FOR SALE

0.8± ACRE COMMERCIAL PAD

Planned site improvements include both commercial entrances, with water, sewer, stormwater and paving brought to the property line.

GOOCHLAND COUNTY, VIRGINIA



Pouncey Tract Pad

0 Pouncey Tract Road • Glen Allen, VA 23059

$660,000

COMMONWEALTH

THE OFFERING

Entrances and Utilities to the Line

The pad is one of three building sites on a 5.764-acre B-1 tract at Pouncey Tract Road and Park Village Boulevard. mystorage has the center parcel under contract and is working through Plan of Development approval. Its site plan proposes both commercial entrances and brings public water, sewer, stormwater and paving to this parcel's boundary.

A buyer picks up from there. The zoning is in place, the site work is minimal, BMP and entrances are off site for efficiency, and the pad's topography is level relative to the balance of the tract.

The result is a corner pad in one of the strongest-income trade areas in metro Richmond where the off-site infrastructure is slated to be delivered by someone else.

Best suited to

Medical and dental office — general practice, urgent care, specialty

Retail and restaurant — fast casual, quick service, café

Neighborhood service — salon, pet care, studio, pharmacy

Professional and financial office — owner-user or small multi-tenant

Drive-thru restaurants and certain other uses are restricted by recorded proffers. *See page 4.*

Timing

Site work has not begun. mystorage holds the center parcel under contract and is proceeding through county review. A buyer of this pad obtains its own Plan of Development approval for the building it intends to construct. A daycare operator is anticipated for the third pad, though that transaction is not finalized.

FOR SALE

$660,000

0.8± acres

- ▷ **Two commercial entrances, to be built by others**
- ▷ **Water, sewer and stormwater planned to the property line**
- ▷ **Paving planned to the property line**
- ▷ **6,500 SF building on the conceptual plan**
- ▷ **Zoned B-1, Goochland County**
- ▷ **FEMA Zone X — no floodplain, no wetlands on site**

TRADE AREA — 3-MILE RING

20,417	residents
$179,099	median household income
7,103	households

CoStar, 2025 estimates.

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SITE OVERVIEW

Property Detail

Item	Detail
Address	0 Pouncey Tract Road, Glen Allen, VA 23059
Jurisdiction	Goochland County — Dover District
Parcel	Portion of Tax Map 48-1-0-56-C, to be subdivided
Pad area	0.8± acres
Overall tract	5.764 acres
Zoning	B-1, Business General, with proffers
Comprehensive plan	Commercial
Conceptual building	6,500 SF, one story
Parking	22 spaces required under the conceptual plan
Frontage	Pouncey Tract Road (Route 271)
Access	Park Village Boulevard and Village Trail entrances
Floodplain	Zone X — outside the 100-year floodplain
Wetlands	None on the pad

Acreage and building area per the Plan of Development prepared by Youngblood, Tyler & Associates. Parcel area subject to the recorded subdivision plat.

UTILITIES, GRADING AND EASEMENTS

Public water. 8" main proposed through the site under the Plan of Development and brought to the property line.

Public sewer. Existing 8" gravity main in Pouncey Tract Road at the frontage; service planned to the property line.

Stormwater. Planned to the property line. The Plan of Development treats the full 5.764 acres, assuming 2.98 acres of impervious cover across all three buildings.

Grading. The pad is not to be delivered graded. Its topography is level relative to the balance of the tract.

Setbacks and buffers. 55' from Pouncey Tract Road, 10' from the north line; 35' buffer along Park Village Boulevard and 15' along Village Trail, per proffer.

Easements. Variable-width drainage and 16' sanitary sewer easements along the southern edge; 10' utility easement at the east line.

Planned delivery condition

mystorage's site plan proposes to bring the horizontal infrastructure to this parcel's boundary: both commercial entrances built, public water, sewer and stormwater carried to the edge of the property, and paving to the property line. None of that work has begun, and it remains subject to county approval and the developer's schedule.

Work inside the parcel remains the buyer's — site grading, on-site utility and storm connections, curb, paving and landscaping. Because the pad sits level relative to the rest of the tract, the earthwork required should be modest, but buyers should satisfy themselves on that point.

ZONING AND ENTITLEMENT

Zoned B-1 With Proffers in Place

The tract was rezoned to B-1, Business General in 2006. The proffered conditions were amended and re-adopted by the Board of Supervisors on June 7, 2022, and the county's comprehensive plan designates the area Commercial. A buyer takes a parcel whose zoning and development framework are already settled.

Uses available on the pad

Medical and dental office — general practice, urgent care and specialty.

Professional and financial office — owner-user or small multi-tenant.

Retail, personal service and studio uses — including pharmacy, salon and pet care.

Restaurants — including fast casual and quick service, without a drive-thru.

Development standards

Building. One story. Exterior walls of brick, stone, cultured stone, cementitious or engineered siding, or EIFS.

Setbacks and buffers. 55' from Pouncey Tract Road, 10' from the north line, and a 35' landscaped buffer along Park Village Boulevard.

Owners association. Recorded covenants establish an association governing common-area maintenance and approving buildings and signage.

ENTITLEMENT STATUS

RZ-2006-00003A

Proffer amendment adopted June 7, 2022

CU-2022-00002

Conditional use permit for the self-storage use, June 7, 2022

POD-2022-00027

Plan of Development for the overall tract; revised plans under county review

This parcel

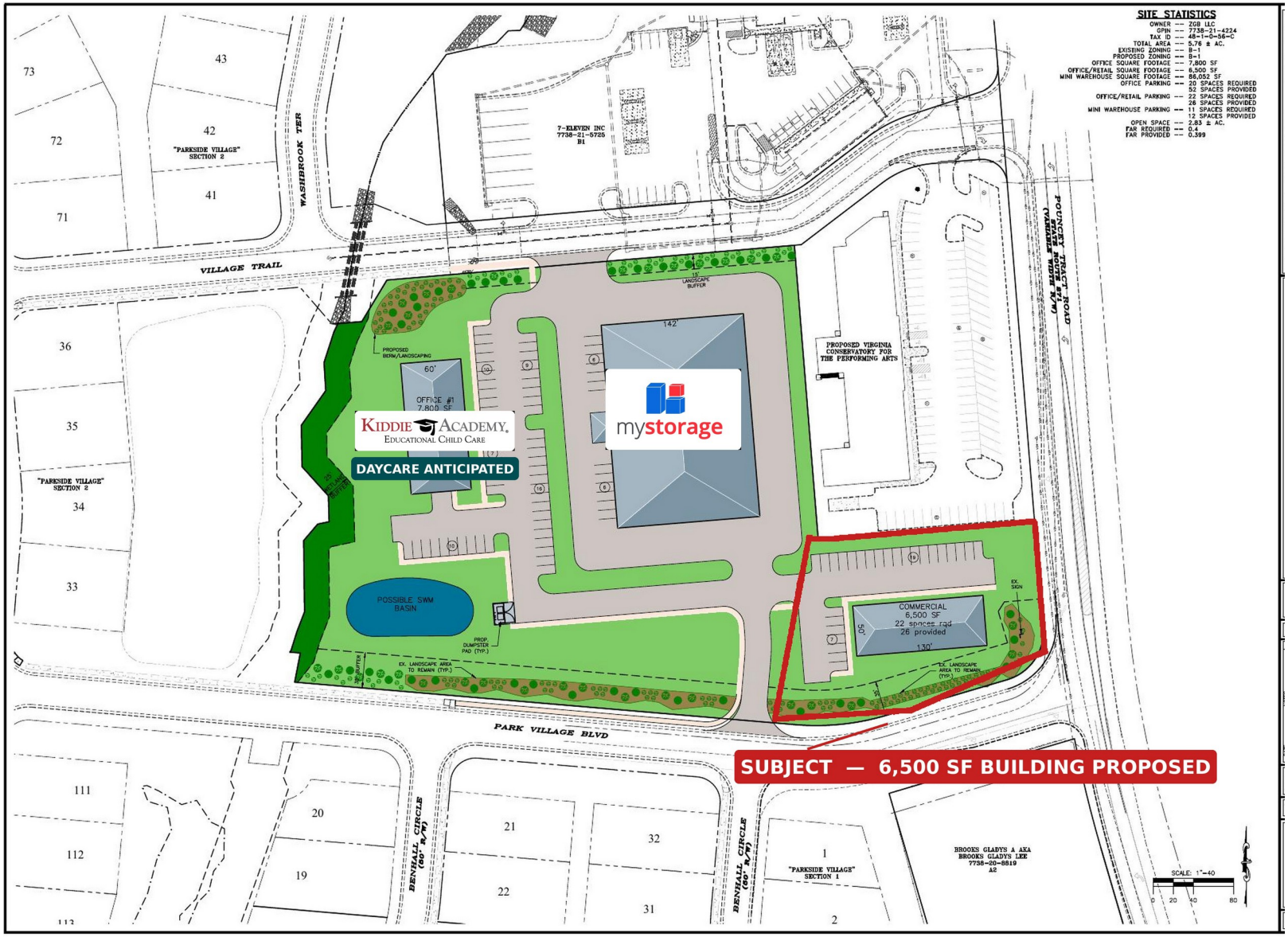
Buyer obtains its own Plan of Development approval

RECORDED USE RESTRICTIONS

The proffers prohibit: adult business · bar or nightclub · gun club · petroleum storage · telecommunication tower · animal boarding or kennel · auction house · auto repair · auto sales or rental · farm equipment sales · funeral home · hotel or motel · recreational vehicle sales · brewpub · brewery or distillery · club or lodge · theater · convention hall · hospital · nursing home · machinery sales · bed and breakfast · golf course · wholesale warehouse · plumbing and electrical supply · drive-thru restaurant. Buyers should confirm the full text with Goochland County.

PROFFERED EXHIBIT

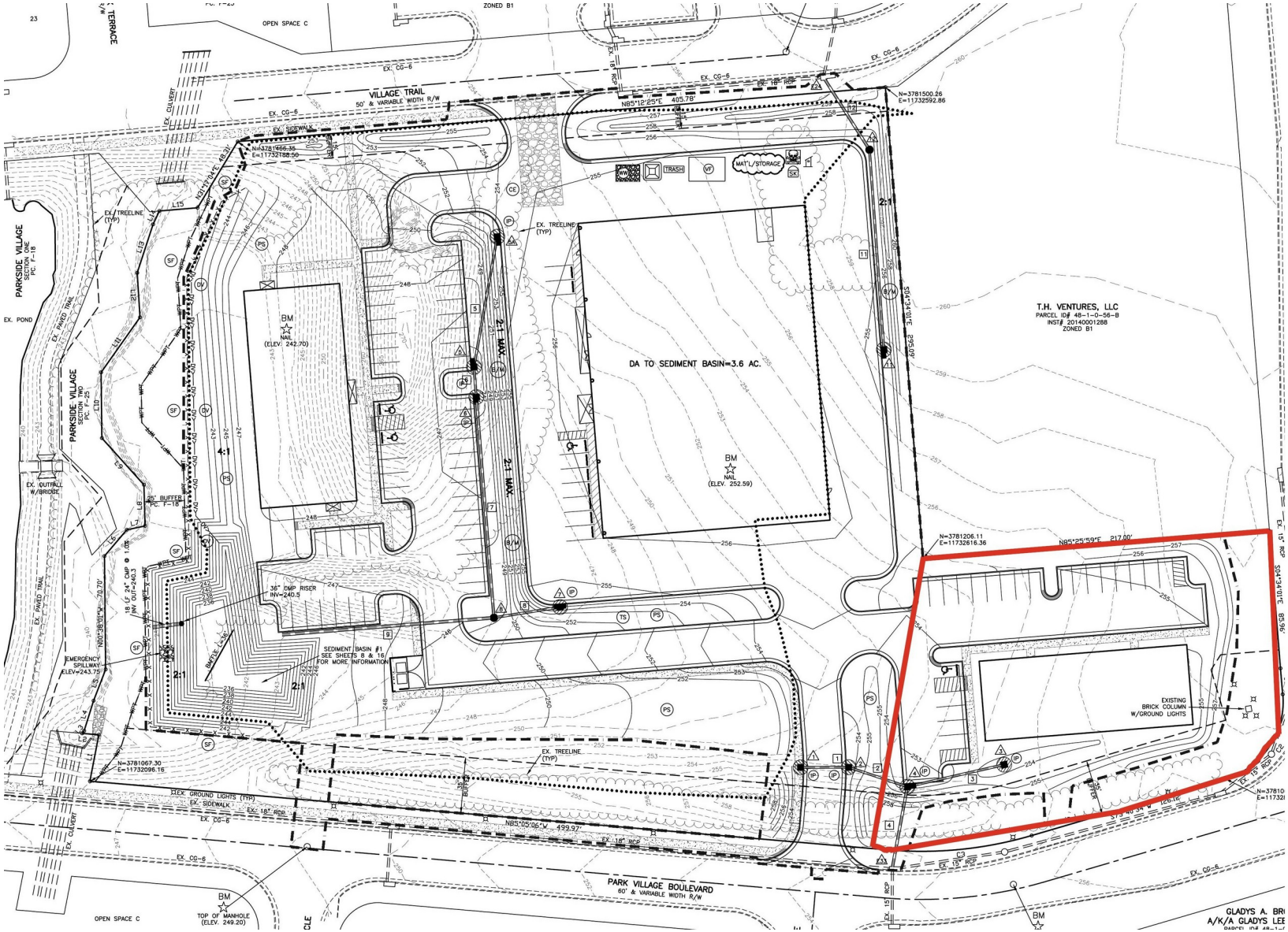
Conceptual Plan



"Pouncey Tract Mini Storage" by Youngblood, Tyler & Associates, dated April 15, 2022, attached as Exhibit A to the proffered conditions adopted June 7, 2022. Footprints and configurations shown are illustrative and may change at Plan of Development review. A daycare is anticipated for the office pad shown; that transaction is not finalized.

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Site Plan



Sheet 3 of 19, Youngblood, Tyler & Associates. Subject parcel outlined in red; boundary shown for illustration and subject to the recorded subdivision plat.

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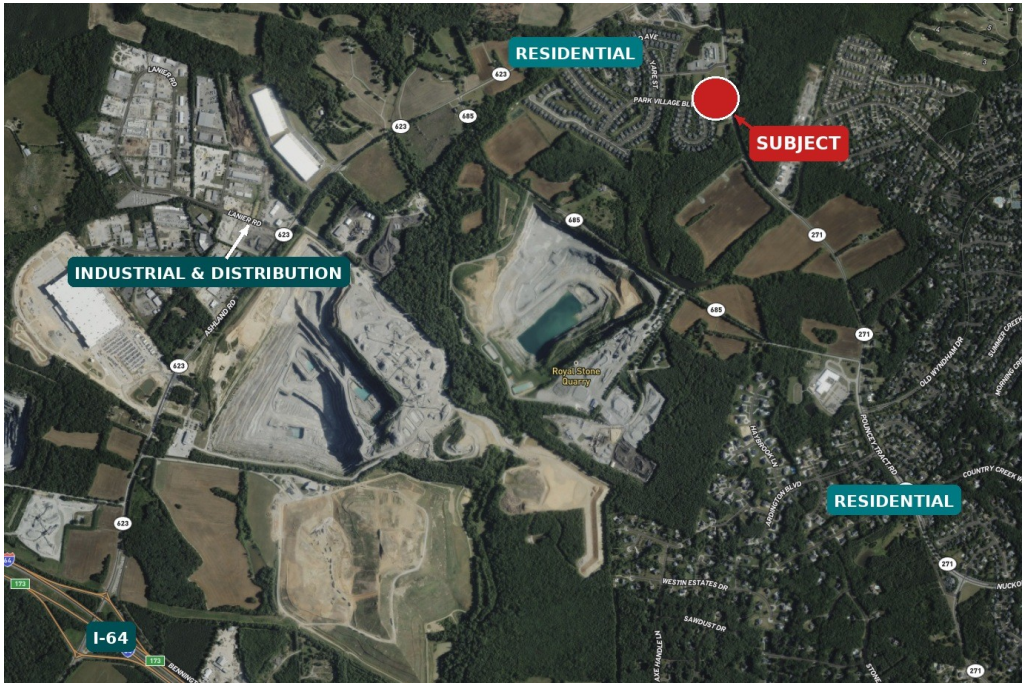
LOCATION AND MARKET

Short Pump's Northern Edge

The pad sits at the edge of the Wyndham area, minutes from Short Pump Town Center and the West Broad Street retail spine, in a one-mile ring where the median household income is $204,867 and 51% of households earn more than $200,000.

Demographics	1 Mile	3 Mile	5 Mile
2025 population	2,676	20,417	62,407
2030 projection	2,795	20,849	64,252
Households	883	7,103	22,302
Median household income	$204,867	$179,099	$155,251
Average household income	$212,228	$197,705	$179,286
Median home value	$744,727	$716,210	$650,333
Bachelor's degree or higher	72%	74%	69%

CoStar, September 2026. Traffic: 5,861 vehicles per day on Route 271 at Pouncey Tract Road, 2026 count, 0.10 miles from the site.



Rooftops to the north and east; the industrial and distribution base along Ashland Road and I-64 to the south and west. Pouncey Tract Road is the connection between them.

What is being built around it

Eli Lilly. A $5 billion pharmaceutical manufacturing campus at West Creek Business Park in Goochland, announced September 2025, with 650 permanent jobs and 1,800 construction jobs.

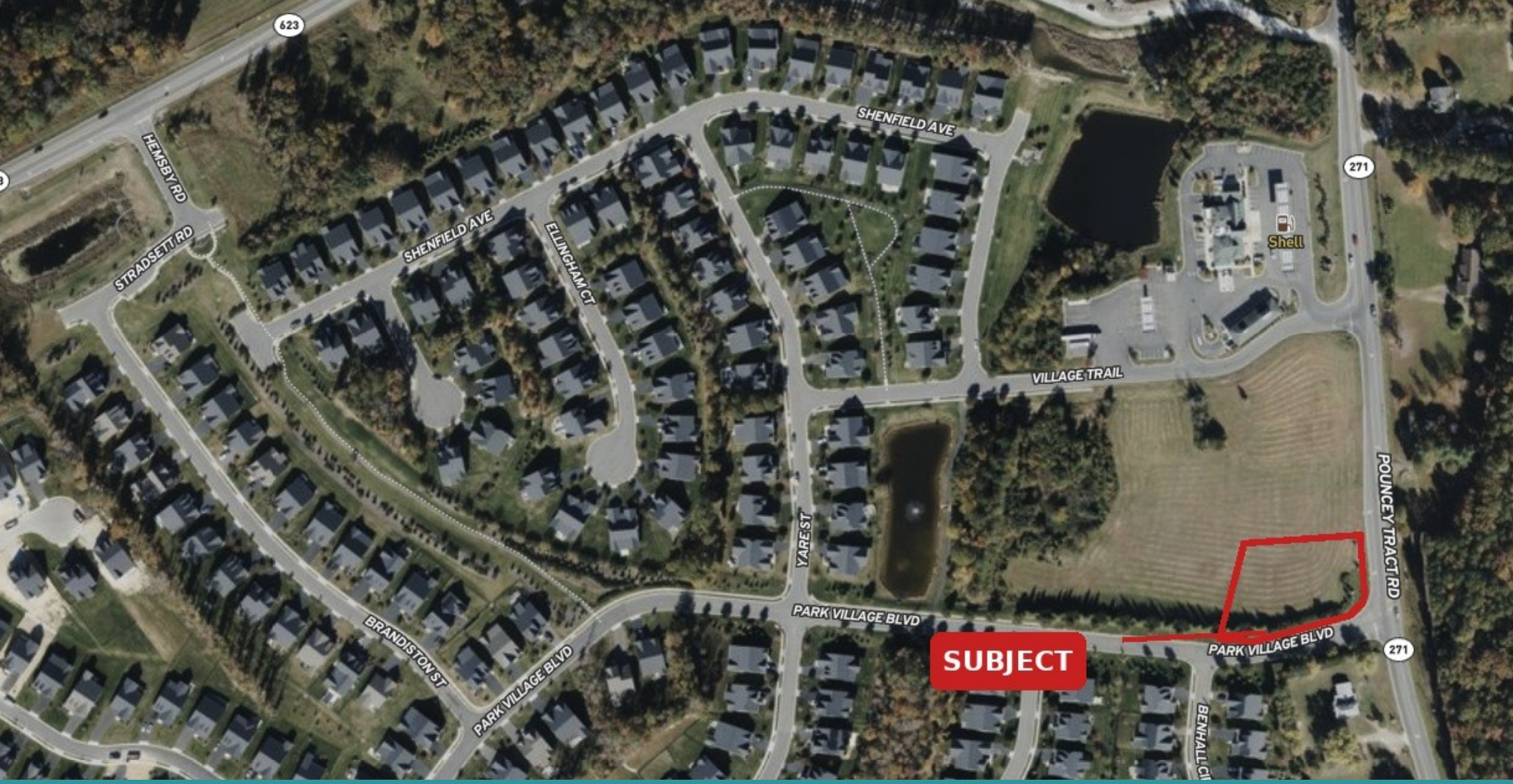
Amazon RIC6. A 3.1 million SF robotics fulfillment center on 107 acres in the Rockville Opportunity Corridor, more than 1,000 jobs.

Axial Rockville 64. Two speculative industrial buildings totaling 350,000 SF under construction on Ashland Road.

I-64 at Ashland Road. A $78.9 million diverging diamond interchange, completion targeted for 2029, followed by the widening of Ashland Road to four lanes.

Cross Creek Nursery. A 15-acre garden center at Ashland Road and Pouncey Tract Road, open since 2022.

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Commonwealth Commercial Partners, LLC represents the owner of this property. Information herein was obtained from sources believed reliable but is not guaranteed; buyers should conduct their own due diligence. Off-site work described is to be performed by a third party under a separate agreement and is not warranted by the seller or broker.