

FOR SALE

2-8 ACRES AVAILABLE

Urban Land

3701 Gregory Pond Road | North Chesterfield, VA 23236



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 2 to 8 Acres Available
- › Located at signalized intersection on Hull Street Road
- › Strong traffic counts and demographics
- › Adjacent to Sheetz and Amberleigh, a growing mixed use development
- › Near planned redevelopment of Rockwood Golf Park, approved for 590± residential units
- › Call agents for pricing

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

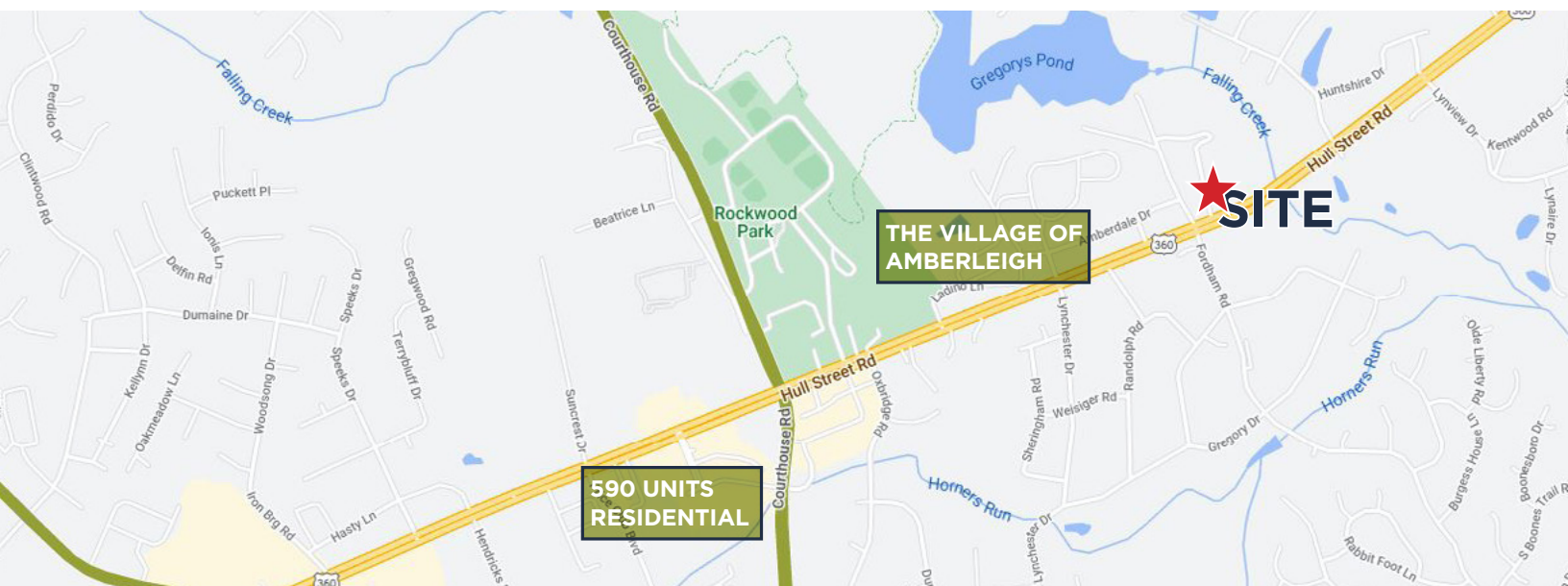
ONGOING DEVELOPMENT



The Village of Amberleigh is a modern, well designed 55+ community. The first phase consisted of 129 homes, and the second phase is under construction with 44 new homes planned, starting in the 400's. This community is adjacent to the subject property.



Stanley Martin has been approved to redevelop Rockwood Square into 590 residential units, which could consist of multifamily, two-over-two condos, and/or townhomes. This will replace an aging driving range and shopping center with high density infill development near the subject property.



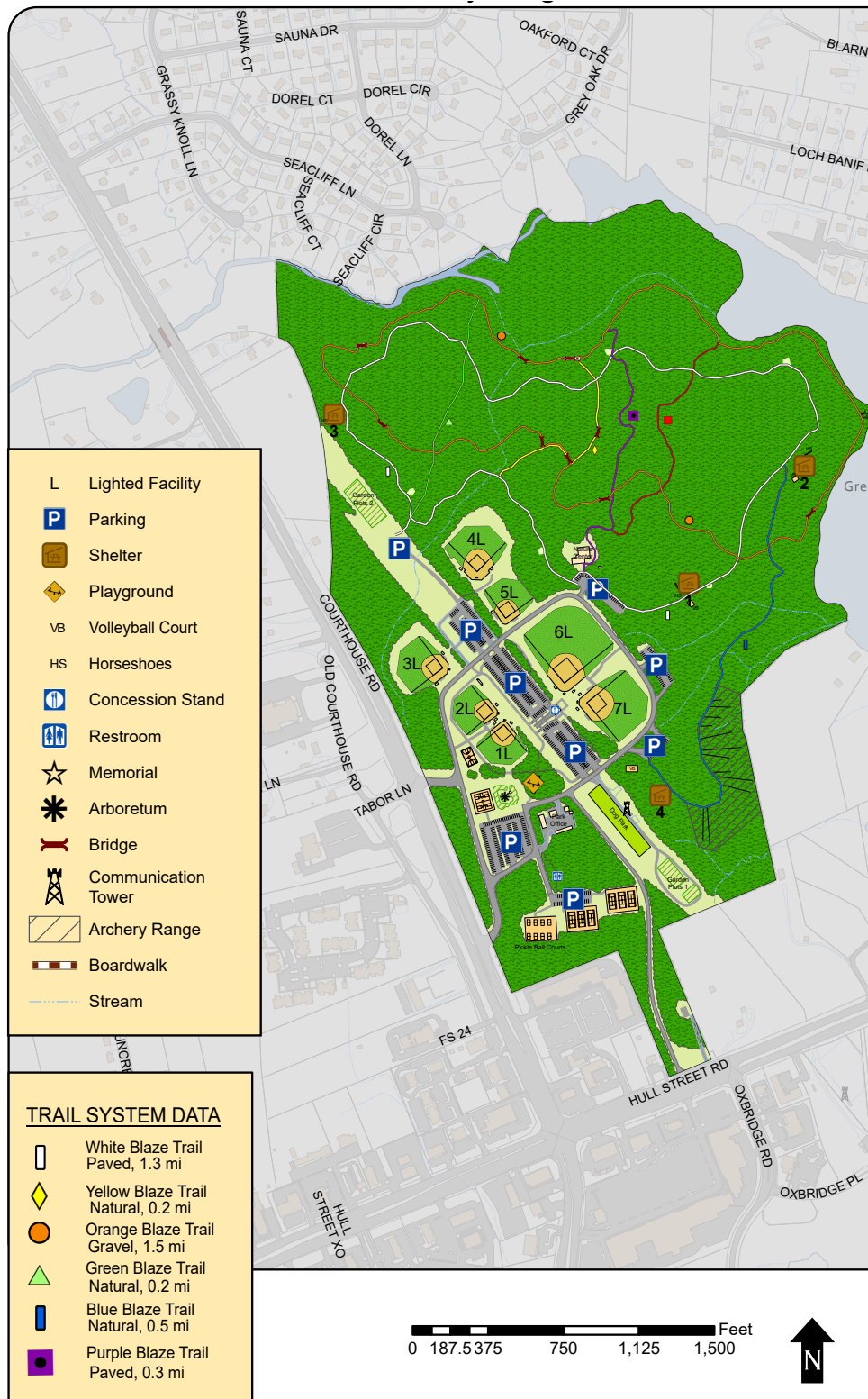
ROCKWOOD PARK

Rockwood Park is a 171± county owned park with a regional draw. It has many amenities, including baseball/softball fields; courts for basketball, tennis, and increasingly popular pickleball; playgrounds; picnic shelters; over 5 miles of trails, and much more. The county continues to invest in the park and is currently exploring an elevated boardwalk, bridge and shared use path to an adjoining neighborhood for further connectivity.

AMENITIES

- Arboretum
- Archery range
- Baseball/Softball fields (7, lighted)
- Basketball courts (3, lighted)
- Concession stand
- Garden plots
- Horseshoe pits (3 regulation sets)
- Nature Center
- Orienteering Course
- Pickleball courts (8, lighted)
- Picnic Shelters
- Playground
- Restrooms
- Ruff House Dog Park with off-leash dog
- Tennis courts (6, lighted)
- Walking trails (5.5 miles)

CREDIT: chesterfield.gov



AERIAL PHOTOS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,356	54,020	136,244
AVERAGE HH INCOME	\$109,745	\$93,005	\$92,039
DAYTIME EMPLOYEE	1,468	8,656	60,017

