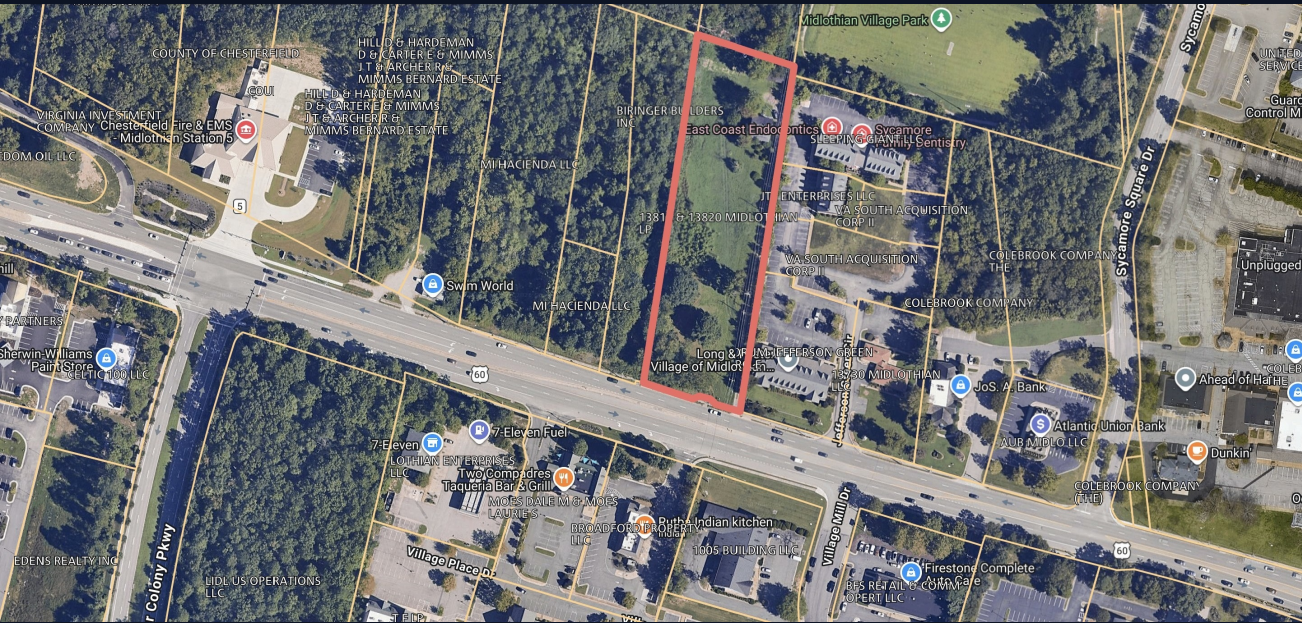




13818 & 13820 Midlothian Turnpike

Midlothian, VA 23113 · Chesterfield County · ±3.34 Acres · Route 60 Frontage

OPENING BID

\$600,000

±3.34 AC TOTAL ACREAGE	31,000 VPD ROUTE 60 TRAFFIC COUNT	10/7/26 AUCTION CLOSES · 2:00 PM	10% BUYER'S PREMIUM
--	---	--	---

PROPERTY HIGHLIGHTS

- ±3.34 acres (145,490 SF) directly on Midlothian Turnpike (Route 60), ±500 ft from the signalized Charter Colony Pkwy intersection
 - Sits in the core of Chesterfield's Midlothian Village Special Area Plan — county-targeted for pedestrian-oriented, mixed-use redevelopment
 - ±31,000 vehicles per day on Route 60 (VDOT 2023), with strong corridor visibility and exposure
 - Level, wooded site; public water & sewer reported available at or near the property
- Currently zoned R-7/O-2; Special Area Plan supports C-2/C-3 mixed-use with buildings up to 4-5 stories
 - Adjacent ±6.81 acres of additional underdeveloped parcels to the west — potential for a larger village-scale assemblage
 - Confirmed single legal parcel (GPIN 727708856600000) covering both the 13818 and 13820 addresses
 - Buyer to independently verify zoning, utilities, and site conditions with Chesterfield County prior to bidding

Opening Bid \$600,000	Buyer's Premium 10% added to winning bid	Sale Type Single parcel, entirety bid
Auction Date October 7, 2026 — 2:00 PM	Closing Standard 30-day period	Financing Cash, conventional & 1031 buyers welcome

WHO THIS FITS: Developers pursuing Special Area Plan mixed-use redevelopment · Investors targeting high-traffic Route 60 corridor frontage · Buyers assembling a larger Midlothian Village tract