

FOR SALE

LAND AVAILABLE AT ENTRANCE TO HAMPDEN SYDNEY COLLEGE
4979 Farmville Road | Farmville, VA 23901



S.L. NUSBAUM
REALTY CO.



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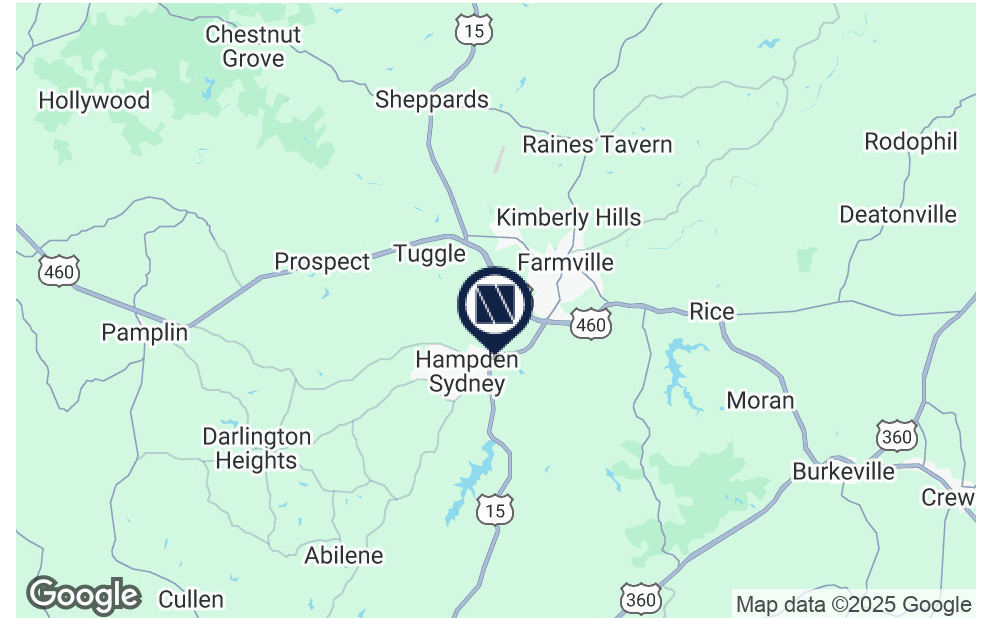
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	10.3 Acres
Price / Acre:	\$19,417
Zoning:	A-2 (AG/RES)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	3,289	12,021	21,279
Total Households	1,109	3,874	7,574
Average HH Income	\$93,997	\$70,535	\$73,075

PROPERTY OVERVIEW

Residual land available from Dollar General development. Conveniently located near the town of Farmville, home to a variety of retailers and restaurants, including Walmart, Lowe's, Tractor Supply, and more!

PROPERTY HIGHLIGHTS

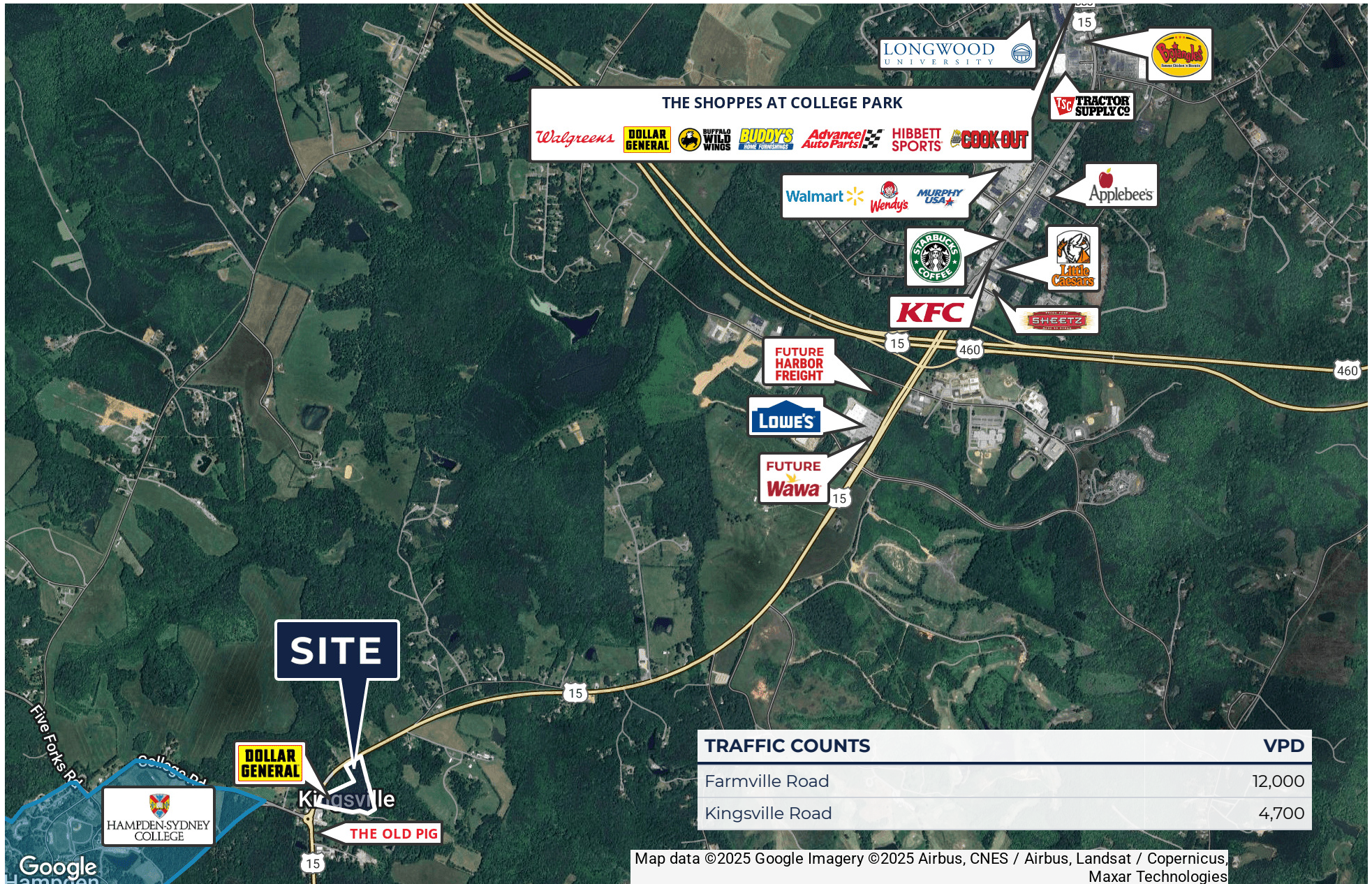
- Potential for 4-5 residential lots
- Located at the entrance to Hampden Sydney (1,000 Enrolled)
- Frontage on Farmville Rd
- <3 miles from US 460
- 4 miles to Farmville's retail corridor
- <5 miles to Longwood University (5,000 Enrolled)

TRADE AREA

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PRELIMINARY SITE PLAN

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CONTACT INFORMATION

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