

LAND FOR SALE

DARBYTOWN ROAD DEVELOPMENT PARCEL

2500 Darbytown Road, Henrico, VA 23231



SALE PRICE:	\$1,399,999.00
PROPERTY TYPE:	Vacant Land
LOT SIZE:	18.35 AC / 799,235 SF
APN #:	815-701-2734
ZONING:	A-1

PROPERTY OVERVIEW

18.35 Acre signalized corner commercial development site in the expansion path of Richmond's East End Submarket. Site features level topography, access to public utilities, and ingress and egress to both Laburnam Avenue and Darbytown Road. There are no known wetlands, flood plains, or environmental concerns associated with this site. Demographics, household income, and traffic counts will support a variety of users for this site.

PROPERTY FEATURES

- 18.35 Acres level signalized corner development site
- Public water/sewer is available
- Easy access to SR 895, I-95, and I-295
- Located 6.5 miles from Richmond International Airport
- Median HH Income \$68,345.00 - Good Demographics
- Major 4 lane signalized intersection with Cloverleaf
- S Laburnam Ave Traffic Count is 21,717 ADT
- Darbytown Road Traffic Count is 15,693 ADT

KW COMMERCIAL VIRGINIA REGION
804.858.9000



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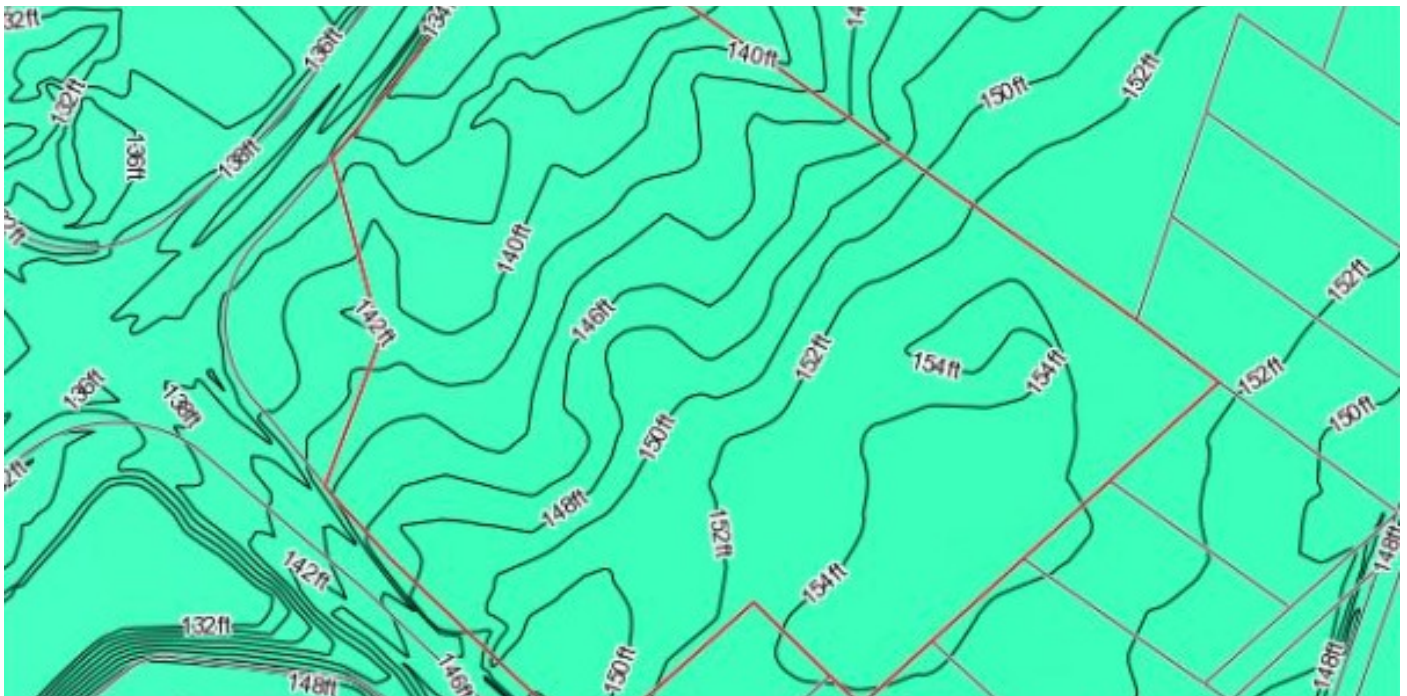
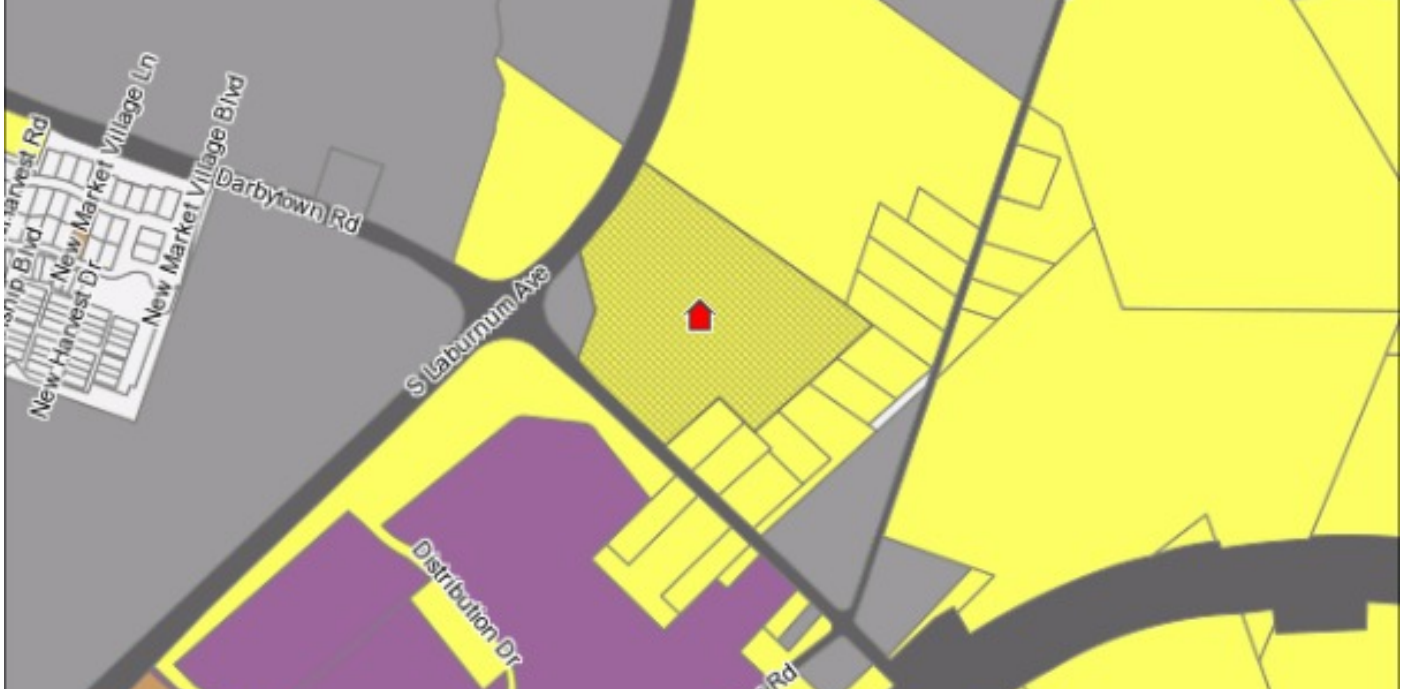
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LOCATION OVERVIEW

The property is located in the Richmond MSA, East Submarket cluster, and East End Submarket. Darbytown Road and Laburnum Avenue are both heavily traveled roadways with 15,693 ADT and 21,611 ADT. The roadway system has been enhanced to accommodate the future growth expansion in desirous Richmond, VA.

HIGHEST & BEST POSSIBLE USE

The highest and best use of this parcel will be free standing retail, office, retail strip shopping center, auto related service, etc.

EDUCATIONAL & MILITARY FACILITIES

Virginia Commonwealth University, Medical College of Virginia, University of Richmond, T.C. Williams School of Law at University of Richmond, John Tyler Community College, J. Sargent Reynolds Community College, University of Virginia, William and Mary, and Mary Washington University.

Fort Lee, Fort A.P. Hill, Fort Belvoir, Ft. Myer, CIA, and Norfolk Navy Base.

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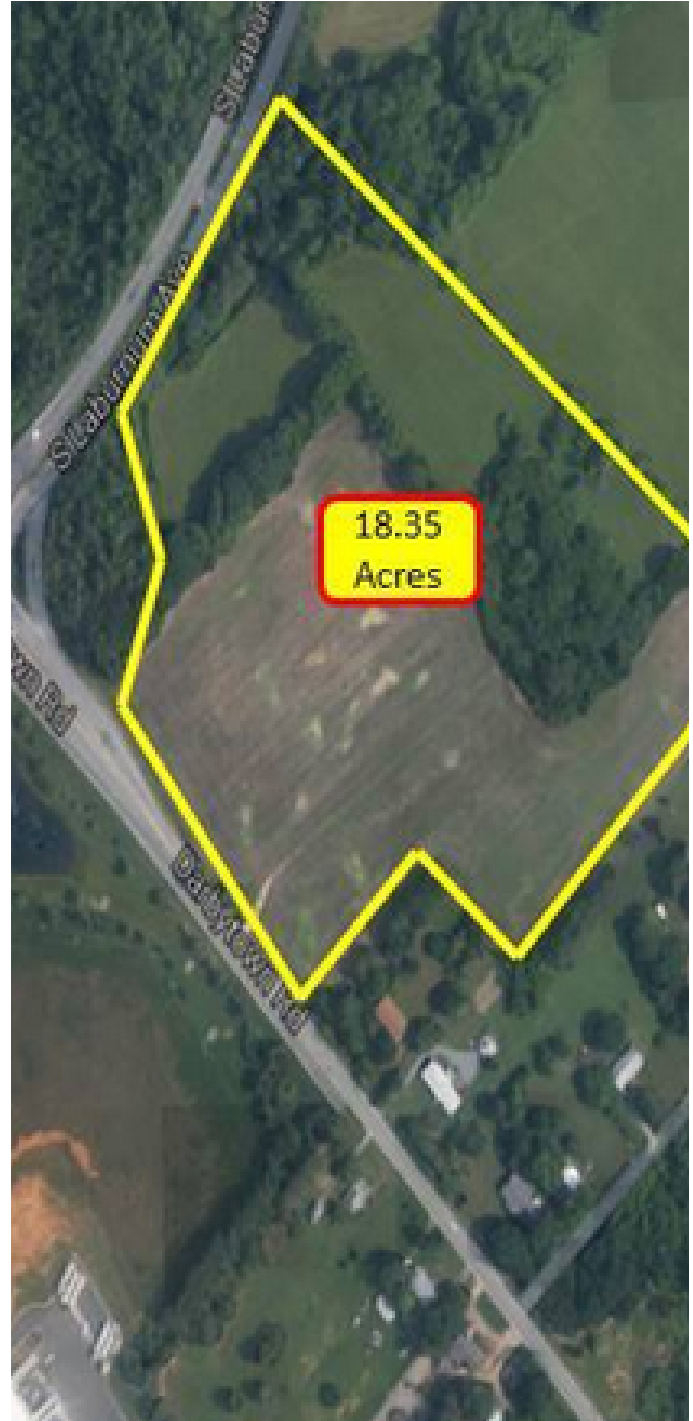
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PROPERTY NAME:	Darbytown Road Development Parcel
STREET ADDRESS:	2500 Darbytown Road
CITY, STATE, ZIP:	Henrico, VA 23231
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Retail - Free Standing, Neighborhood Center, Other
PROPERTY SUBTYPE:	Office - Office Building
ZONING:	A-1
APN #:	815-701-2734
ROAD FRONTAGE:	1,000 feet
TRAFFIC COUNT:	37,304 ATD
INTERSECTION:	Signalized Corner
WATER:	Public Connection Available
SEWER:	Public Connection Available
TOPOGRAPHY:	Flat & Level
HIGHEST & BEST USE:	Pad Site Retail



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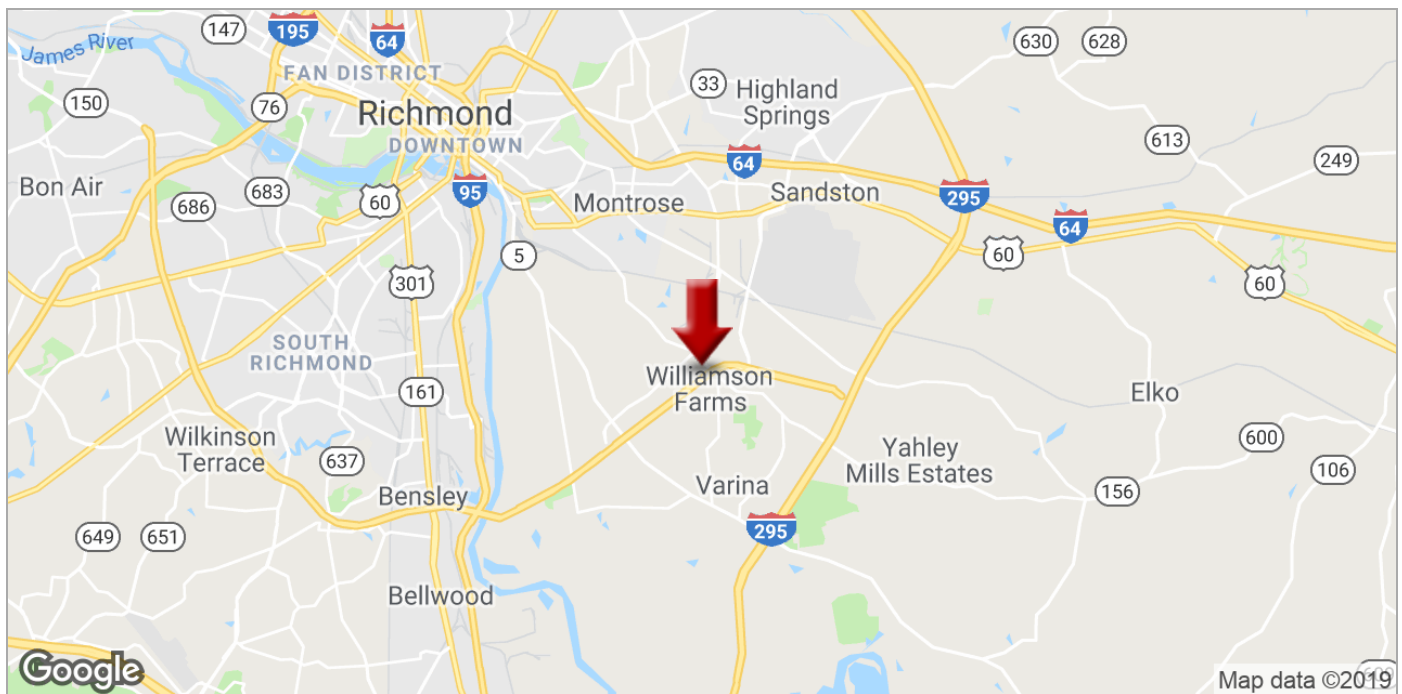
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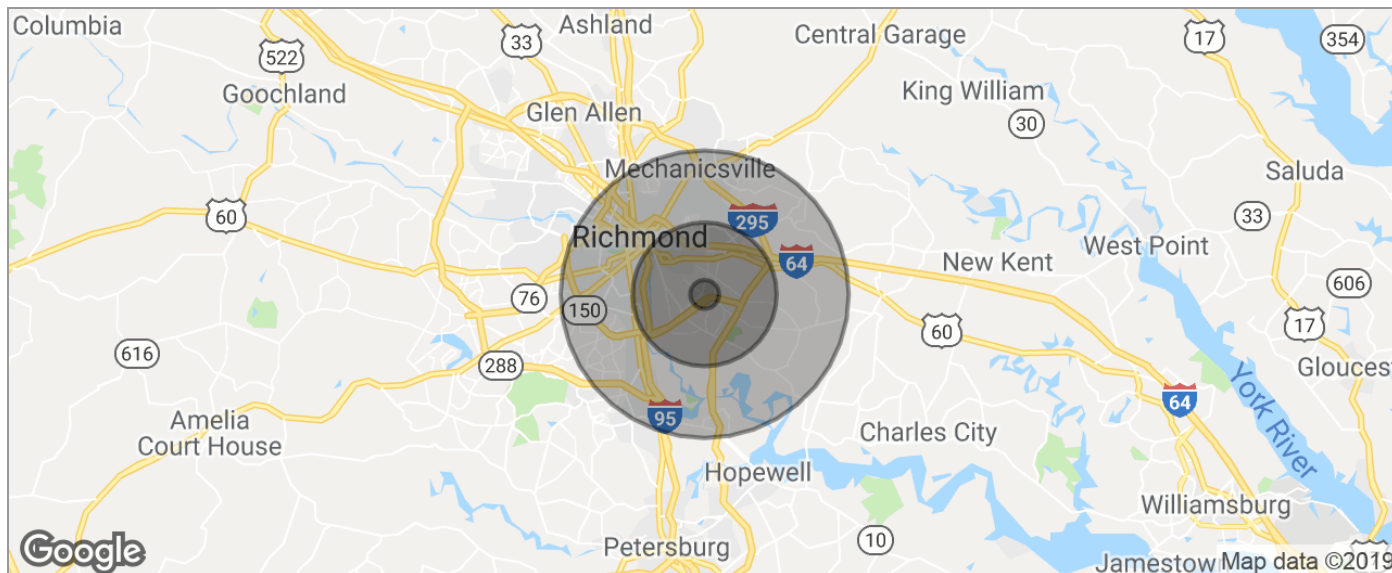
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,952	64,586	365,421
MEDIAN AGE	35.7	34.0	34.2
MEDIAN AGE (MALE)	34.2	32.0	32.7
MEDIAN AGE (FEMALE)	36.1	35.6	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	718	24,836	142,280
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$66,901	\$54,818	\$55,309
AVERAGE HOUSE VALUE	\$270,886	\$260,591	\$226,736
RACE	1 MILE	5 MILES	10 MILES
% WHITE	35.9%	32.3%	41.3%
% BLACK	59.5%	62.8%	52.1%
% ASIAN	0.5%	1.0%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.4%	0.4%
% OTHER	0.3%	1.0%	1.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.5%	2.8%	5.6%

* Demographic data derived from 2010 US Census

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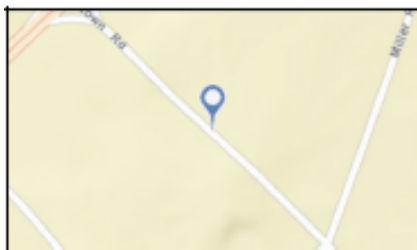
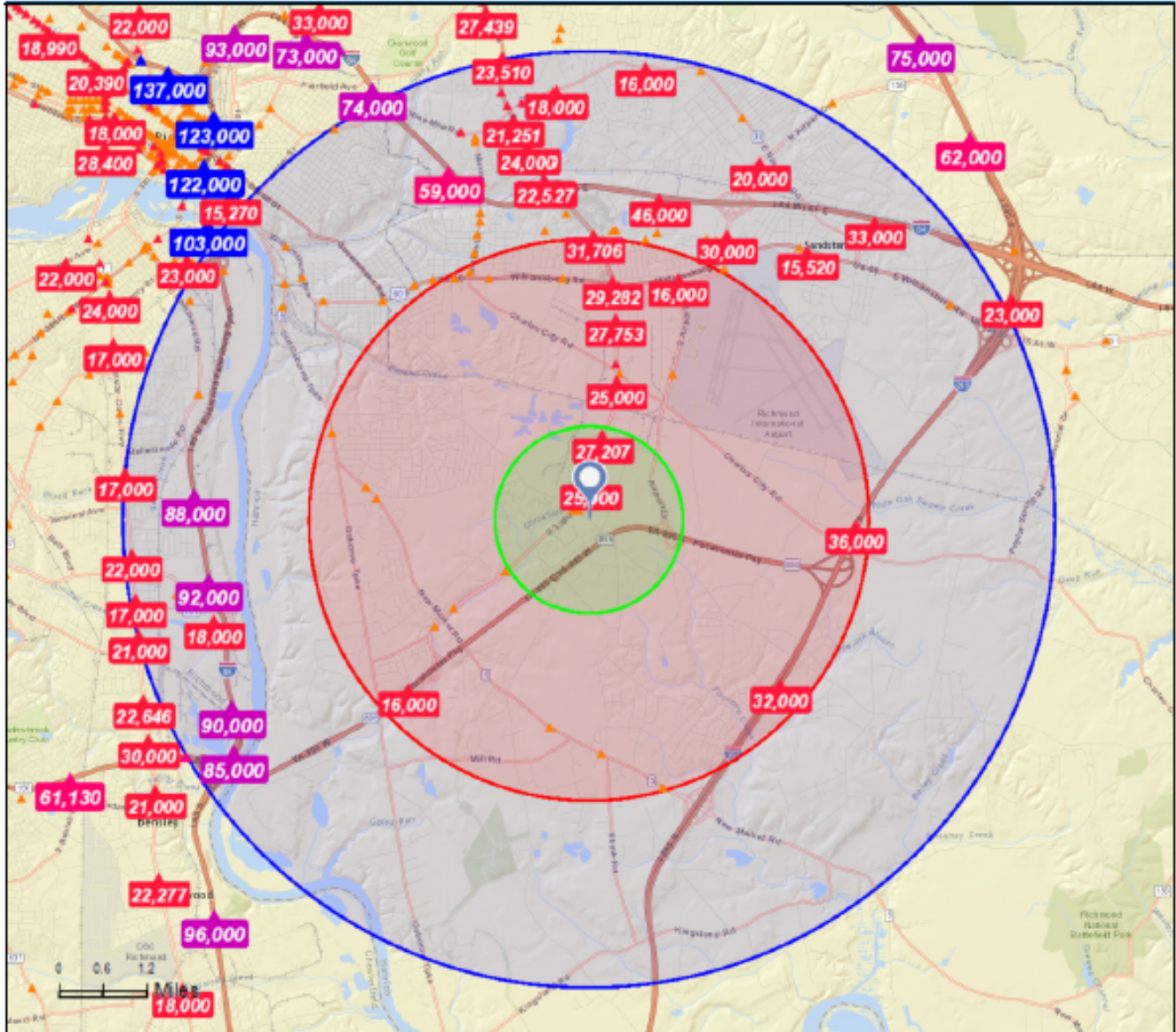
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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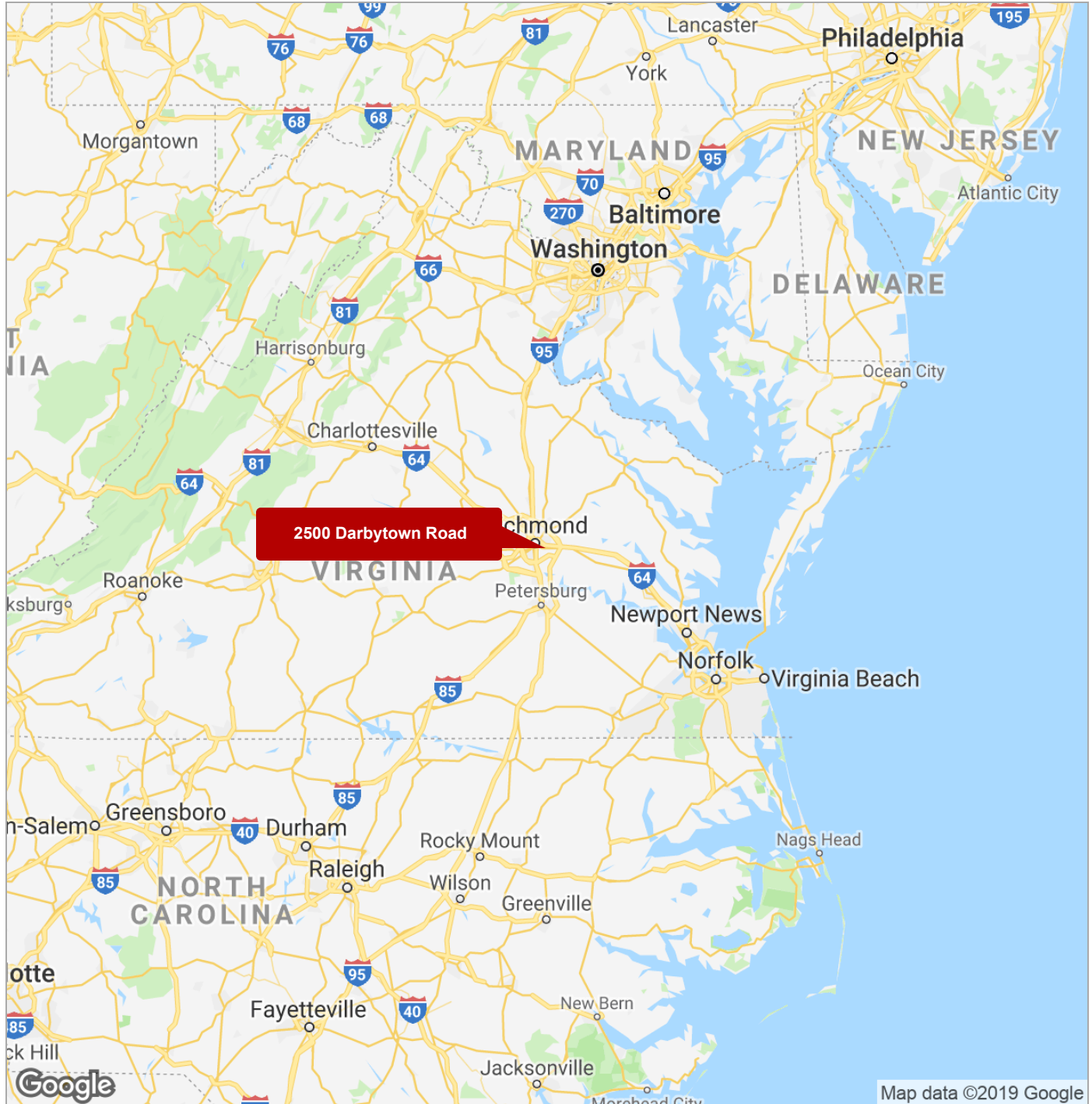
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Central Virginia Regional MLS - IMAPP
Henrico County Tax Report - 2500 DARBYTOWN RD, HENRICO, VA 23231

PROPERTY INFORMATION

PID # 815-701-2734	Property Use: 025 Vacant 10 - 20 Acres	Census Tract: 201502 Block: 1015
Account Number: VI0351258	Land Description: 1. Vacant 10 - 20 Acres	Block: / Lot:
Property Type: Residential	Lot Size: 18.35 acres / 799,235 sf	Subdivision: ACREAGE
Property Address: 2500 DARBYTOWN RD HENRICO, VA 23231	Zoning: A-1	Legal Description: DARBYTOWN ROAD AC 18.25 PAR B 30 B1 1
Current Owner: VILLAGE OF FAITH MINISTRIES 111 STUTTAFORD DR SANDSTON, VA 23150-1436		

VALUE INFORMATION (Tax District: 0000)

	<u>2011 Final</u>	<u>2012 Final</u>	<u>2013 Final</u>	<u>2014 Final</u>	<u>2015 Prelim</u>
Building Value:	\$0	\$1,000	\$1,000	\$1,000	\$1,000
Land Value:	\$264,500	\$264,500	\$264,500	\$264,500	\$264,500
Extra Feature Value:	- n/a -	- n/a -	- n/a -	- n/a -	- n/a -
Total Assessed Value:	\$265,500	\$265,500	\$265,500	\$265,500	\$265,500
Percent Change:	- n/a -	0%	0%	0%	0%
Taxable Value:	\$265,500	\$265,500	\$265,500	\$265,500	\$265,500
Millage Rate:	00.8700	00.8700	00.8700	00.8700	00.8700
Total Tax Amount:	\$2,301.15	\$2,309.85	\$2,309.85	\$2,309.85	\$2,309.85

SALES INFORMATION

Deed Type	Sale Date	Rec Date	Price	Document #	Grantor
11	05/30/2007		\$0	Bk 4349/Pg 2601	VILLAGE OF FAITH MINISTRIES
BARGAIN & SALE	12/04/2006	12/06/2006	\$1,300,000	Bk 4250/Pg 239	LADD REALTY LLC
n/a	11/05/2002		\$0	Bk 3336/Pg 2102	LADD ROBERT A III
0	06/15/1971		\$100,000	Bk 1466/Pg 425	VILLAGE OF FAITH MINISTRIES
BUILDING INFORMATION					
No buildings on this property or building information not available.					
OTHER IMPROVEMENTS					
Bldg	Record	Description	Condition	Area	Value
96023	1	Misc Structure		x	
FLOOD ZONE DETAILS					
Zone A:	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.				
Zone X:	Area that is determined to be outside the 1% and 0.2% chance floodplains.				
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Zone A:	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.				
Zone A:	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.				
Zone X:	Area that is determined to be outside the 1% and 0.2% chance floodplains.				

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