SIGMA

10101 Brook Road, Glen Allen, VA 23059

### Join JCPenney, Sear's, Burlington Coat Factory, and American Family Fitness











Virginia Center Commons Regional Shopping Center that is anchored by JCPenney, Sears, Burlington Coat Factory opened in 2013, and American Family Fitness opened in 2014 that is on a total of 90 Acres. The building and site were developed on 1991 for Hecht's Department Store

- 9.077<sup>+/-</sup> Acres with cross easement parking to the shopping center
- I-95 visibility to the east & north side of building w/ 116,000 cars per day
- 4 Entrances including 1 connecting to inside of Virginia Center Commons
- 2 loadings docks on the north side of the building
- Includes a sign panel on the existing pylon sign located at the mall entrance on RT 1 / Brook Rd
- More than 1000 homes planned for new housing coming soon... See page 5

#### **DEMOGRAPHICS**

#### Population

- 101,398 within 5 miles
- 423,212 within 10 miles

#### Avg. Household Income

- \$76,456 within 5 miles
- \$80,331 within 10 miles

### Traffic Count

• 50,000 VPD / Brook Road



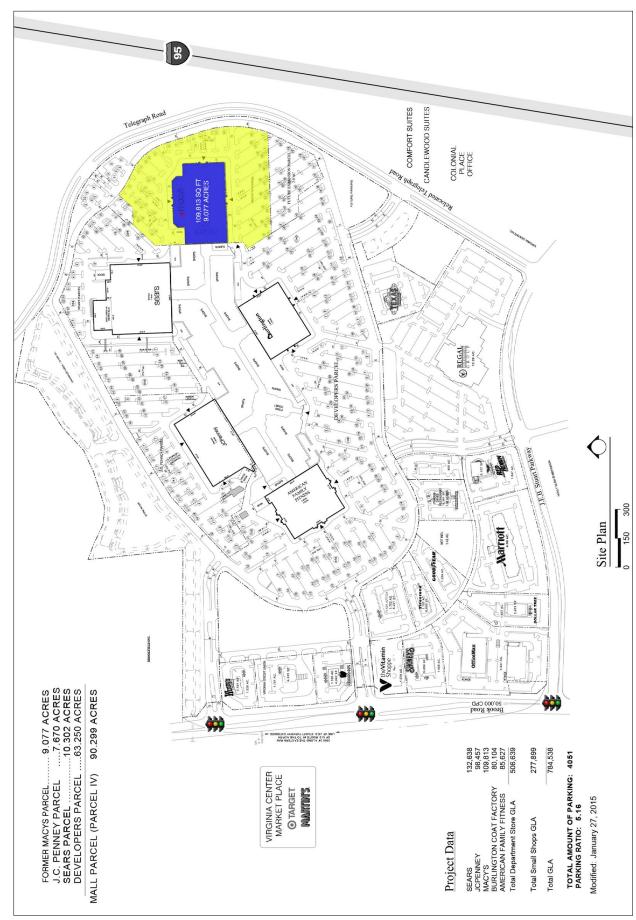
#### **EXCLUSIVE AGENT**

Sigma National,Inc 1213 Mall Drive Richmond, VA 23235 (804) 423-5335 www.sigmanational.com

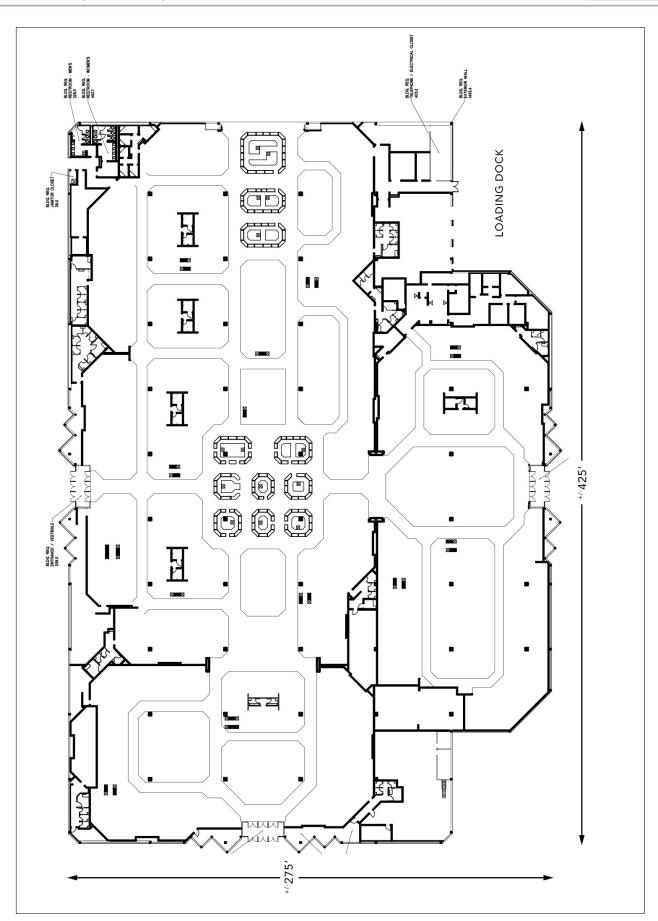
#### FOR MORE INFORMATION

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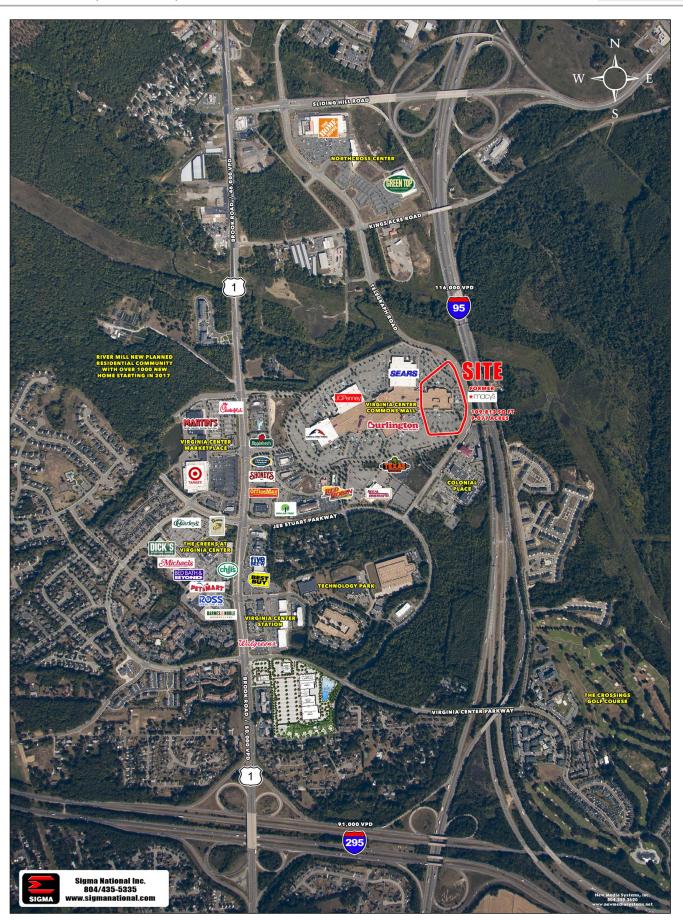
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10101 Brook Road, Glen Allen, VA 23059



Richmond Times Dispatch / February 28, 2016

# More than 1,000 homes planned near Virginia Center Commons

BY CAROL HAZARD

Richmond Times-Dispatch

A residential development with more than 1,000 homes is planned for a swath of land west of Virginia Center Commons in Henrico County.

The planned River Mill community would include 450 single-family homes, 300 town houses and 285 apartments.

HHHunt Communities, one of the largest residential builders in the Richmond area, is the developer for the proposed community on 250 acres west of Brook Road.

If approved, road construction is expected to start in spring 2017, apartment con-



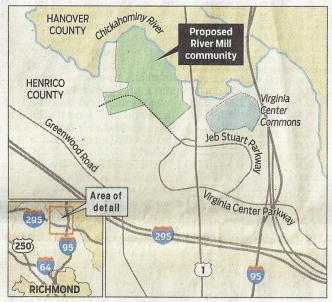
Schmitt

struction in the fall of 2017 and the first apartment residents would move into River Mill in the beginning of

"Our history has been devel-

oping large-scale, high-quality master planned community," said Daniel T. Schmitt, president and chief operating officer of HHHunt Corp., the parent company of HHHunt Communities.

"With the recession, we all experienced a diminished



JOHN G. OWNBY/TIMES-DISPATCH

ability to do that from a number of perspectives, primarily financial," he said. "We are excited to be back with the ability to develop large, upscale communities."

HHHunt, with regional headquarters in Henrico, is known for such key projects as The Villages of Charter Colony in Chesterfield County with 1,800 homes; Twin Hickory and Wyndham in Henrico with 2,400 and 3,000 homes respectively; and Rutland in Hanover County with 500 homes.

"Our communities typically range from several hundred up to 3,000 homes," Schmitt said.

Rezoning applications for River Mill are slated to be considered by the Henrico County Planning Commission March 10. The Board of Supervisors is expected to discuss the project April 12.

R. Joseph Emerson, director DEVELOPMENT, Page D6

#### **River Mill**

**What:** Proposed residential community on 250 acres

**Where:** 250 acres west of Brook Road and west of Virginia Center Commons in Henrico County

**Housing types:** 450 single-family homes, 300 town houses, 285 apartments

When: First residents expected to move in early 2018

### **HHHunt communities**

Residential communities include the following:

- ◆ The Villages of Charter Colony in Chesterfield County
- ◆ Twin Hickory, Wellesley, Wyndham, Wyndham Forest, Holloway at Wyndham Forest, The Townes at Woodman, Ellington, Ellington Woods and Dominion Park at Wyndham and Westin Estates in Henrico County
- ◆ Rutland and Providence in Hanover County
- White Hall in James City County
  Senior living communities include:
- ◆ Spring Arbor of Richmond in Henrico, Spring Arbor of Salisbury in Midlothian and Spring Arbor of Williamsburg

Apartment communities include:

◆ The Gardens at Twin Hickory in Henrico

More than 1000 homes planned for new housing coming soon on the west side of Brook Rd Rt 1 just a 2/10 of a mile north & west of the VCC names River Mill a planned residential community of 250 acres including 450 single family homes, 300 town homes and 285 apartments to be soon developed starting in 2107 they is being developed by HH Hunt who were founded in Richmond in 1992 and has developed communities in Richmond, Hampton Roads from Williamsburg to Chesapeake, Raleigh-Durham, NC.

Online Article: http://www.richmond.com/business/local/article\_d7271319-0ec0-54d6-b248-f038730851de.html

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