

90.9 ACRES +/- CHESTERFIELD COUNTY, VIRGINIA

ASKING PRICE - \$1,850,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property consists of six tax map parcels totaling approximately 90.9 acres +/- . The property is mostly wooded with good frontage on both the James River and Enon Church Road. It also has frontage on Meadowville Road.

One of the parcels is zoned R-15 (one of the Suburban Residential categories) without any cash proffers. The other five parcels are currently zoned A-1 (Agricultural).

The subject property is located in between two existing residential subdivisions. Therefore, the Chesterfield County comprehensive Land Use Plan calls for the subject property to be used for a residential subdivision. Public Water and Sanitary Sewer are located in the adjacent subdivisions.

Located extremely close to the Rt. 10 and I-295 interchange, this property is well suited for meeting the housing needs of the Fort Lee expansion.

The James River views from this land are phenomenal. A residential development could be designed to capture and maximize the value of those views to the benefit of all.

PHOTOGRAPHS



JAMES RIVER FRONTAGE



OLD PIER OVERLOOKING THE RIVER



MIXED HARDWOOD WOODLAND



INTERIOR ROAD TO JAMES RIVER

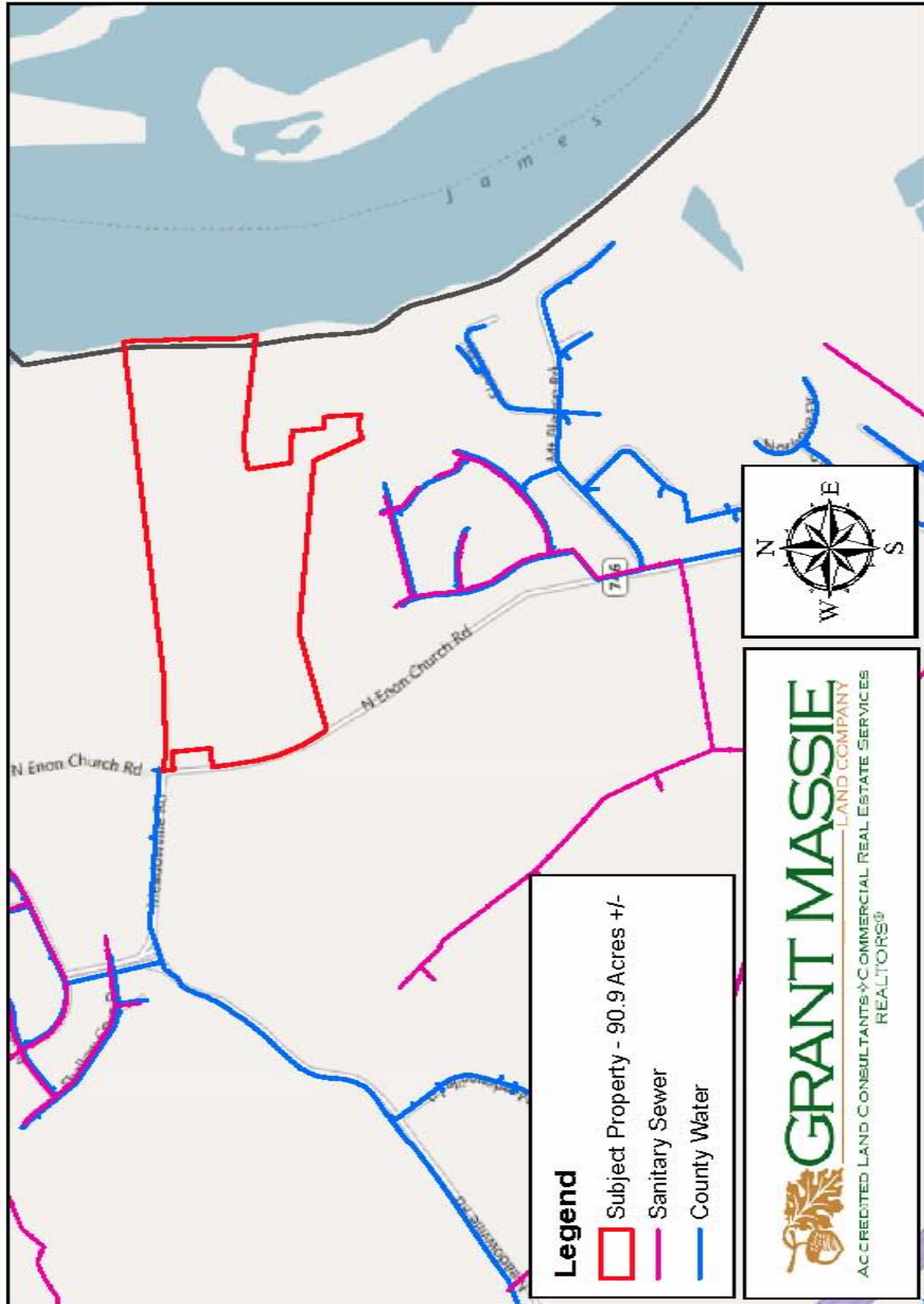


OPEN AREA AND OLD FISHING CAMP

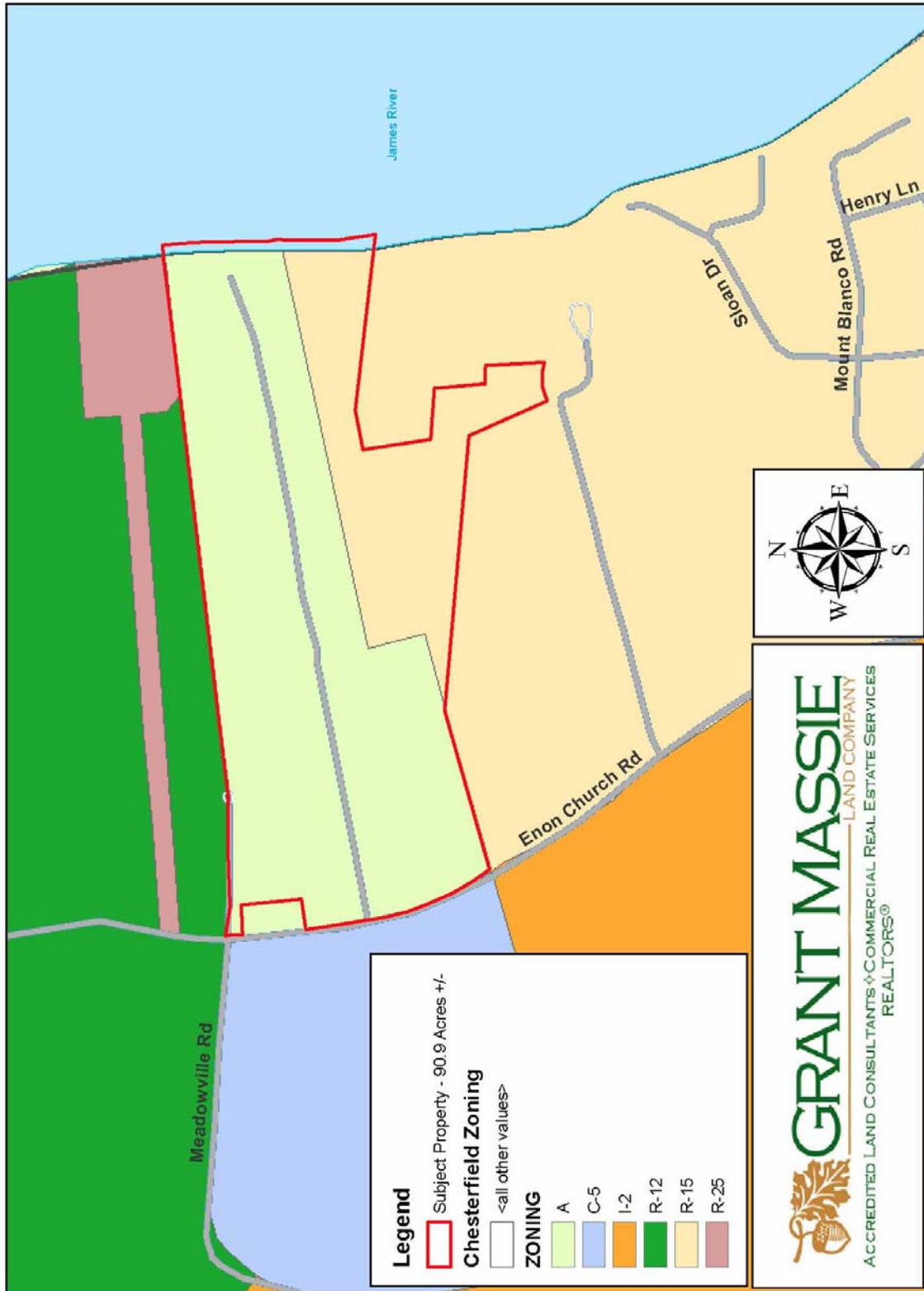


FRONTAGE ON N. ENON CHURCH RD

UTILITIES MAP



ZONING MAP



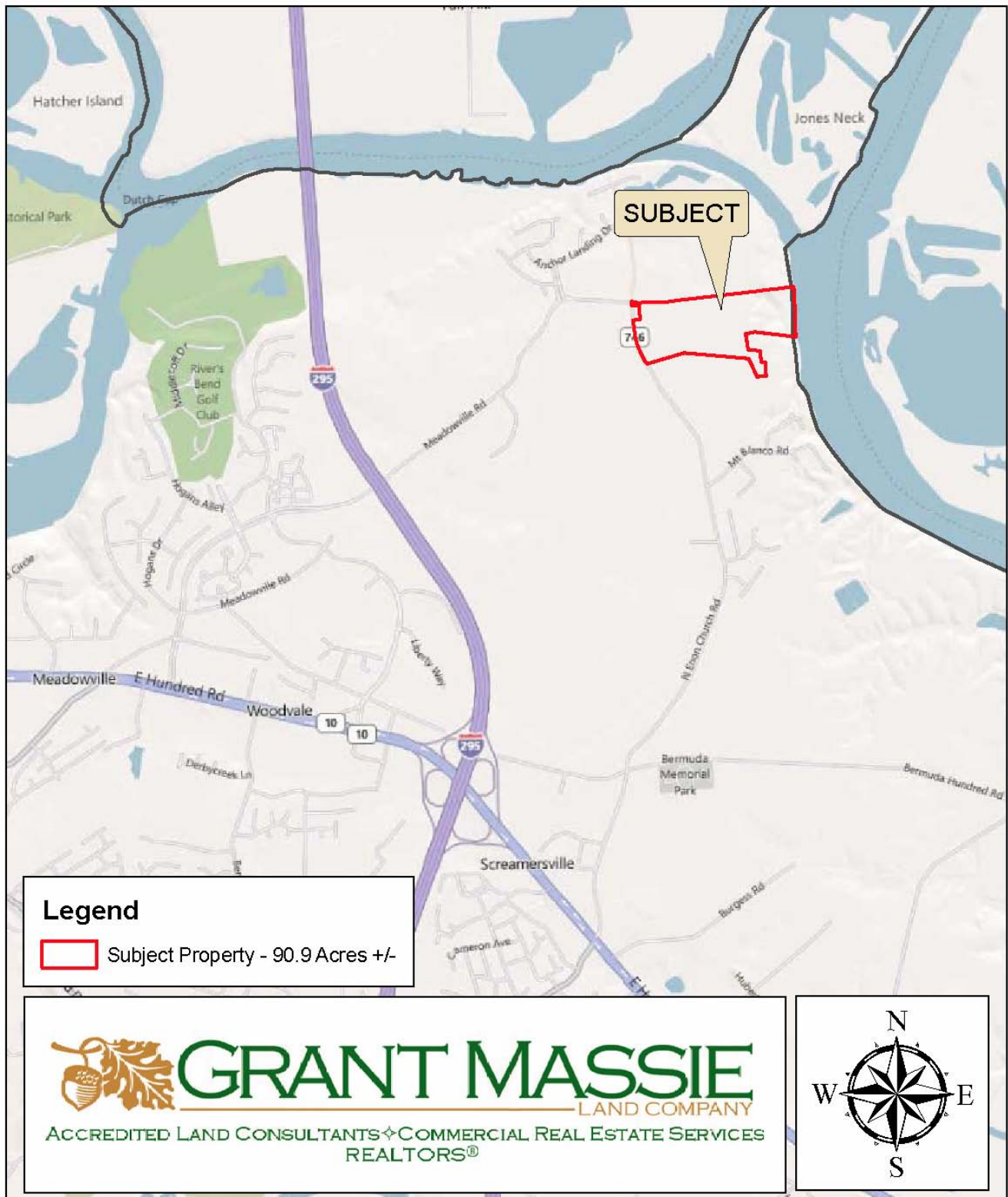
TOPOGRAPHIC MAP



AERIAL PHOTOGRAPH



LOCATION MAP



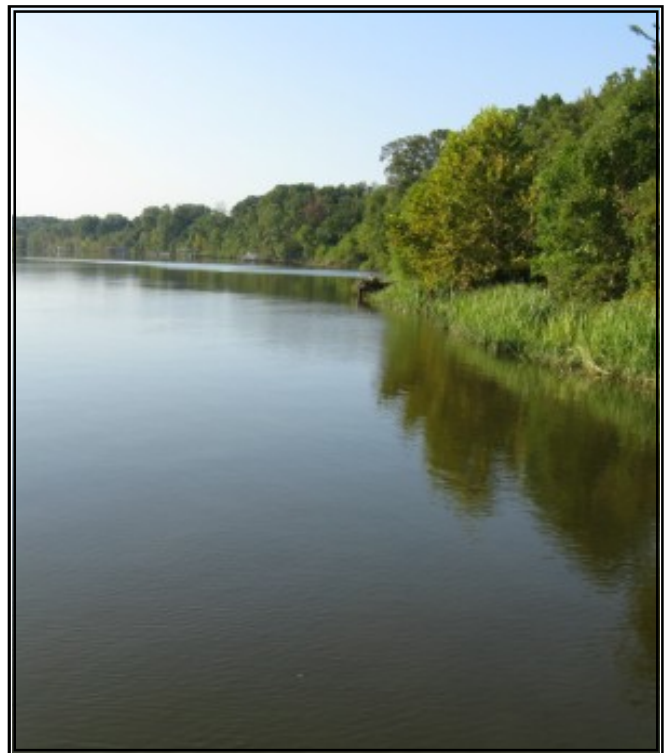
JAMES RIVER DEVELOPMENT TRACT

90.9 ACRES +/- IN CHESTERFIELD



PROPERTY INFORMATION:

- ♦ BEAUTIFUL JAMES RIVER VIEWS
- ♦ PUBLIC WATER AND SANITARY SEWER LOCATED IN THE AREA
- ♦ CONVENIENT TO INTERSTATE 295 AND THE ROUTE 10 INTERCHANGE
- ♦ DEVELOPMENT FINANCING MAY BE AVAILABLE FOR QUALIFIED BUYERS



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WWW.GRANTMASSIE.COM

\$1,850,000



EXPERTISE—CONSULTATION—RESULTS

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All Information Deemed Reliable but not guaranteed.

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