



THALHIMER

MIXED-USE DEVELOPMENT FOR SALE

Roadview Farm

5490 George Washington Memorial Highway | Gloucester, Virginia



400+ Acres For Sale in Whole or in Parts | Seller Financing Available

For more information, contact:

MARK DOUGLAS, CCIM, MCR.h, SIOR, SLCR

Senior Vice President

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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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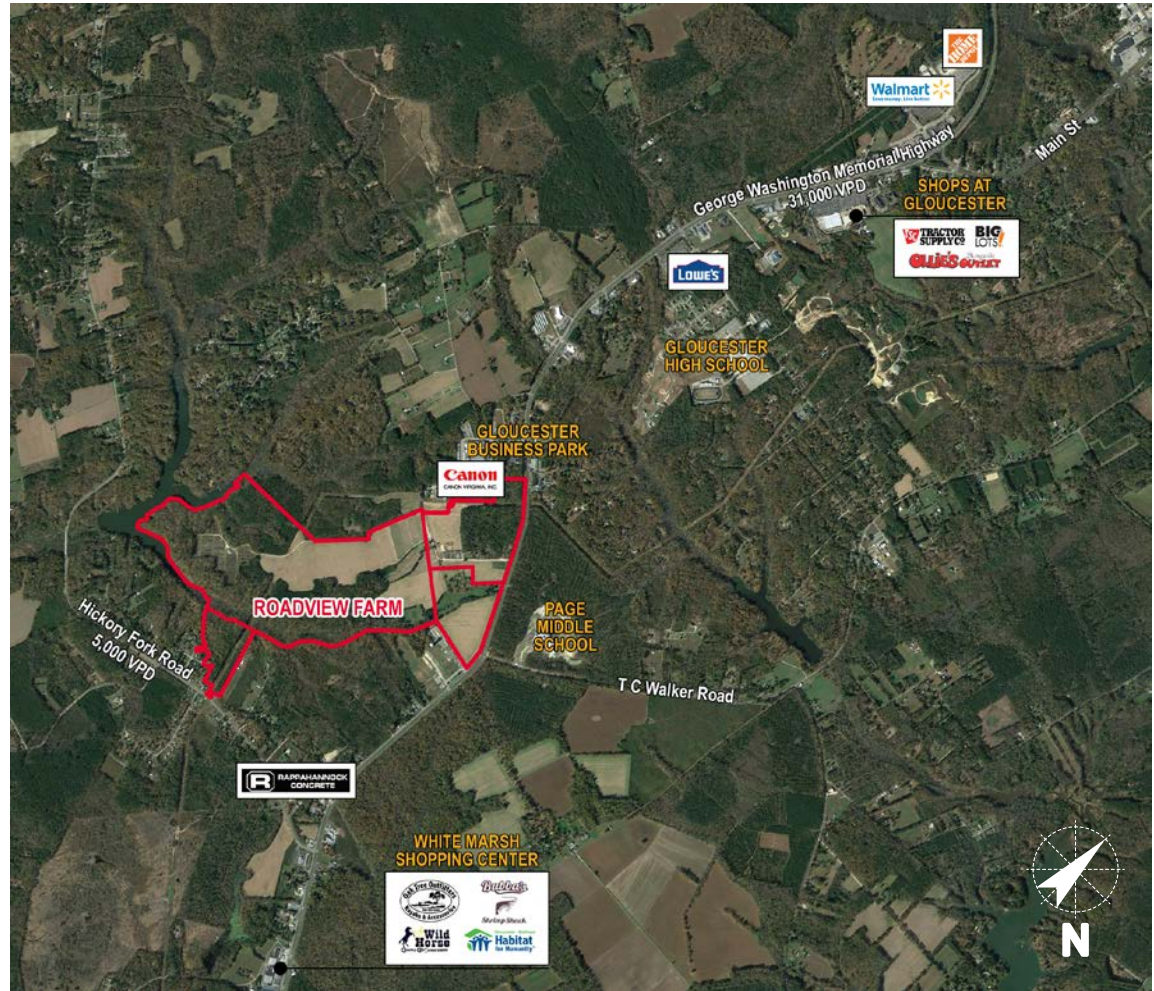
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Specifications	
Total Size	±400 acres of mixed-use land
Land Uses	Currently approved for industrial, retail, and office
Asking Price	\$16,000,000
Zoning	B-1, I-1, SC-1, and RC-1
Frontage	4,000 feet of frontage along divided highway (Rt 17)
Utilities	
<i>Electric:</i>	Dominion Energy
<i>Water:</i>	Gloucester County and Private Wells
<i>Sewer:</i>	Hampton Roads Sanitation District and Septic Fields
<i>Telecomm:</i>	Verizon
<i>Internet:</i>	Cox and Verizon
<i>Fiber Optics:</i>	Lighttower
Existing Uses	Cropland, residential, agritourism, greenhouses and garden center, hunting, fishing, and timber for harvest
Location	Located in Gloucester County on the west side of George Washington Memorial Highway (Rt. 17) at the intersection with T.C. Walker Road (about 8 miles north of the York River)
Features	<ul style="list-style-type: none"> • Water and sewer • Six (6) access points <ul style="list-style-type: none"> - Highway 17 (Nursery Lane, T.C. Walker Road and residential entrance) - Commerce Road and Industrial Drive - Route 614 (Hickory Fork Road) • Across street from Page Middle School, approximately three miles to Gloucester High School



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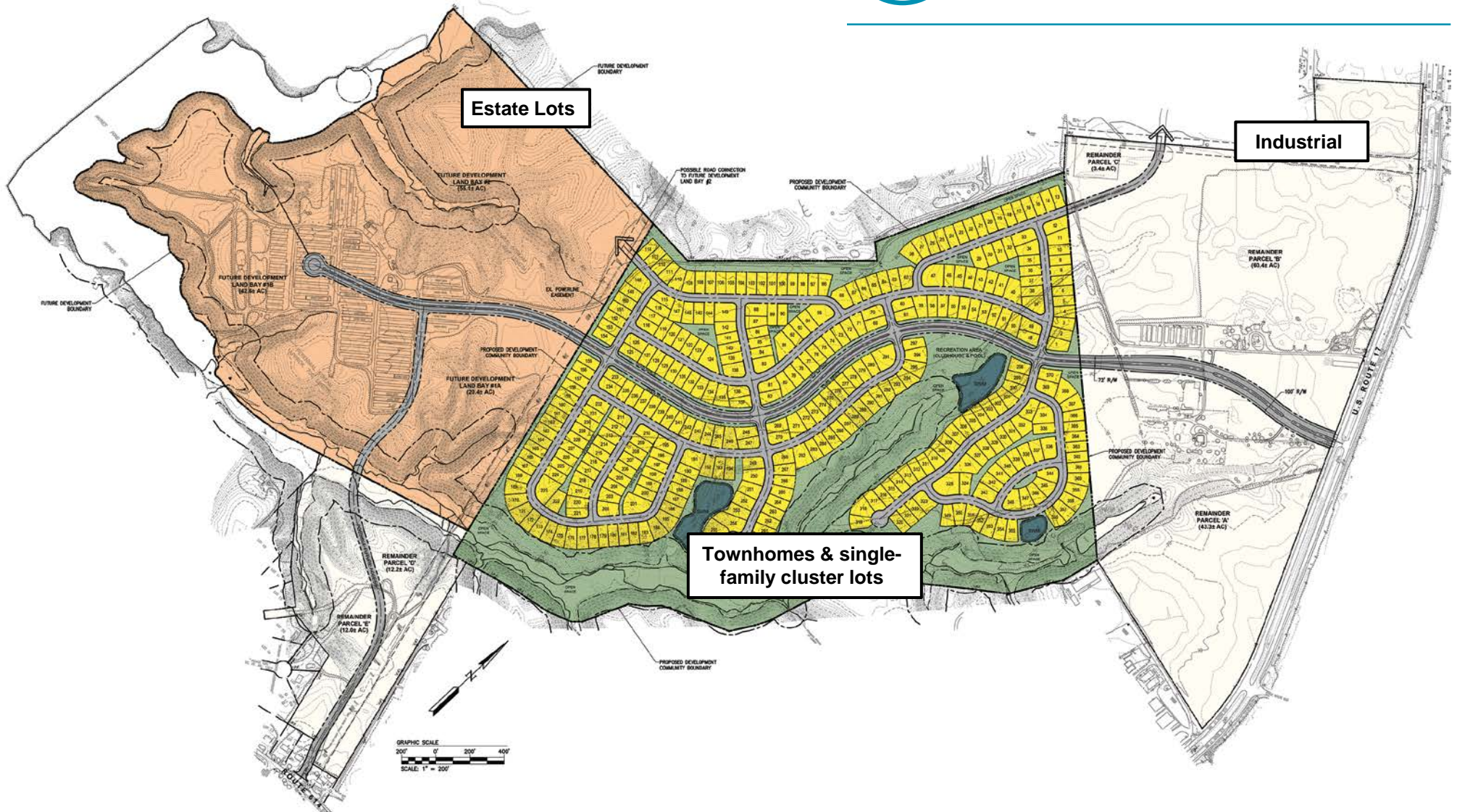
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Site Plan



MID-COUNTY AND GLOUCESTER POINT

Roadview Farm is located between the two most populous areas of the county and where most of the commercial activity has occurred.

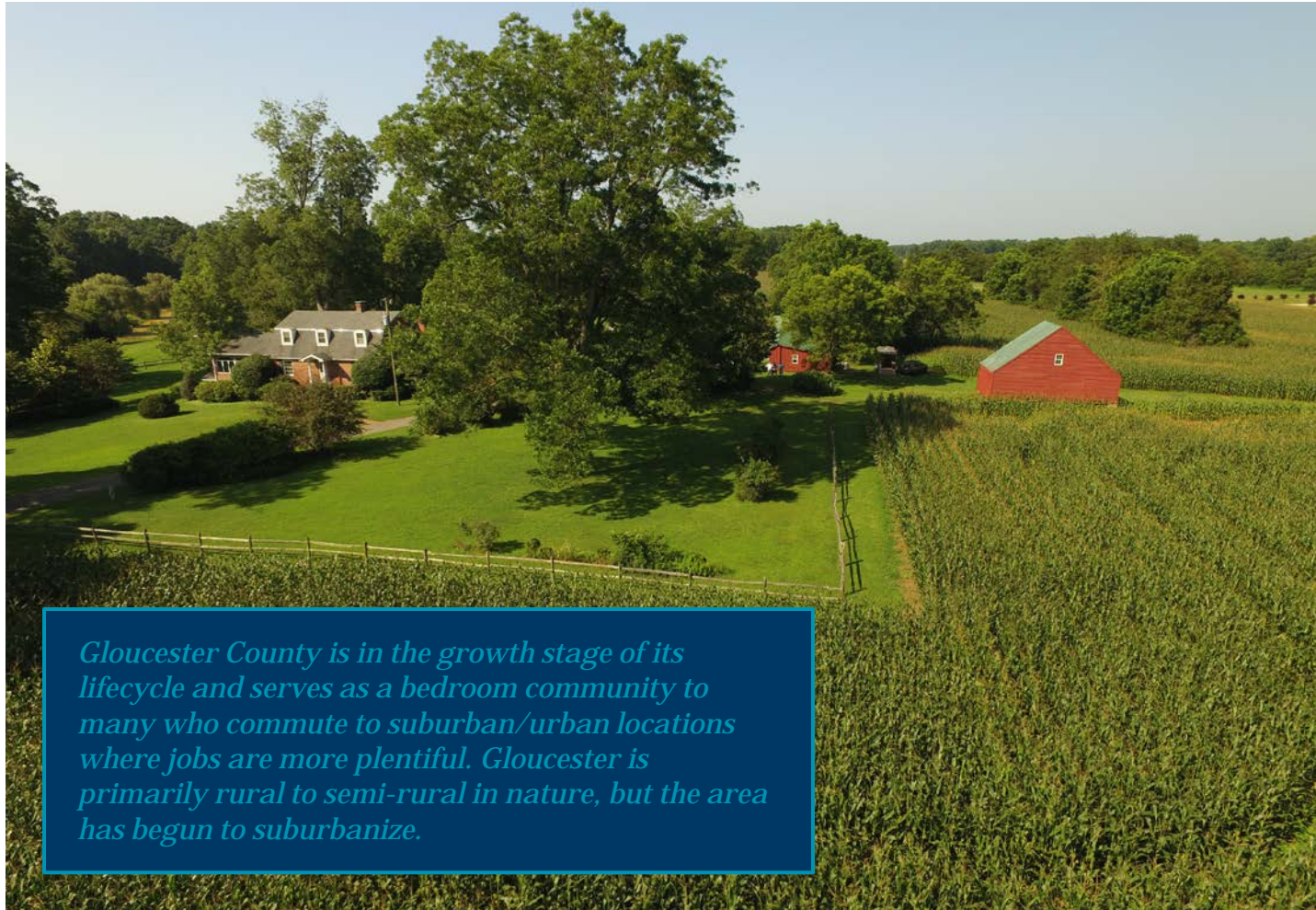




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Gloucester County is in the growth stage of its lifecycle and serves as a bedroom community to many who commute to suburban/urban locations where jobs are more plentiful. Gloucester is primarily rural to semi-rural in nature, but the area has begun to suburbanize.

Gloucester County Demographics

	37,843 POPULATION
	15,027 HOUSEHOLDS
	\$85,590 HOUSEHOLD INCOME
	\$227,510 MEDIAN HOME VALUE

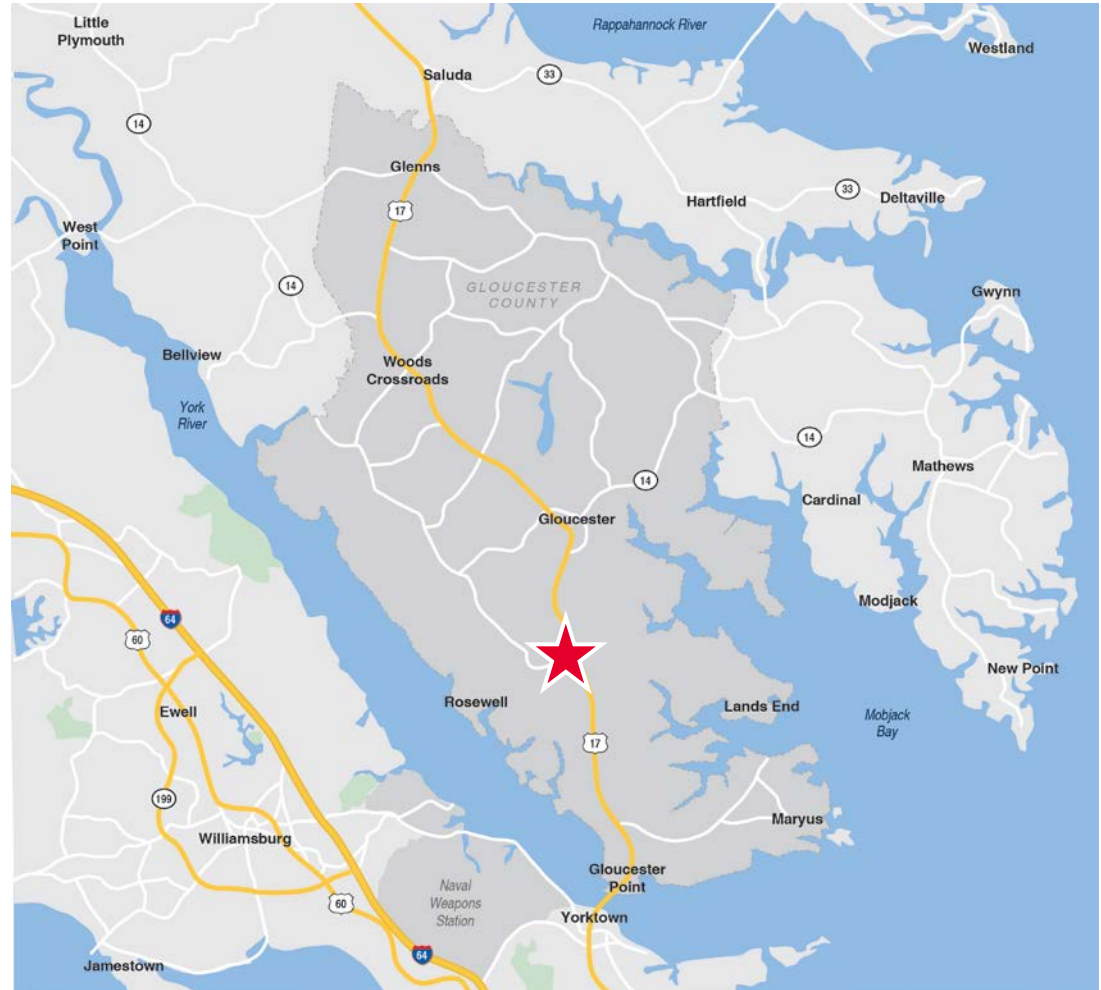
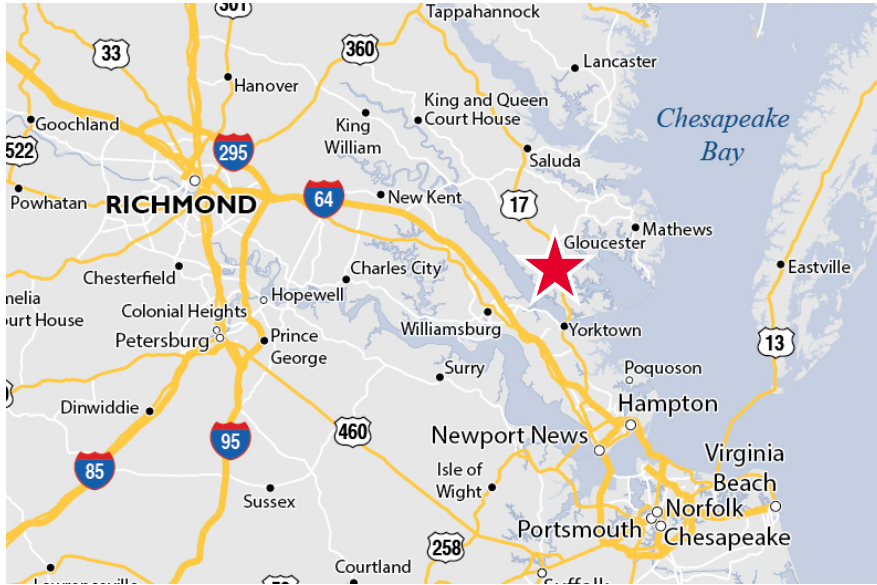
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Mileage to Points of Interest			
Washington D.C.	153 miles	Mathews	12.6 miles
Richmond	59 miles	Gwynn	16.4 miles
Hampton Roads	45 miles	Saluda	16.7 miles
Gloucester Courthouse	2.7 miles	Deltaville	16.8 miles
Gloucester Point	8.2 miles	York Haven Anchorage	17.6 miles
Yorktown	9.2 miles	West Point	18.3 miles
Williamsburg	11.8 miles		

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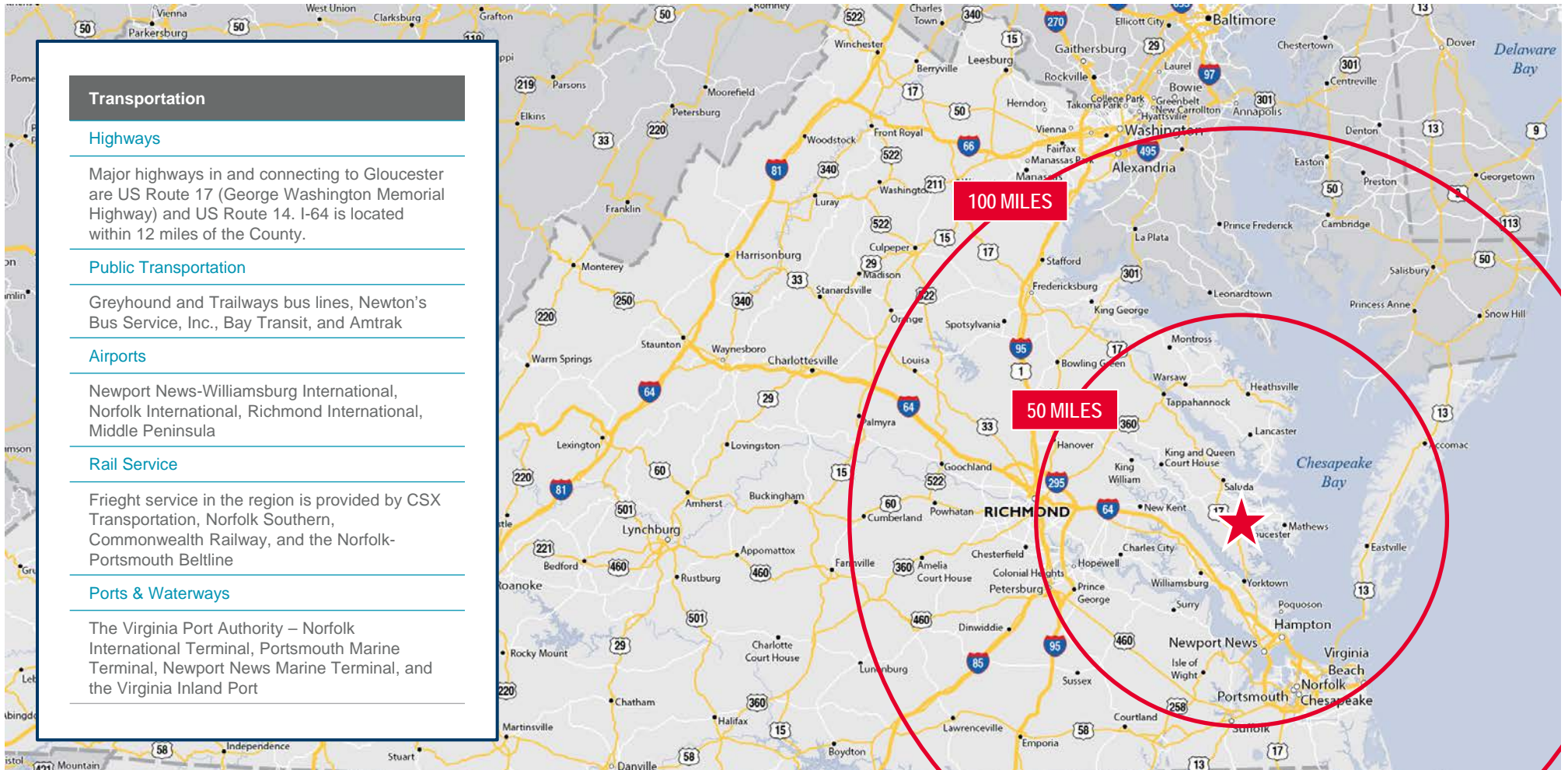
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