

**FOR
SALE**

11± ACRES

Urban Land

8701 Hull Street | North Chesterfield, VA 23236



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 11± acres with over 1,000 feet of frontage on Hull Street
- › Zoned R15 and Agriculture
- › In Chesterfield County Comprehensive Plan for Neighborhood Office
- › Water lines along the property and sewer across the road
- › No known wetlands on the property
- › Sale Price: \$1,100,000

FOR MORE INFORMATION:

BRENT ALTAFFER

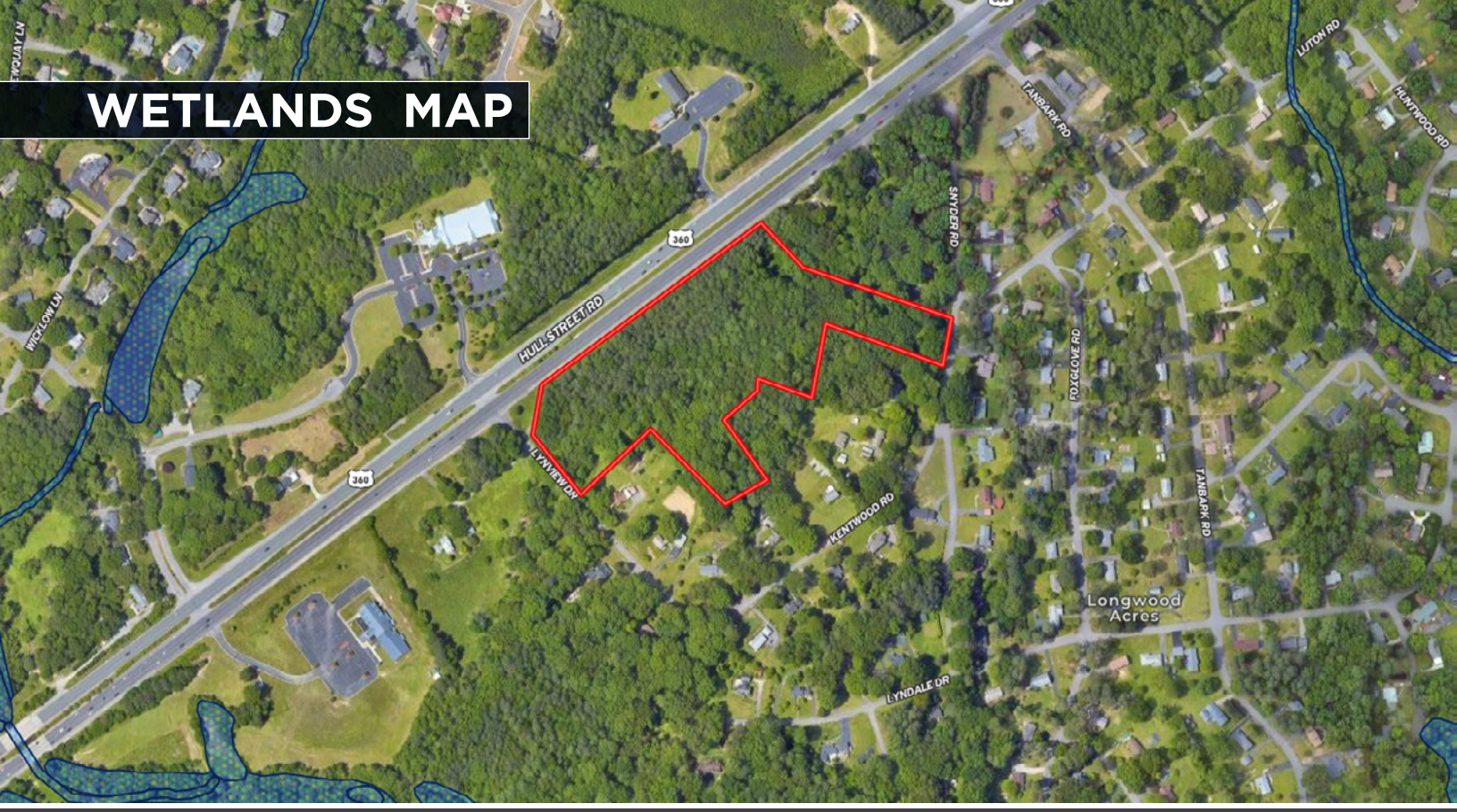
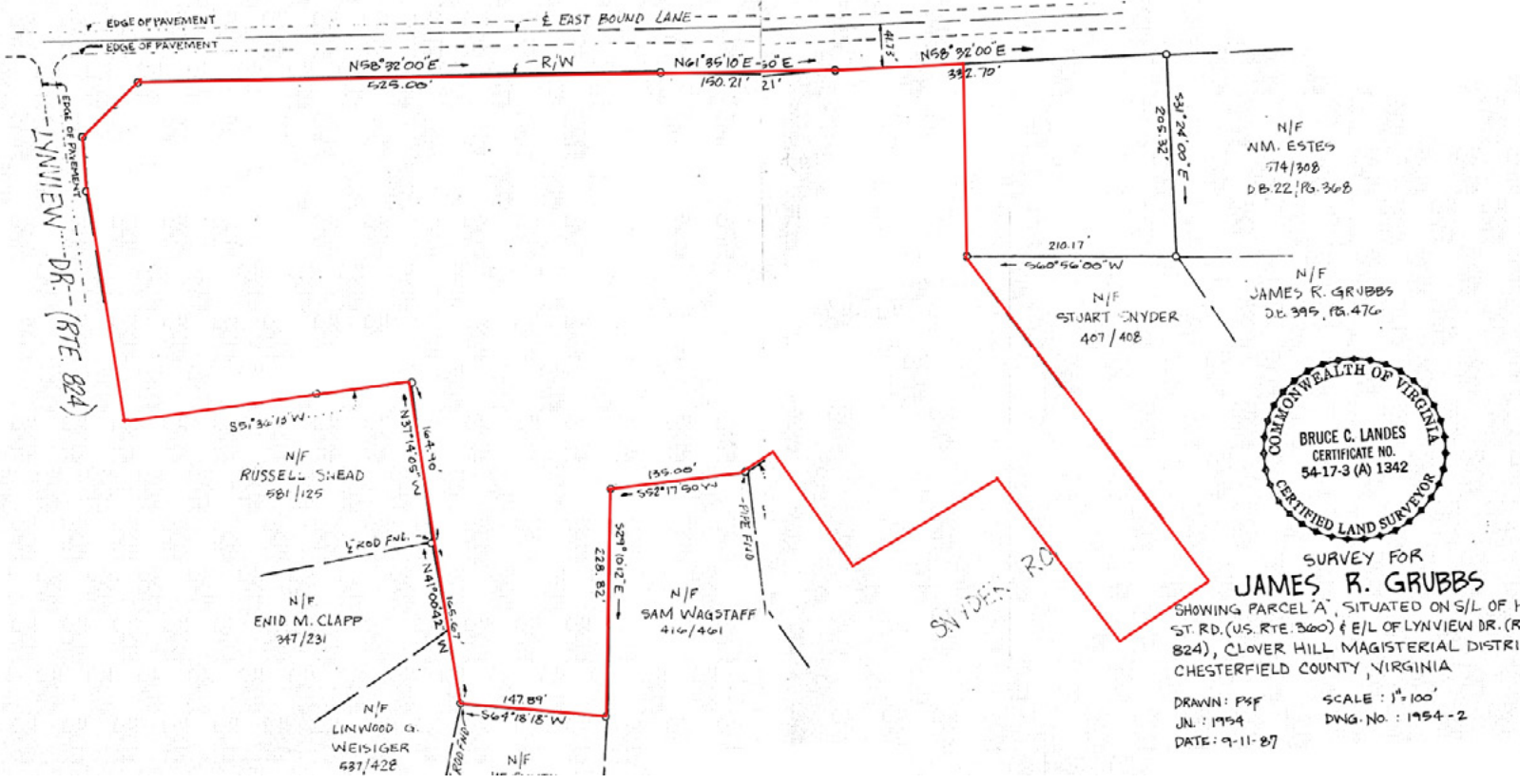
Associate - Land Sales

804-793-0055

baltaffer@commonwealthcommercial.com

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

HULL STREET ROAD S. RTE. NO. 360



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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.



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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
- 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

