



Asking Price:

\$870,000

Bart McIntosh

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Strategically located off Route 29 on Carpenters Mill Road with close access to route 33

The 24.784 acres parcel is currently zoned A-1 with a fully approved special-use permit for an indoor and outdoor athletic facility. Approved Indoor recreation building of approximately 40,300 SF is sized for 4 tennis courts but approved for a sports court or gymnasium. The outdoor court area is sized for 4 tennis courts and allows a range of uses, including basketball, volleyball, paddle tennis, and other racquet sports. Fully completed site development plan by the Meridian planning group.

Accelerating success.

Colliers
701 E. Water Street, Suite 301
Charlottesville, VA

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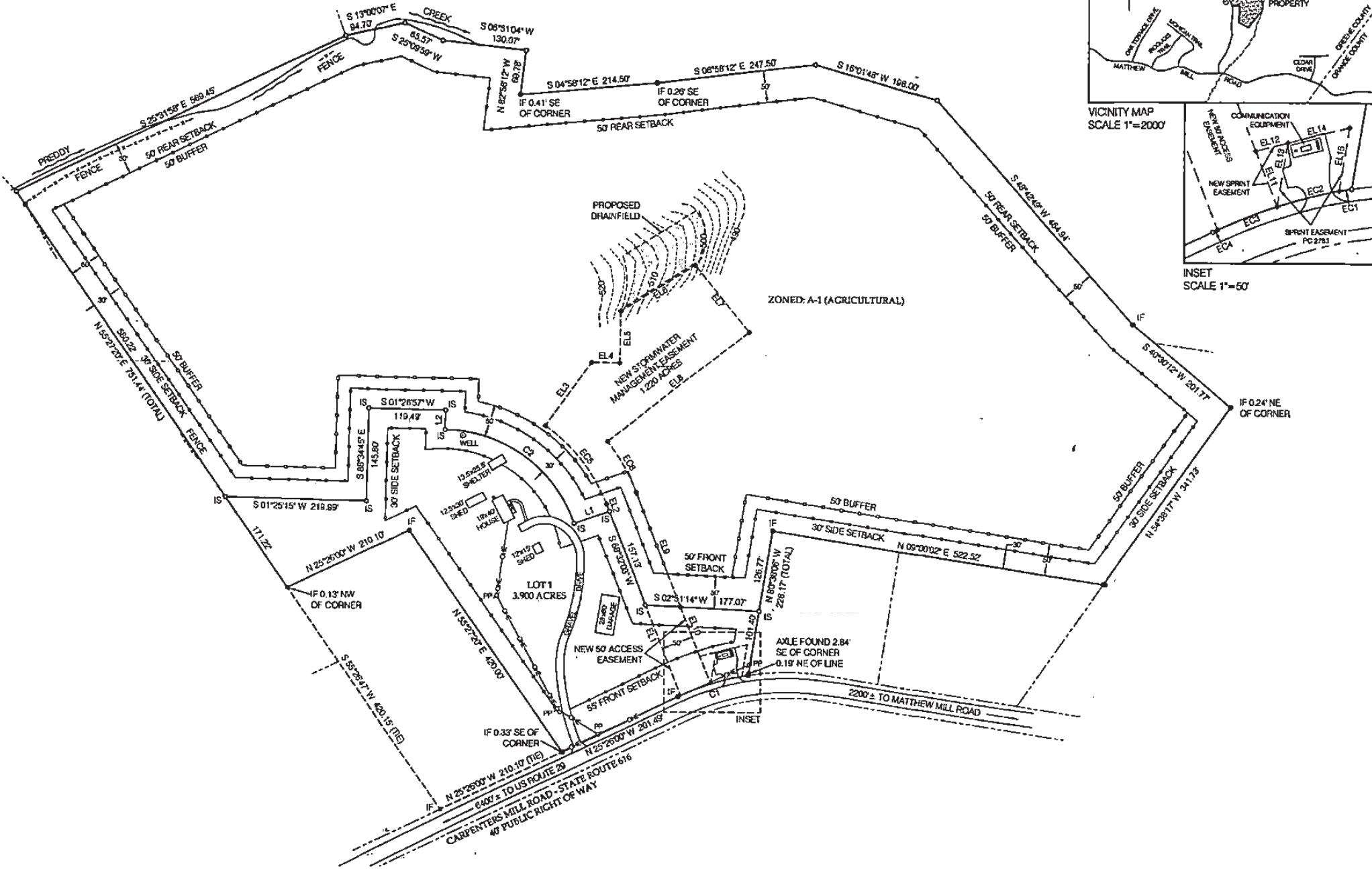
Located off Route 29 on
Carpenters Mill Road with
close access to route 33

24.784 Acres For Sale

- Special Use permit is active and runs with the land. It is transferable to a new owner
- Full site development plans
- 24 parking spaces
- Unique opportunity for a desirable use in a fast-growing community
- AstraZeneca is building a \$4.5 billion manufacturing lab in Albemarle County on Route 29 just 7 miles south of this site.
- Well and septic
- University of Virginia, 10 miles to the South
- James Madison University: 20 Miles Northwest
- Piedmont Virginia Community College (Stanardsville) 8 minutes
- **Asking Price \$870,000**



24.784 Acres For Sale | Ruckersville, VA



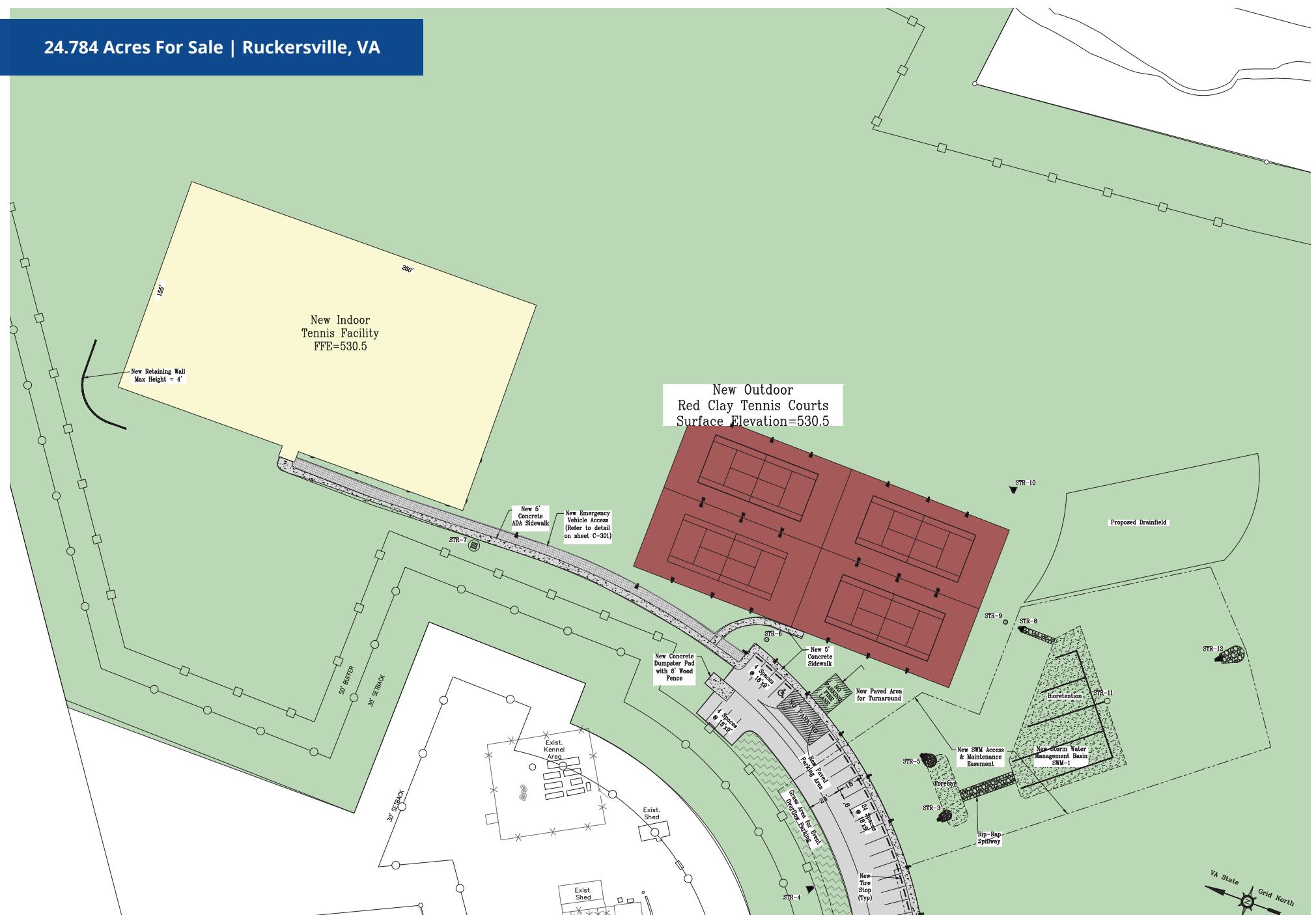
**VICINITY MAP
SCALE 1"=2000**

600 E. 22nd

INSET
SCALE 1"-50

JOURNAL

24.784 Acres For Sale | Ruckersville, VA



Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 100 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

1. AstraZeneca is investing \$4.5 billion to build a 200-acre biopharmaceutical manufacturing campus in Albemarle County and is expected to create 600 high-skilled jobs
2. UVA Community Credit Union is under construction on their 41,000 square foot office building and is scheduled to deliver in June of 2026
3. Afton Scientific broke ground on its new \$200 million, 285,000-square foot sterile injectable manufacturing facility in Charlottesville which is expected to create 200 new jobs
4. The Government job sector in Charlottesville experienced a surge over the last 6 months with an 11.4% increase in jobs and a 4.2% increase annually.
5. The \$350M Paul and Diane Manning Institute of Biotechnology at the University of Virginia is constructing a 350,000 sq. ft. lab for advanced therapy manufacturing, set to open in 2027.

Strong & Exciting Business Climate

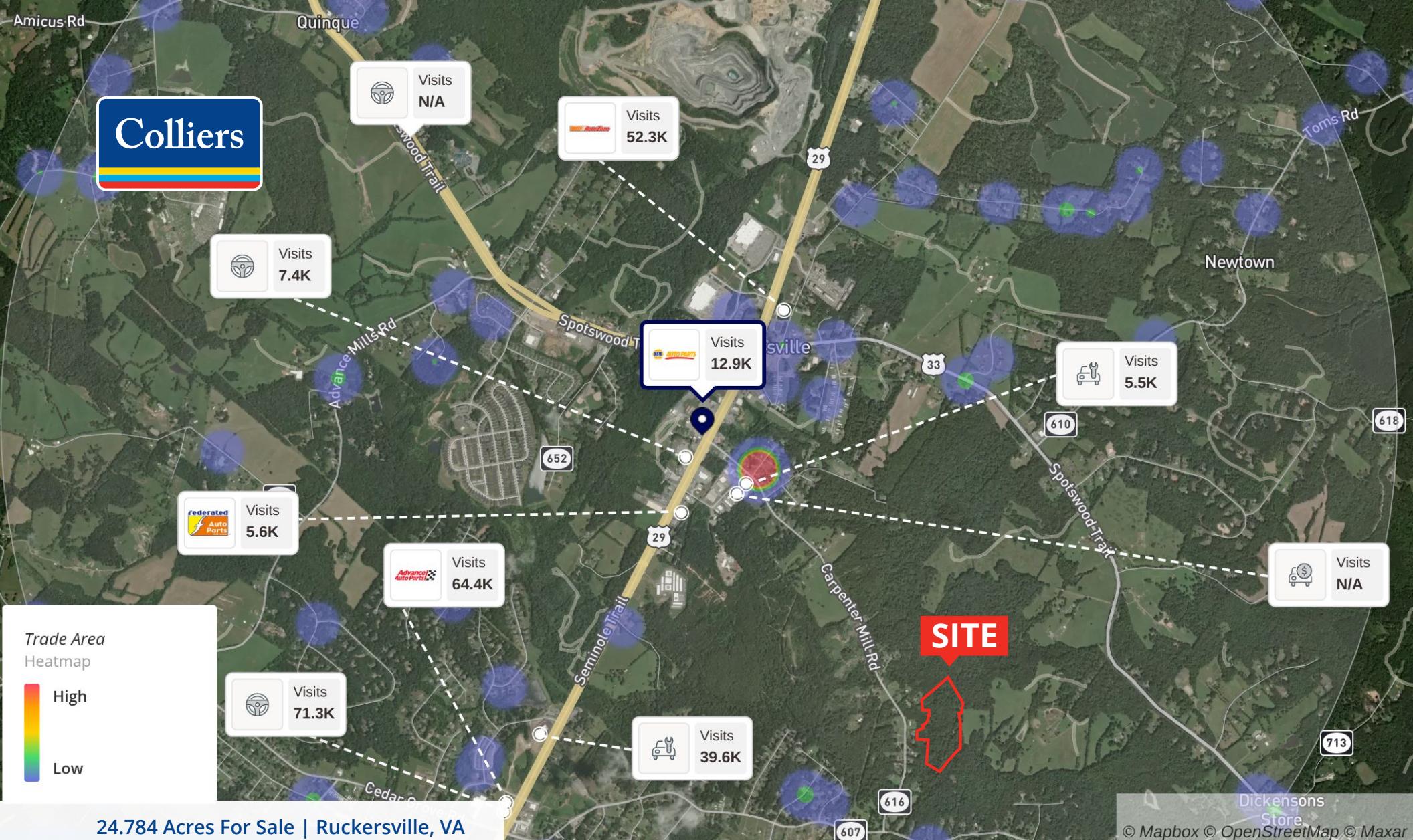
Virginia is consistently ranked one of the best places to do business by CNBC (#4 2025) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Major Employers in Charlottesville



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