONSUMER SPENDING**











**1909 BUCKLEY HALL RD**



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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