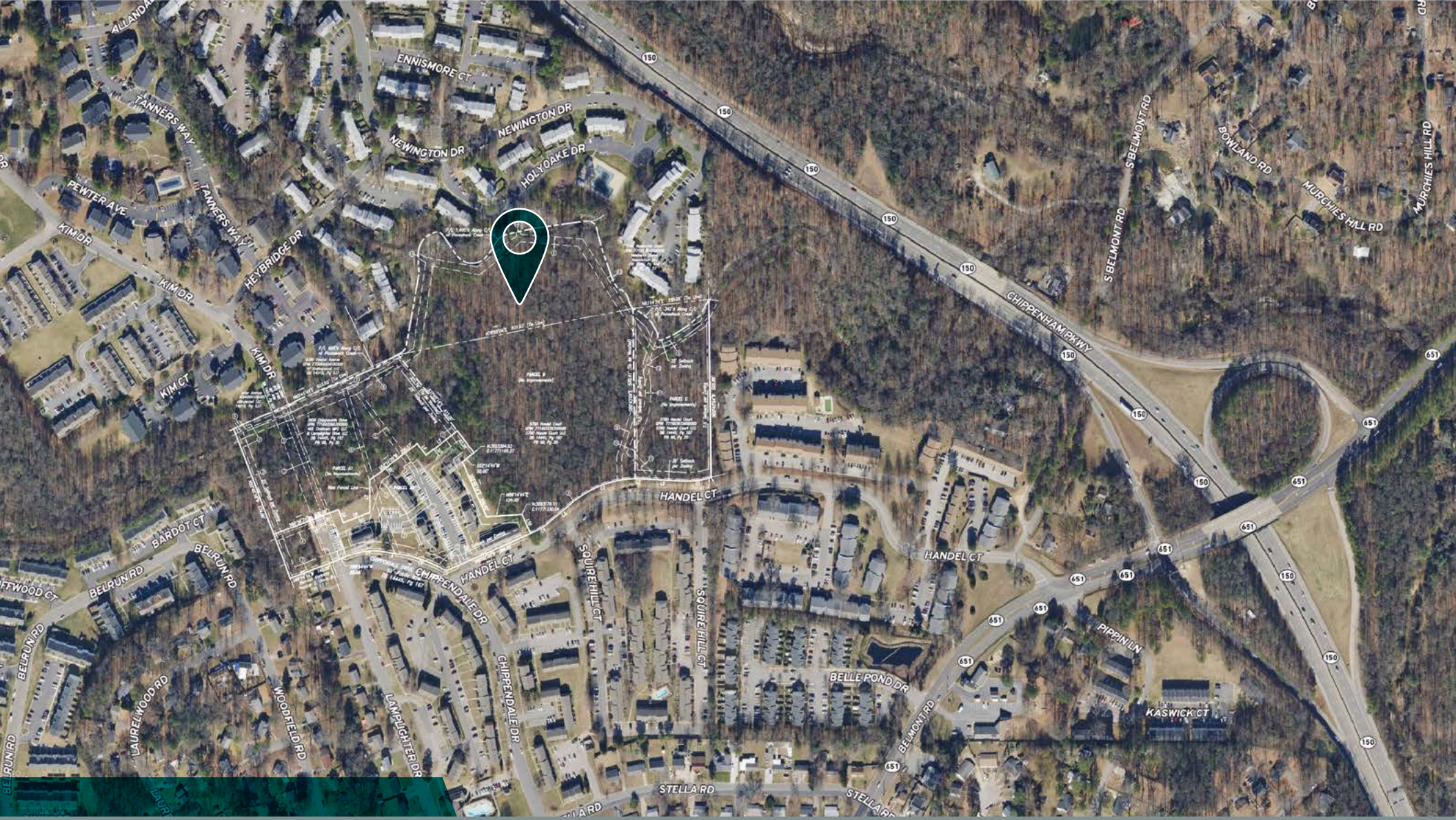


For Sale

16.57 Acres Zoned TR

5790 Handel Court | N Chesterfield, VA 23234

COMMONWEALTH

Property Highlights

- 16.57 Acres zoned TR allowing townhomes and multifamily
- Zoning confirmation allowing 93 units
- North Chesterfield infill location at Bellmont/Chippenham
- Sale Price: $2,700,000



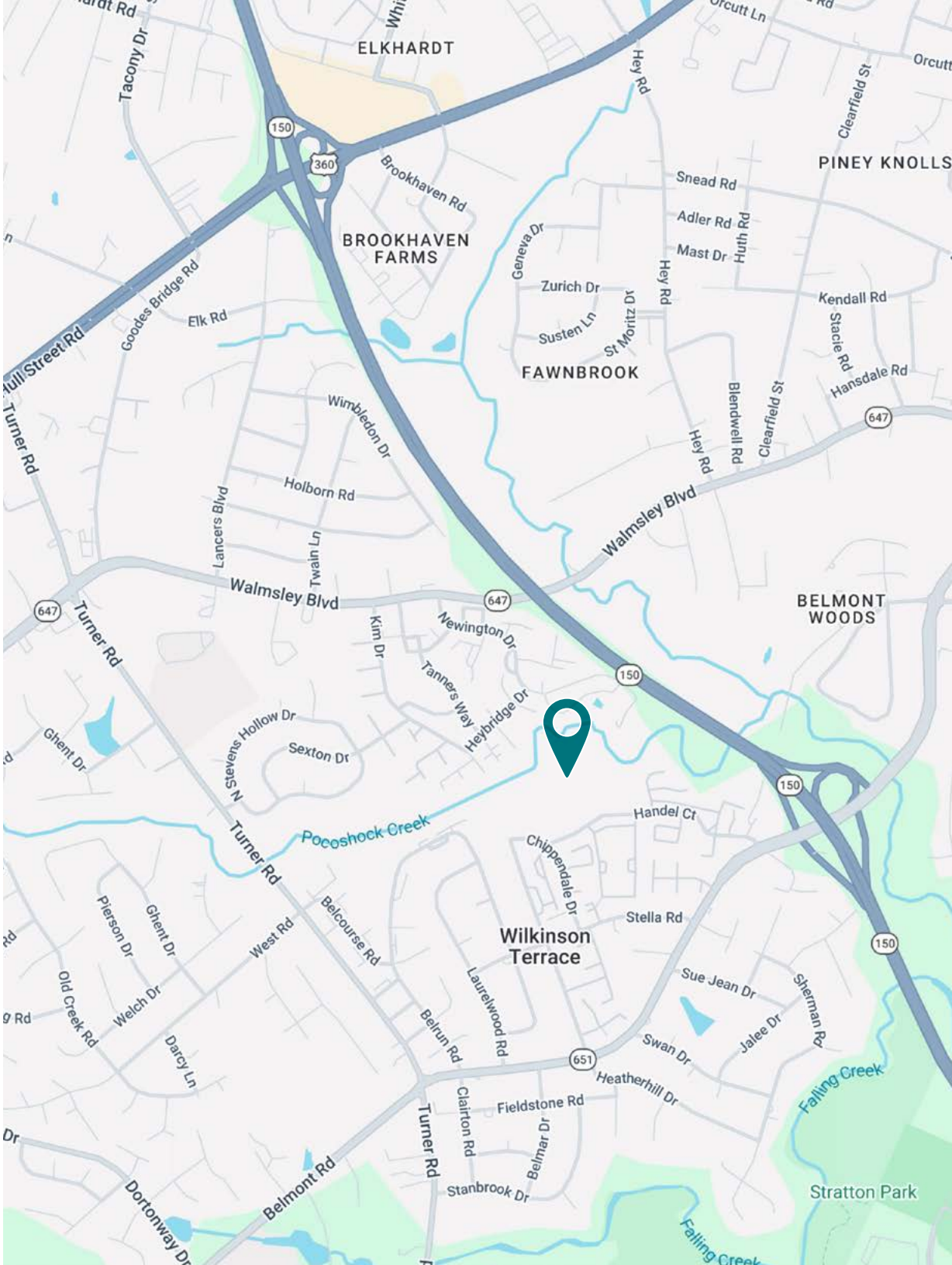
For More Information:

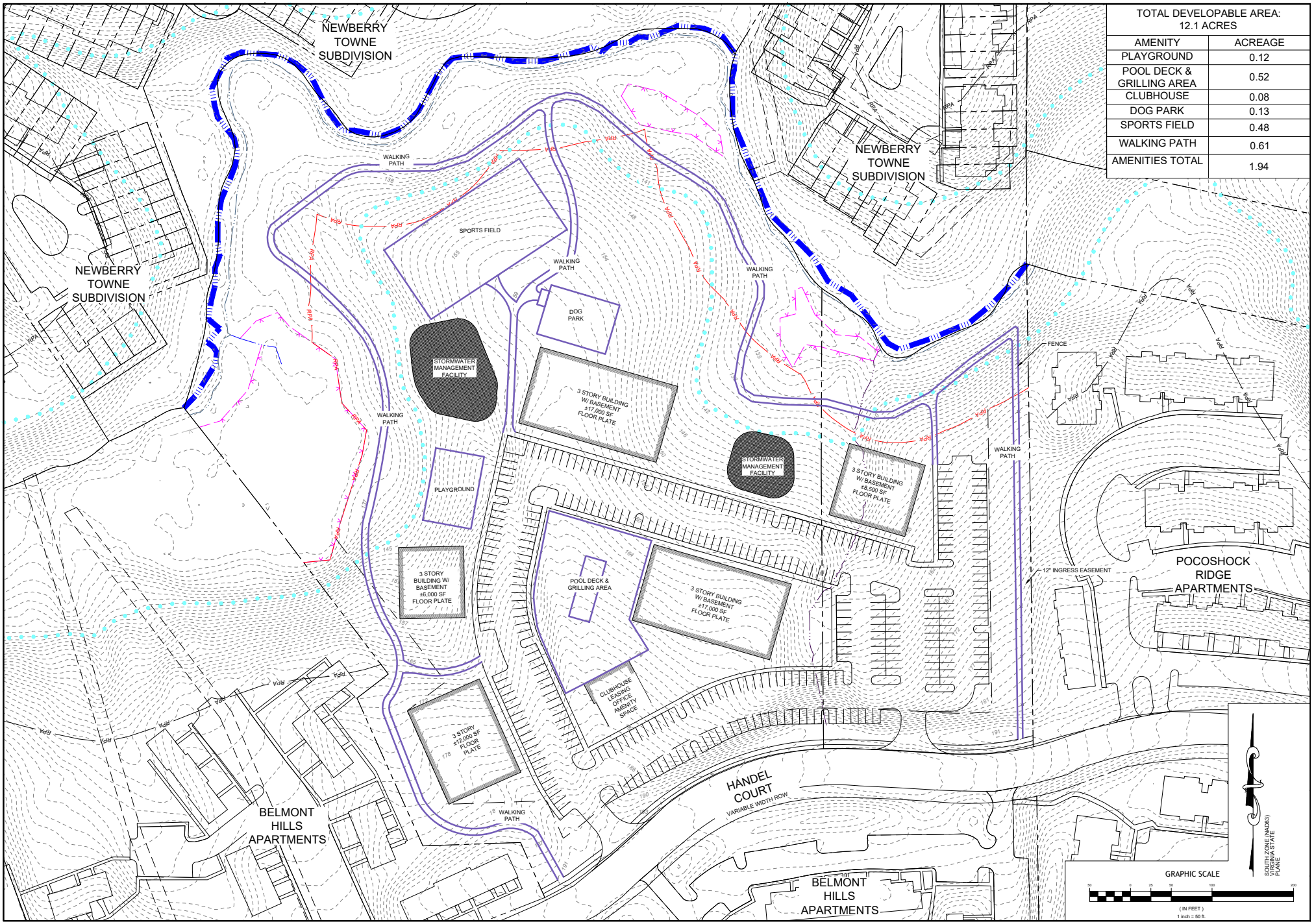
Ryan Fanelli
Senior Vice President | Partner

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COMMONWEALTH

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TOTAL DEVELOPABLE AREA: 12.1 ACRES

AMENITY	ACREAGE
PLAYGROUND	0.12
POOL DECK & GRILLING AREA	0.52
CLUBHOUSE	0.08
DOG PARK	0.13
SPORTS FIELD	0.48
WALKING PATH	0.61
AMENITIES TOTAL	1.94

Chesterfield Snapshot

Chesterfield County is one of the Richmond region's premier growth markets, home to major employers and nationally recognized brands that drive a strong local economy and sustained housing demand. Combined with top-rated schools, abundant amenities, and convenient access to Route 288 and Downtown Richmond, this 22-acre site offers an exceptional townhome development opportunity.

Some of the biggest brands...



Chesterfield County Public Schools by the Numbers

64,000+ Students

68 Schools

$1.07B Annual Budget

100% Accredited

4198 Cox Road, Suite 200 • Glen Allen, VA 23060 • commonwealthcommercial.com

10,400+ Businesses

204,245 Labor Force

401,000+ Residents

$22.4B Local Economy

Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.