

6279 POWHITE FARM DRIVE

LAND FOR SALE

FOR
SALE



6279 POWHITE FARM DRIVE
HANOVER, VA 23111

\$1,275,000

PROPERTY HIGHLIGHTS

- **Zoned M1**
- **58 Acres**
- **Access to I-295**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This expansive 58-acre property, comprised of three contiguous parcels offers a unique development opportunity in Hanover County. Zoned M1, the land is primed for industrial uses. The M1 zoning designation offers a range of industrial development opportunities, including manufacturing, warehousing, and distribution. The property's proximity to Interstate 295 makes it an attractive location for businesses looking to establish a presence in the region. The property is conveniently located near the Creighton Road West exit of Interstate 295, providing easy access to major highways and transportation routes. The dirt road access via Powhite Farm Drive allows for direct entry onto the property. This property would be ideal for developers, manufacturers, or businesses looking to establish a presence in the area. The historical easement on 27 acres may offer opportunities for creative development or conservation efforts.

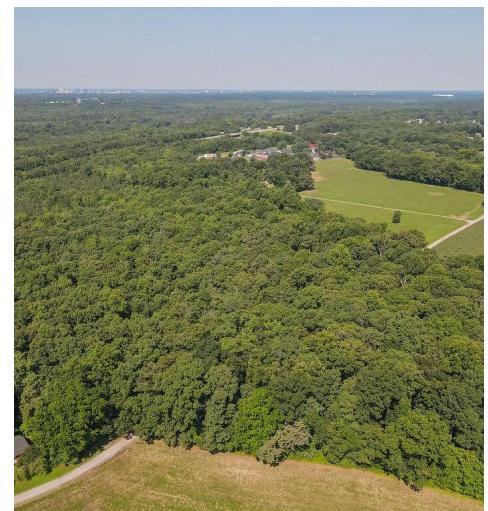
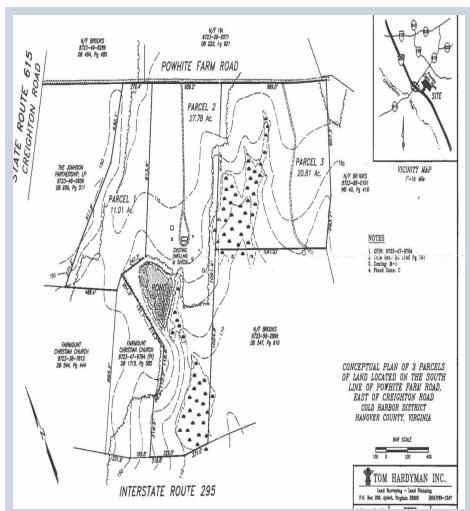
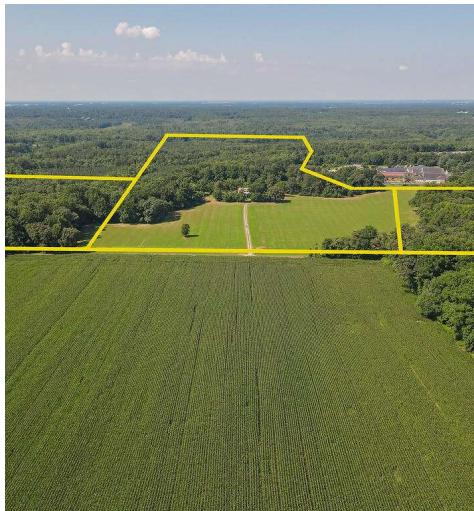
PROPERTY HIGHLIGHTS

- 58 acres of land zoned M1
- Strong Development Potential
- Comprised of 3 continuous sections

OFFERING SUMMARY

Sale Price:	\$1,275,000		
Lot Size:	58 Acres		
DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE			
Total Households	5	70	773
Total Population	13	178	1,989
Average HH Income	\$143,065	\$126,609	\$127,083

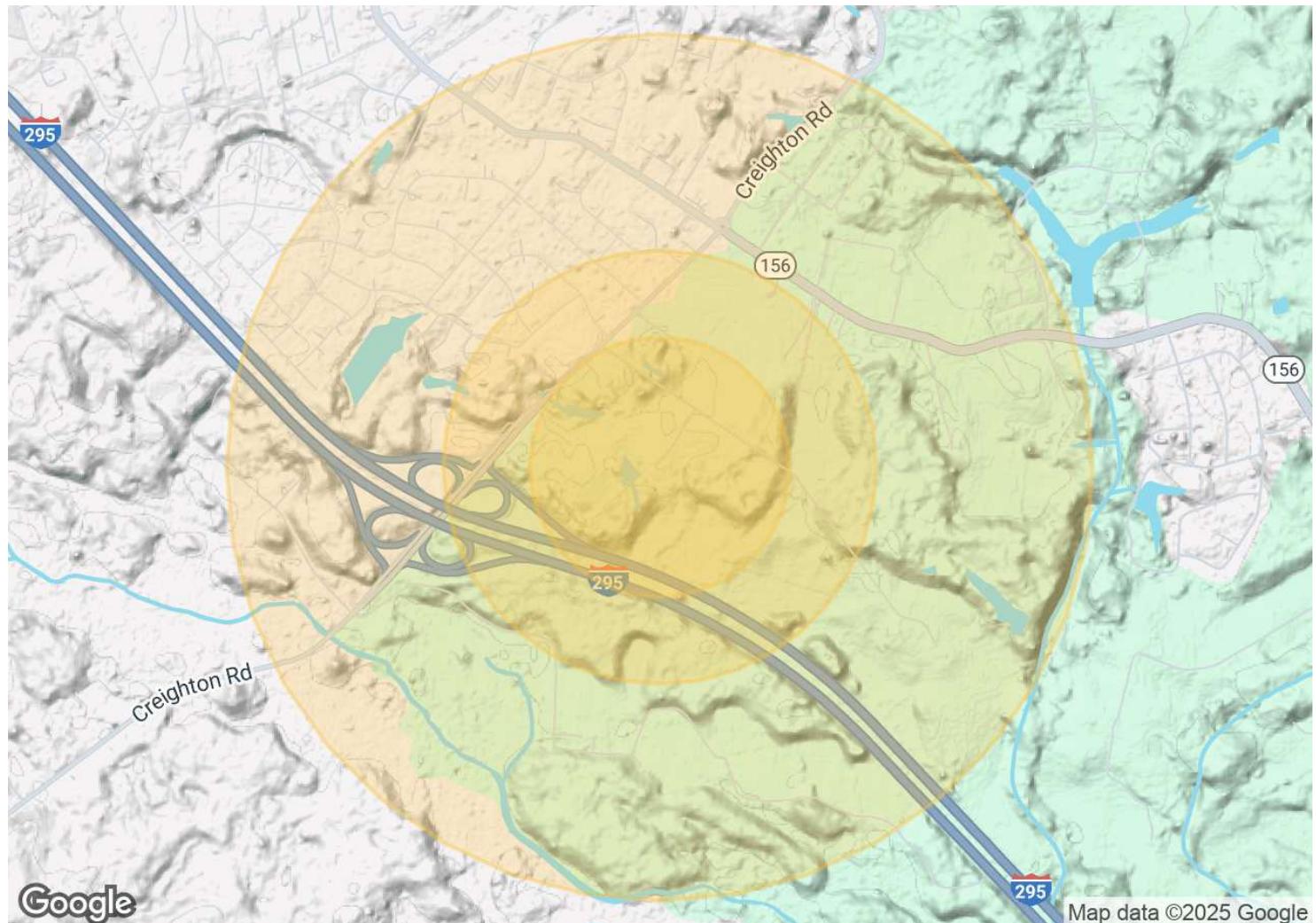
ADDITIONAL PHOTOS



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