



POUNCEY TRACT LAND

POUNCEY TRACT ROAD & WYNDHAM W. DRIVE | GLEN ALLEN, VA 23059

FEATURES

- **Two parcels for sale, totaling ±75 Acres.**
- **Parcel 1: ±42.076 Acres, Parcel 2: ±33.727 Acres, Zoned A-2.**
- Intersection of Pouncey Tract Road and Wyndham W. Drive.
- Over 1,600' of direct frontage on Pouncey Tract Road.
- Adjacent to *Parkside Village*.
- Excellent development opportunity in a fast growing area.
- Close proximity to I-64 and Route 288.
- Located near *Wyndham*: 42 neighborhoods, 1,600 units, median home price \$454,722.
- Excellent demographics.

SPACE TYPE	Land for Sale		
AVAILABLE SPACE	± 75 Acres		
ASKING PRICE	\$6,500,000		
DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
2019 Population	12,886	64,837	246,469
Avg HH Income	\$176,989	\$156,967	\$109,854
Daytime Employment	1,819	40,234	134,438
Traffic Count	7,700 VPD on Pouncey Tract Rd & Nuckols Rd 135,000 VPD on I-64		

* Detailed demographics upon request



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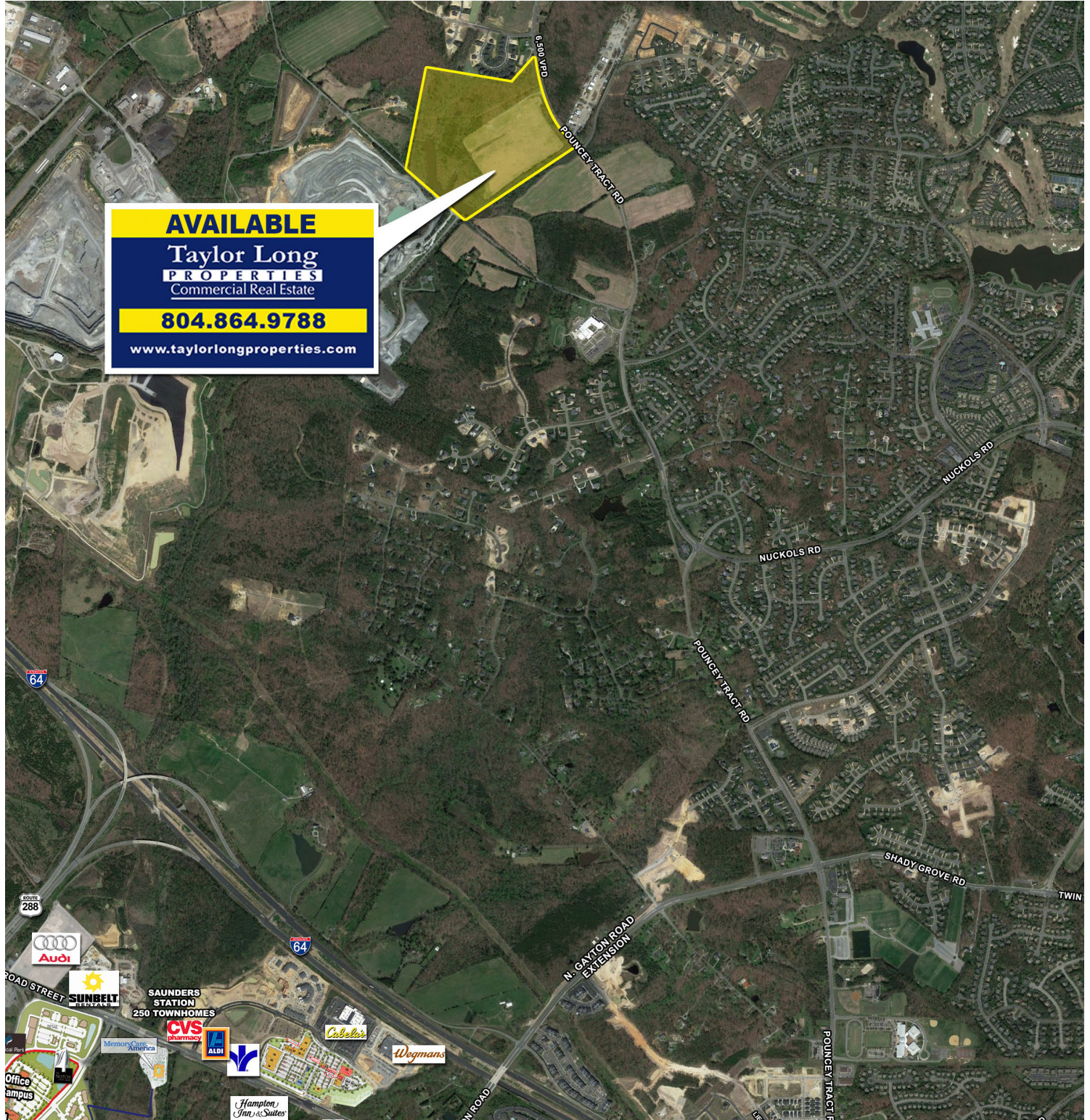
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Taylor Long
PROPERTIES
Commercial Real Estate

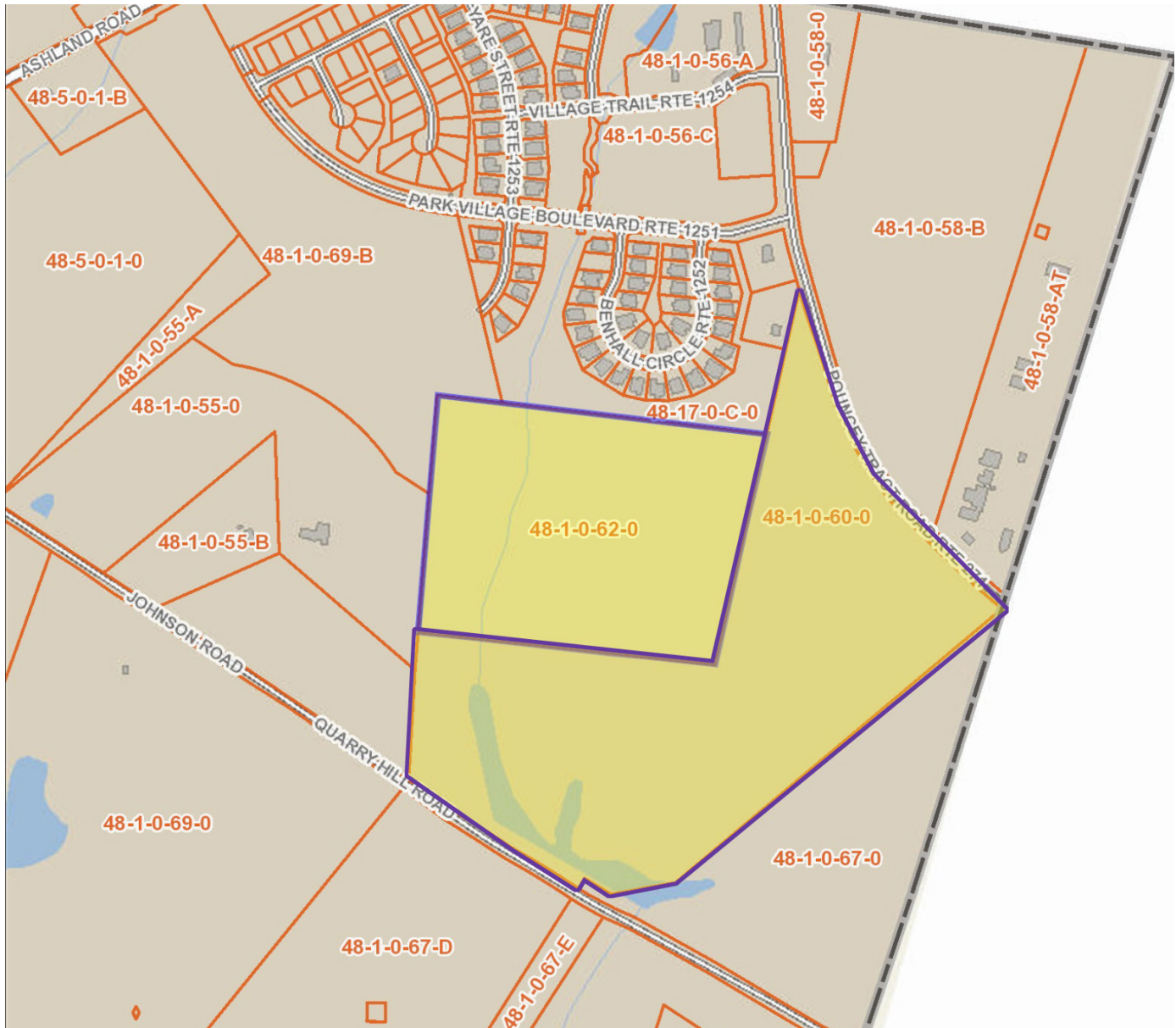
HOMETOWN
REALTY
"The Exceptional Exception"



AERIAL



PARCEL



**County of
Goochland, Virginia**

Legend

-  County Political Boundary
-  Parcel Tax Map Labels
-  Parcels
-  Road Labels
-  Village Boundaries

