

FOR SALE 32 Acres

Chesapeake Way | Kilmarnock, VA 22482



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 32± Acres located in Kilmarnock
- › Zoned R-2 which allows for 8 dwelling units per acre with a variety of product type
- › Concept plan shows 120 townhomes
- › Located at the end of Chesapeake Way, adjacent to Walmart anchored retail
- › Public water and sewer lines located at property entrance
- › Site has been cleared, but not grubbed
- › Sale Price: \$1,850,000

FOR MORE INFORMATION:

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Vice President

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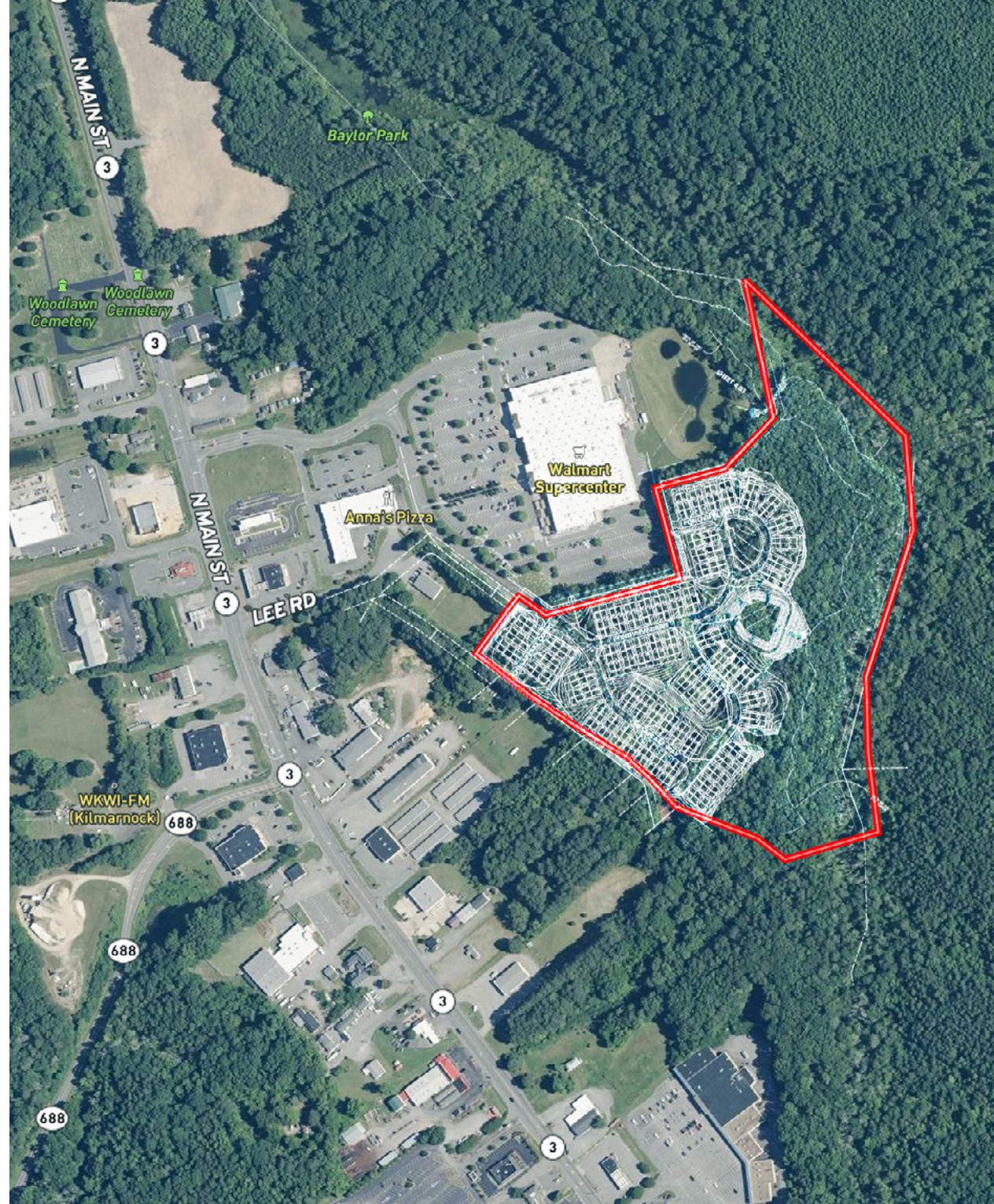
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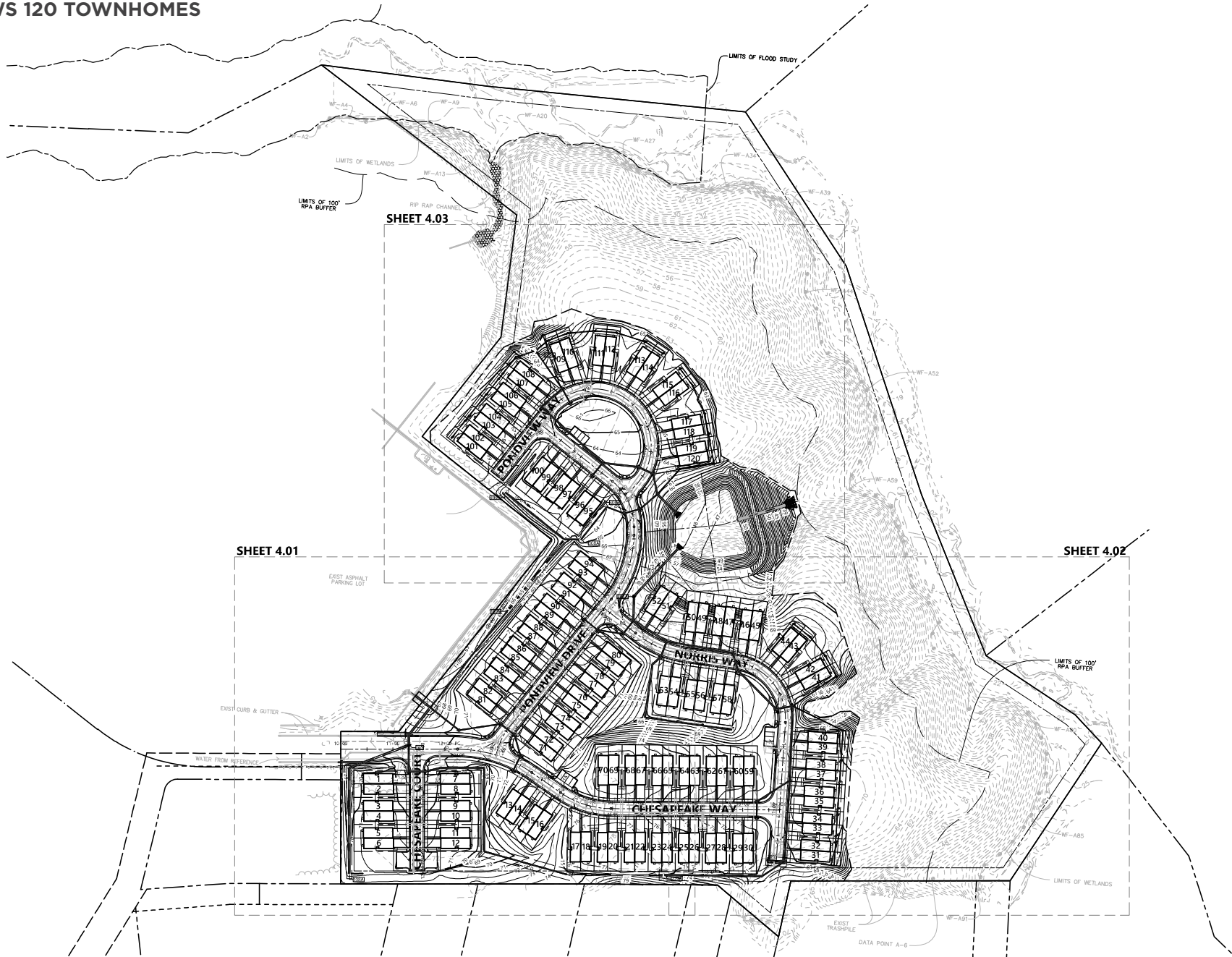
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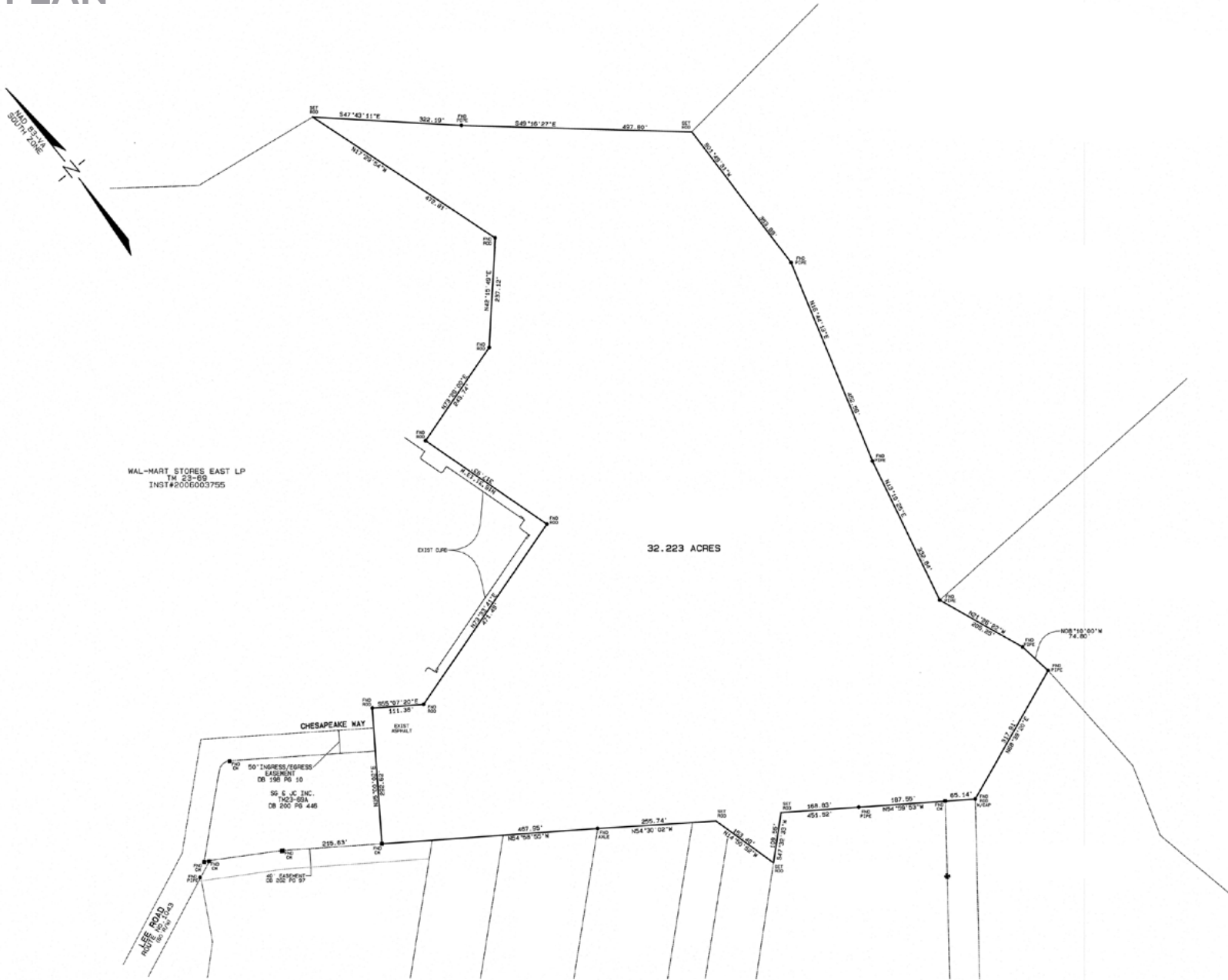


CONCEPTUAL PLAN

SHOWS 120 TOWNHOMES



SURVEY PLAN



MARKET OVERVIEW

KILMARNOCK OVERVIEW

KILMARNOCK IS THE LARGEST INCORPORATED TOWN IN THE LOWER NORTHERN NECK PENINSULA

At approximately 2 square miles, the Town's boundaries reach into both Lancaster and Northumberland Counties.

Kilmarnock is the commercial hub of the region. In addition to several "big box" national chains, Kilmarnock has a thriving, small business environment. Steptoe's District, our downtown district, has a vintage feel, yet is easily walkable with wider sidewalks and underground utilities.

The center of town is crowned by **Town Centre Park** - a multi-use facility for the entire region. Located on 9 acres at Town Centre Drive and North Main Street This amenity is open year round and is a treasure for the region.

Kilmarnock is the home to **Bon Secours Rappahannock General Hospital** with helipad and hosts a campus of **Rappahannock Community College**, **Lancaster Community Library**, **The Tides Inn**, **Compass Entertainment** and more.



55+
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