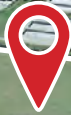


The Shoppes at Lake Anna



Cutalong
AT LAKE ANNA

The premier master planned golf-centered community on Virginia's Lake Anna.
* adjacent to subject property

FOR SALE

Zachary Taylor Highway
& New Bridge Road
Mineral, VA 23117



FOR MORE INFORMATION:

JAMES H. MCVEY
Senior Vice President | Partner
804-433-1824
jmcvey@commonwealthcommercial.com

LIZ GRAY
Senior Associate
804-433-1814
lgray@commonwealthcommercial.com

PROPERTY HIGHLIGHTS

- › Retail Pad Sites Available for sale
- › Zoned C-2, General Commercial
- › High traffic and visibility in the rapidly expanding Lake Anna market
- › Pads available for 4,000 SF - 12,000 SF buildings



With steady residential expansion and strong recreational visitor traffic, Lake Anna represents one of Central Virginia's unique opportunities for commercial development. **The Shoppes at Lake Anna** offers a well-positioned opportunity to serve a growing and underserved customer base and to support the area's long-term economic growth.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	5,474	23,600	30,000
2030 Population Projection	10,500	31,500	40,000
Avg HH Income	\$80,849	\$95,220	\$115,735
Median Age	41.0	41.7	45.7

Demographic Highlights

3,190 waterfront homes, annual property tax revenue of \$23MM
 732 waterfront lots, annual property tax revenue of \$1.5MM
 2,730 water access homes, annual property tax revenue of \$8MM
 1,400 water access lots, annual property tax revenue of \$600K



RANKED
TOP 10
PRIVATE COURSES
IN VIRGINIA

OVERVIEW

Cutalong is a master planned private resort community that is located adjacent to The Shoppes at Lake Anna just outside of the town of Mineral in Louisa County, Virginia. Featuring a completed 18-hole championship golf course and plans for tennis courts, aquatic facility, access to Lake Anna via community docks, beach, and other amenities. A second Tiger Woods 18-hole golf course is planned with 130 additional homes & golf villas. The entire development will encompass ± 1,400 acres.

The fully-built development is expected to contribute significantly to Louisa County’s economy, with an estimated annual impact of \$6.5 million. This figure includes \$5 million from property taxes and over \$1.5 million from transient occupancy taxes. Additionally, the project will generate over 200 full-time jobs and 150 construction and skilled trade positions during the development phase.



source: www.cutalonglakeanna.com

source: By USA Today Golfweek

RESIDENTIAL SUMMARY USE	2025 APPROVED MASTER PLAN
Estate Lots	147
Executive Lots	34
Cluster Lots	198
Condo/Villa Homes	312
Townhomes	200
Total Number of Lots	891



STREAM RESTORATION FOR LAKE HEALTH

Cutalong has committed \$1.5 million to restore 3,000 linear feet of stream channels on the property. This restoration will generate the necessary nutrient credits required by the Virginia Department of Environmental Quality (VDEQ) to offset discharges from the second wastewater plant. The project will stabilize stream banks and beds, reducing erosion and preventing the release of nitrogen and phosphorus into the watershed. Construction began in November 2024 and is expected to be completed by Summer 2025.

POTENTIAL SITE PLAN

