

FOXMEADE FARM

MIDLOTHIAN, VIRGINIA

16 AC **DEVELOPMENT
OPPORTUNITY**



LOCATED WITHIN MINUTES
OF THE **MIDLOTHIAN
COMMERCIAL DISTRICT**



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FOXMEADE FARM

OVERVIEW

Foxmeade Farm sits on 16 open and wooded acres along Robious Road near its intersection with Old Gun Road in the Midlothian District within Chesterfield County, Virginia. This horse farm has been in the same family since 1955. In the early 1980's the family began offering riding lessons, horse boarding, training and showing operations. After 40+ years of teaching multiple generations of riders, the family has decided to wind down the business and sell their beloved property.

Development Opportunity

The site is currently zoned R-40 allowing 40,000sf lots by right. The comprehensive plan recommends a density of 1.5 units per acre. The highest and best use for Foxmeade likely will require rezoning. Jeffrey Geiger of Hirschler Fleischer, an active local land use attorney in the area, has reviewed the site and suggested against garden style apartments or two over condo's as too dense and highly unlikely to receive support for zoning. He suggested that town homes, duplexes, tri-plex's and quads would be appropriate for the area. He also suggested a case for small lots, 4,000sf, with large homes similar to Maple Green in Westhampton would be appropriate. A single or multi-story assisted-living or continuing care facility would likely to receive county support as well.

OFFERING SUMMARY

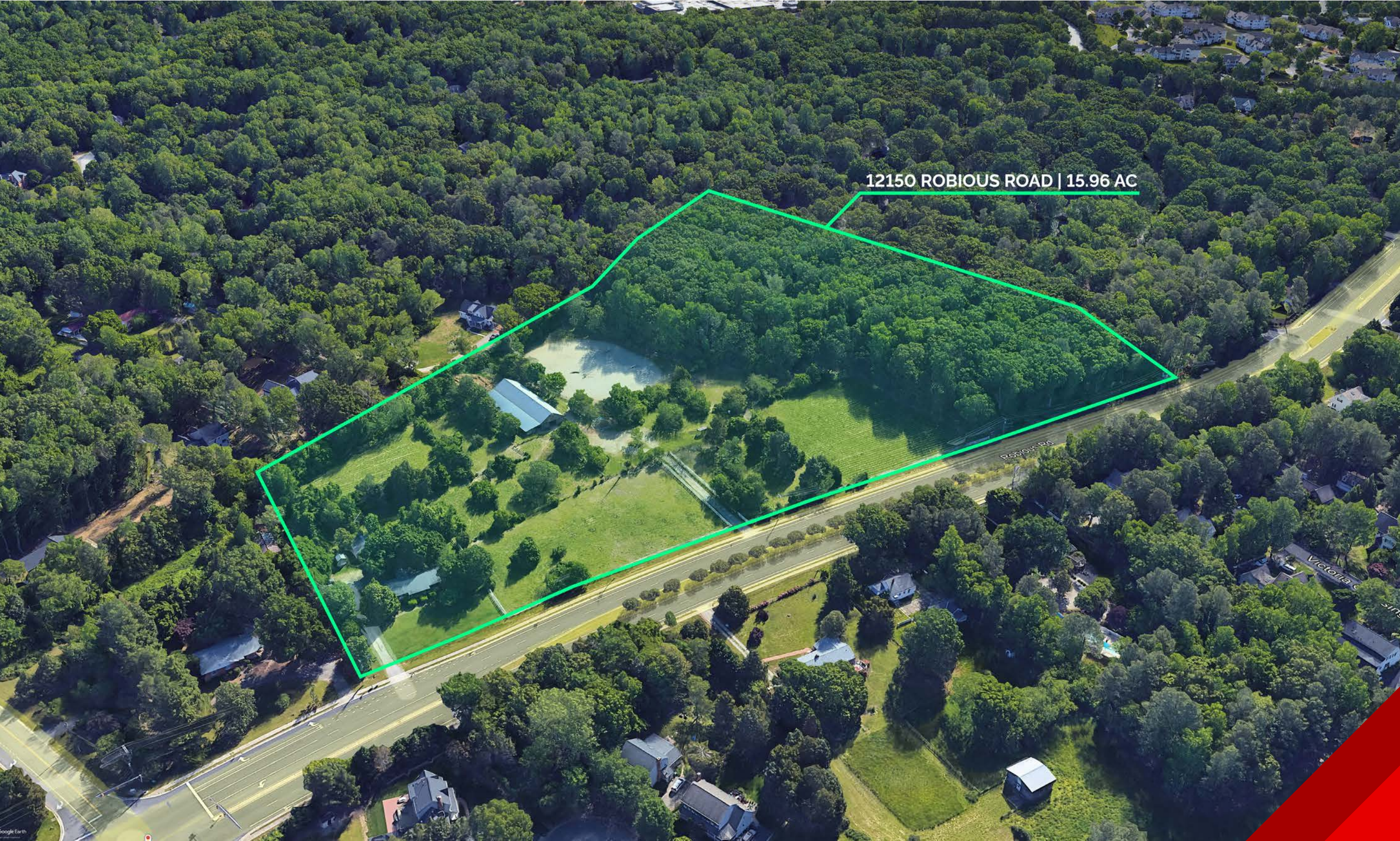
Address: 12150 Robious Road, Midlothian, VA

Pacel ID: 737716527500000

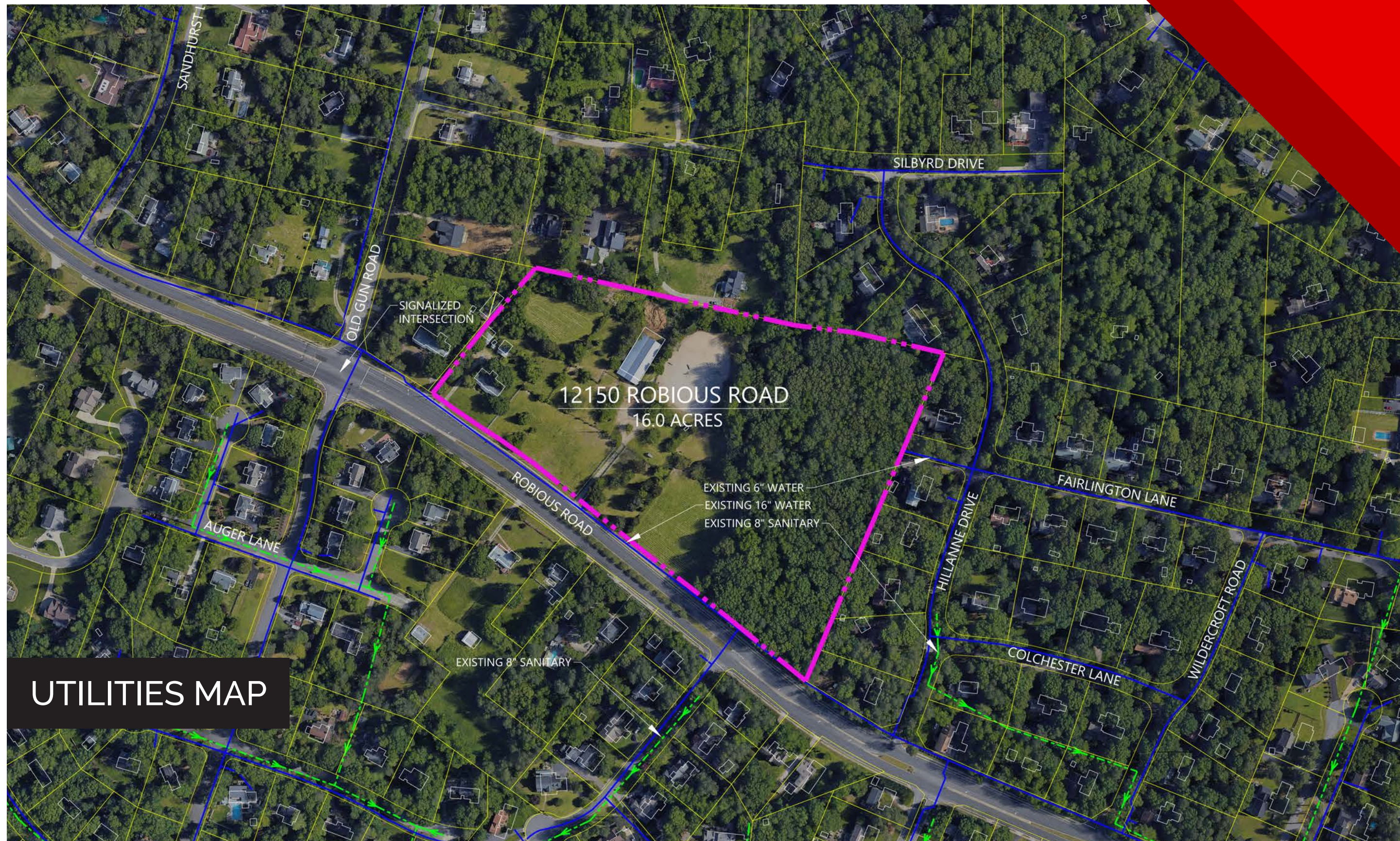
Property Area: 16 Acres

Road Frontage: 1,175' along Robious Road (Rt. 711)

Zoning: R-40







UTILITIES MAP

LOCATION & LOCAL AREA

This infill location is surrounded by existing homes on half-acre lots. It is less than a mile from both the new Publix anchored Huguenot Village Shopping Center and the Kroger anchored Bellegrade Shopping Center. The second largest retail destination in Central Virginia, the Chesterfield Town Center area, which is home to nearly every national retailer and restaurant in our market is just a mile and a half drive from the site. Both Robious Elementary and Middle School are less than one mile from the site and James River High School is just under three miles away.

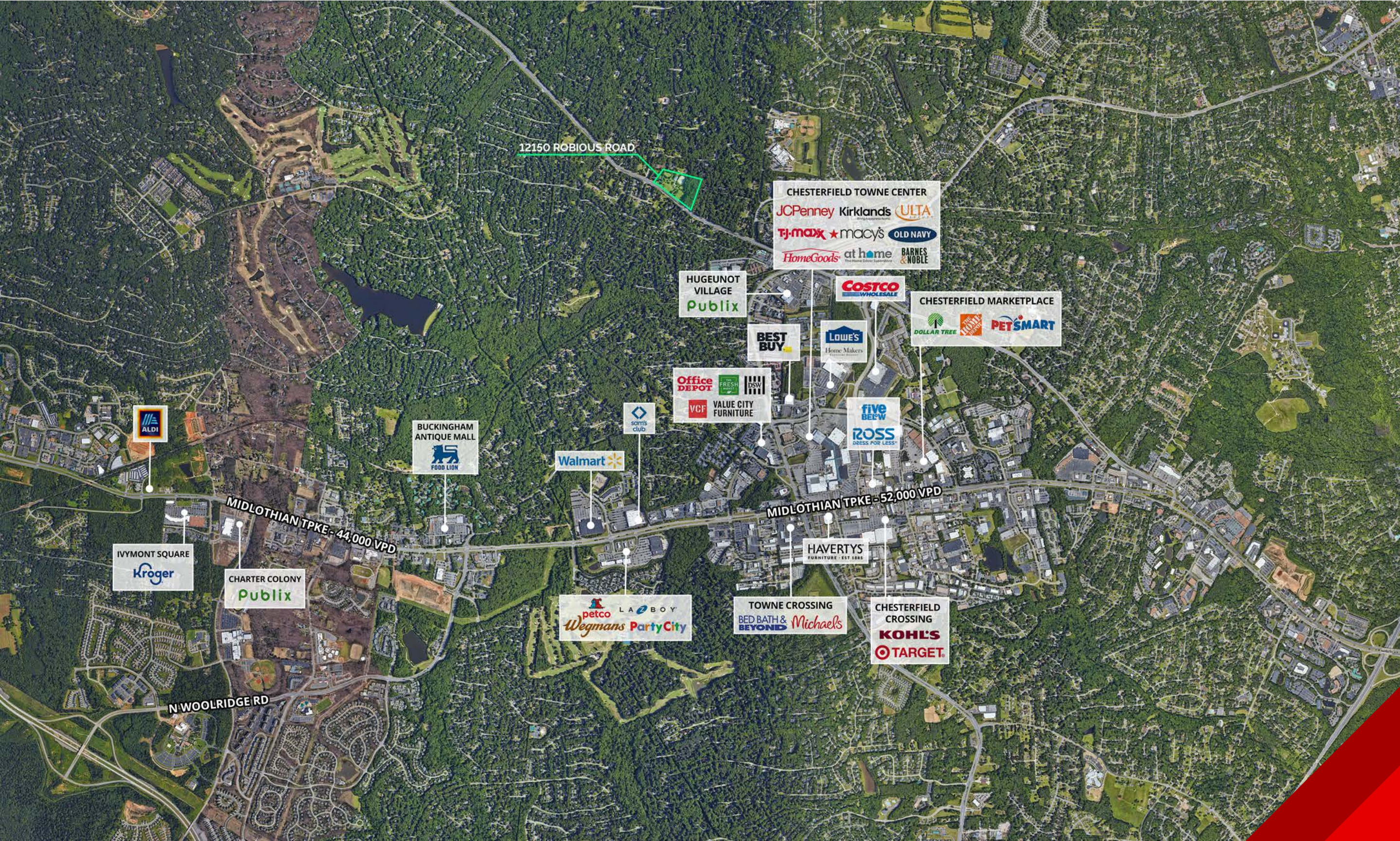
LOCATION HIGHLIGHTS

- Infill site surrounded by half-acre lots and close to existing homes.
- Chesterfield Town Center, Central Virginia's second largest retail destination, is only a mile and a half drive away, featuring numerous national retailers and restaurants.
- Robious Elementary and Middle School within one mile; James River High School within three miles.

publix
FOOD & PHARMACY

Chesterfield
TOWNE CENTER

MIDLOTHIAN LOCAL AREA



MARKET OVERVIEW

Building on three centuries rich in history, culture, and economic success, Chesterfield County has become an ideal place to live, work, play and raise a family. With reverence towards the past, plans for the future, and a continuing attention to quality of life amenities, Chesterfield will continue to provide a healthy environment for businesses and families alike.

Chesterfield County lies in east-central Virginia between the City of Richmond to the north, and the Petersburg-Colonial Heights area to the south. Chesterfield is included in the Richmond MSA. In 2016, the MSA had an estimated total population of nearly 1.3 million people. Chesterfield's population is the largest in the area. Chesterfield's land area encompasses 437 square miles. The James River borders the county on the north-east and the Appomattox River, which divides the independent cities of Colonial Heights and Petersburg, forms the county's southern boundary.

Chesterfield County is home to an expanding list of large companies and small businesses. The local economy continues to grow with frequent announcements about expansions or new facilities. Complete local government services including fire protection, police protection, and emergency rescue services are funded by a fair and competitive tax structure. The local transportation system can handle traffic flow without the gridlock experienced in other metro areas. Low to moderate costs of utility services make Chesterfield a bargain for business. Among the many other advantages of doing business in Chesterfield are local and state economic development incentive programs, a variety of workforce services programs and an overall low cost of living and doing business.

Most importantly, Chesterfield has a business climate conducive to wealth creation and economic opportunitin the area.

THE RICHMOND MSA

The Richmond Metropolitan Statistical Area (MSA) is over 1.3 million and the growth of international community adds to the cultural diversity. The MSA is composed of 13 counties and 4 cities that account for the largest population in Central Virginia. The largest populations in the metro area are concentrated in Chesterfield County and Henrico County, followed by the City of Richmond itself. The population of the Richmond metro is forecasted to grow by 0.87% percent annually through 2023.

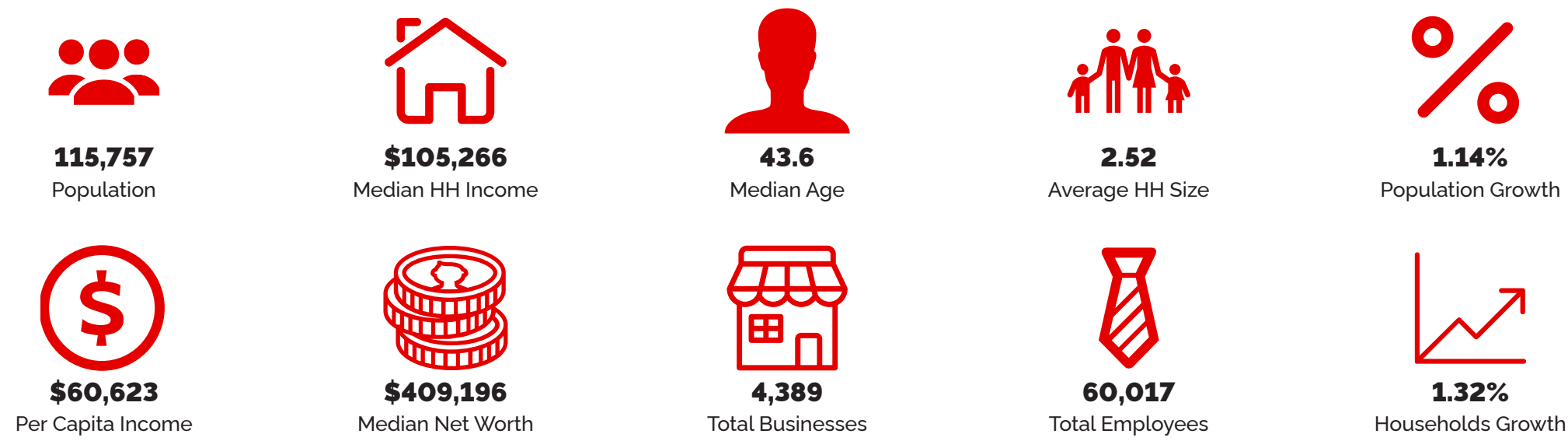
Richmond's vibrant economy continues to rank as one of the strongest and fastest growing markets on the East Coast. From 2010 to 2020, Richmond's population grew by 9.8% while maintaining an unemployment rate well below the national average – currently at 5.0%. Not only is Richmond the capitol of the Commonwealth of Virginia, it is also home to eleven Fortune 1000 headquarters representing eight different industries; Altria, Performance Food Group, ASGN, CarMax, Dominion Energy, Owens and Minor, Genworth Financial, Markel, Brink's, New Market and Universal. The economy is bolstered by several additional business sectors including law, finance, and government, with federal, state, and local governmental agencies, as well as notable law and finance firms, located in the downtown area.

Several national banks and financial institutions are headquartered in Richmond, and

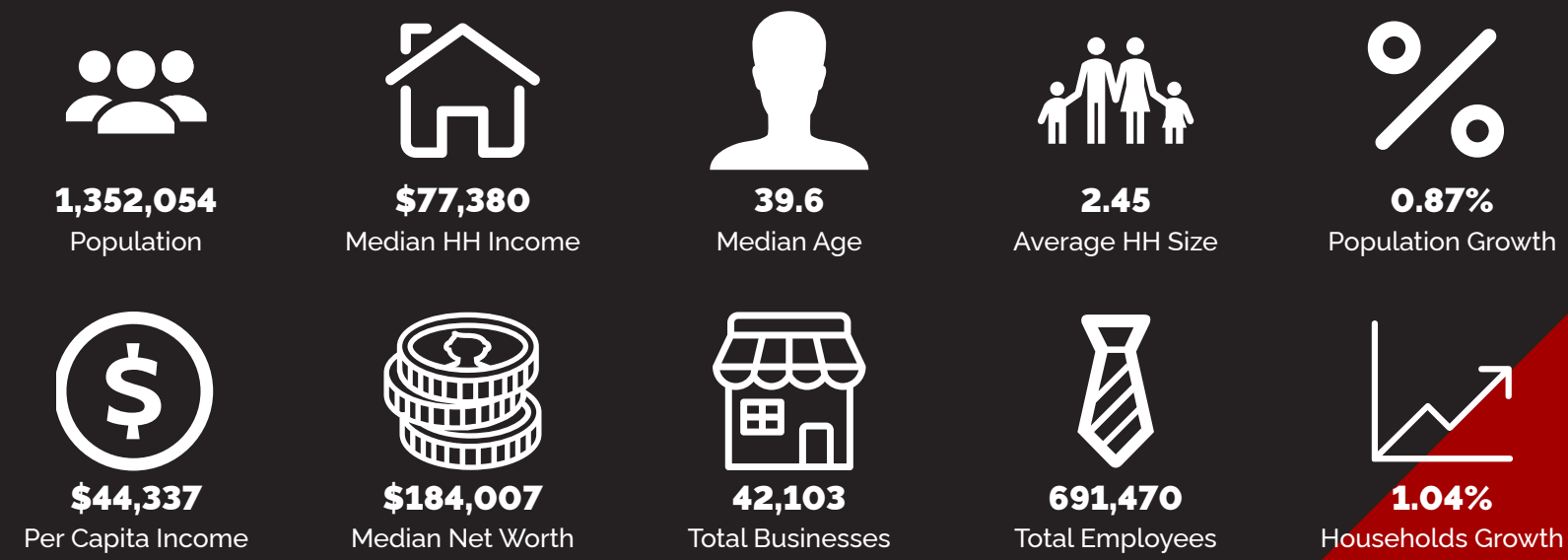
the metro is home to the Federal Reserve Bank of Richmond. Additionally, many of the nation's top advertisers and marketing firms are based in the area, thanks in part to Virginia Commonwealth University's Brandcenter, which boasts the top-ranking advertising graduate program in the United States. The City of Richmond is home to five of the largest legal firms in the world, each of which handles cases at the national and international level. Along with these various white-collar services sectors, the metro also hosts a growing concentration of biotechnology and pharmaceutical firms. Richmond's Virginia BioTechnology Research Park has been instrumental in attracting these industries.

In 2020, Richmond was named one of the Top 10 Cities to Watch by Worth Magazine. It has also been rated a top community and small city to live in North America, and the ideal place to raise a family or expand a career or business.

5-MILE **DEMOGRAPHICS**



RICHMOND MSA DEMOGRAPHICS





GET IN TOUCH.

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