

FOR SALE

LAND FOR DEVELOPMENT

1885 New Bridge Road
Mineral, VA 23117



10,000± VPD

DOLLAR GENERAL



Cutalong
AT LAKE ANNA

The premier master
planned golf-centered
community on
Virginia's Lake Anna.

FOR MORE INFORMATION:

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 **COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

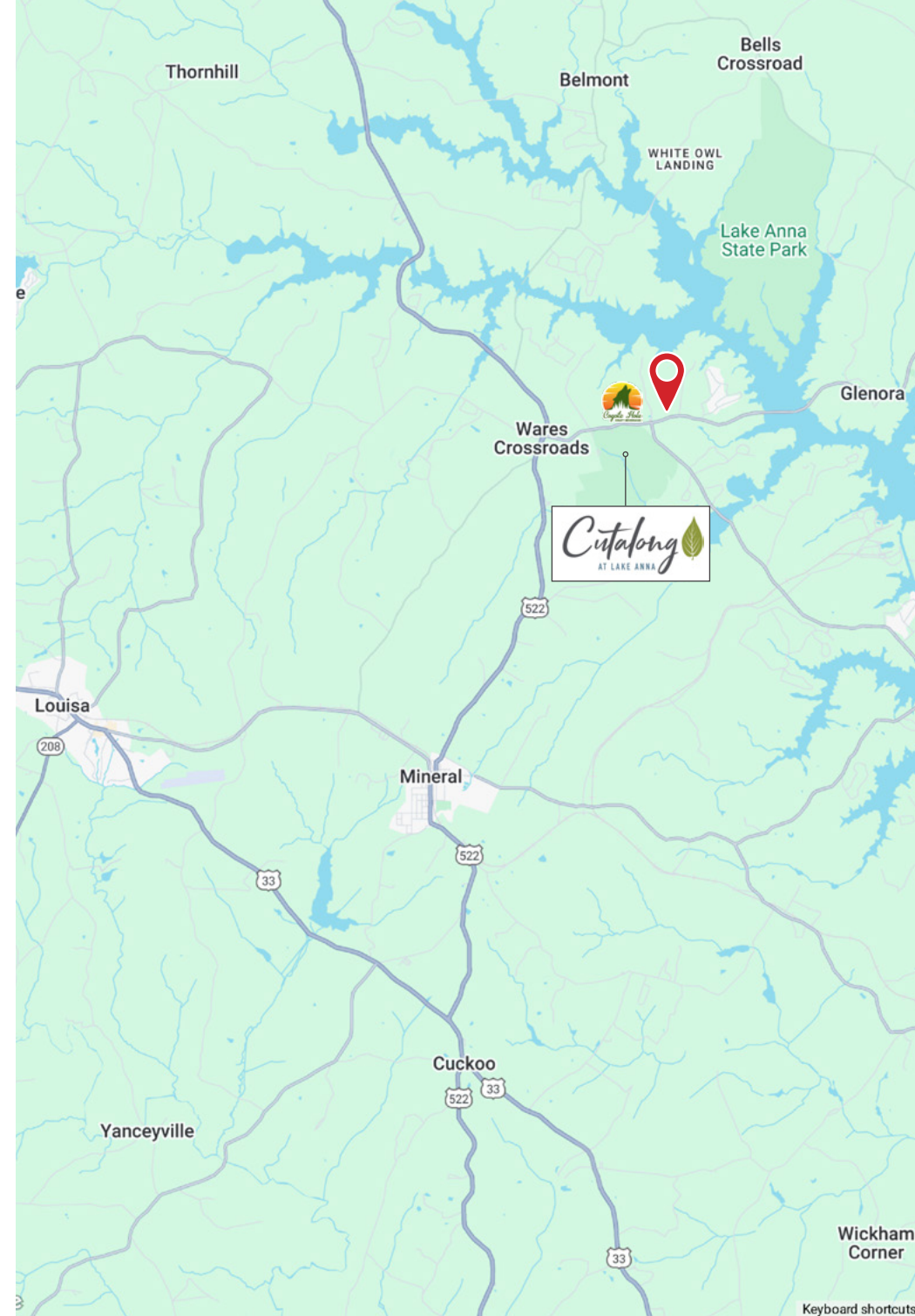
- › 7.55 Acres cleared with 350' direct frontage on New Bridge Road
- › Adjacent to New Bridge Shopping Center, anchored by Food Lion
- › Zoned C-2
- › Located less than a mile from the Cutalong at Lake Anna master planned community
- › Approximately 50 miles from Richmond and less than 90 miles from Washington, D.C.
- › Sale Price: \$1,750,000



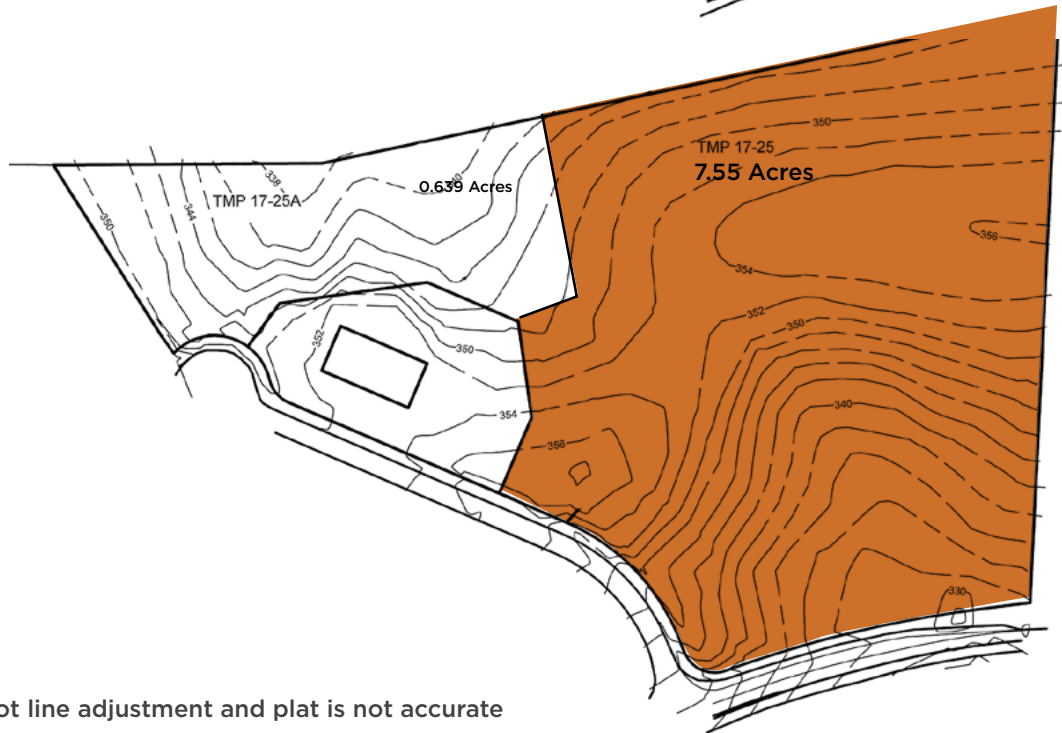
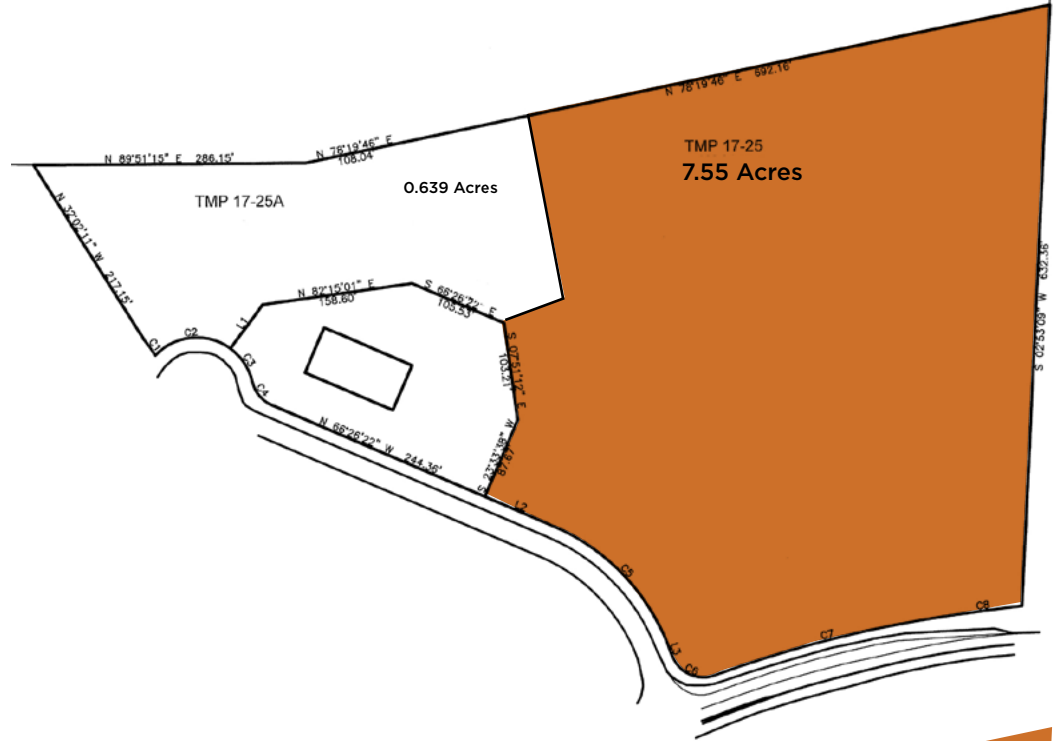
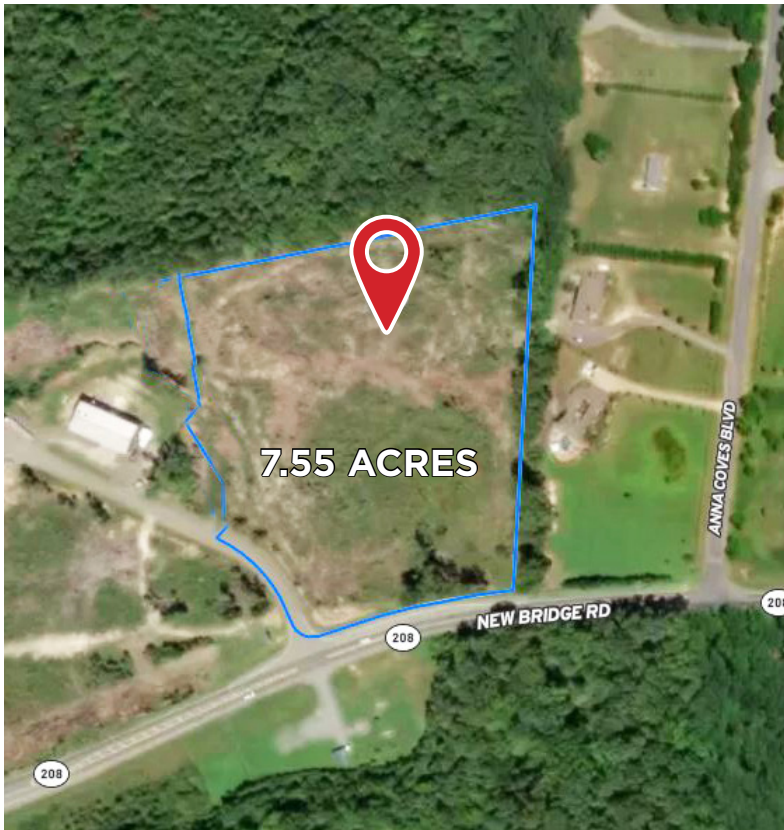
COYOTE HOLE CRAFT BEVERAGES

A hard cider and craft beer manufacturer located in Mineral, Virginia, at Lake Anna. They produce high-quality hard ciders made from 100% Virginia-based apples and the highest quality craft beer.

Their tasting room is open year-round, seven days a week, and offers a variety of activities and events such as Open Mic, Trivia, live music, free outdoor movies, comedy nights, crafts, car shows, family games, and holiday events.



EASEMENT & PLAT



DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Population	956	3,897	9,040
2029 Population Projection	1,147	4,633	10,660
Avg HH Income	\$120,421	\$116,589	\$113,504
Median Age	57.5	55.1	52.1
Bachelor's Degree or Higher	34%	31%	28%

Lot line adjustment and TMP and plat is not accurate



**RANKED
TOP 10
PRIVATE COURSES
IN VIRGINIA**

OVERVIEW

Cutalong is a master planned private resort community that rests adjacent to 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.

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.