



FOR SALE

ANDERSON HIGHWAY INDUSTRIAL SITE

19.76± ACRES Anderson Hwy at Carter Gallier Blvd Powhatan, Virginia



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This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation of the property and verify all information.

Executive Summary

Commonwealth, as exclusive agent for the Powhatan County Economic Development Authority, is pleased to present the Anderson Highway Industrial Site: 19.76± acres of Light Industrial (I-1) zoned land fronting Anderson Highway (U.S. Route 60) at Carter Gallier Boulevard in the heart of Powhatan County's primary commercial corridor.

The site is one of the most thoroughly prepared industrial offerings in the western Richmond MSA. The EDA rezoned the property to I-1 in October 2025 by unanimous vote of the Board of Supervisors, and has completed an ALTA/NSPS survey, a wetland and stream delineation, a geotechnical feasibility study, an environmental protected resources assessment, and a conceptual development plan.

The property sits adjacent to two of the county's largest employers — Luck Stone's Powhatan operation and Colony Construction — with the South Creek Industrial Park, South Creek Shopping Center, Walmart Supercenter, and the Route 60 retail corridor immediately west and east. Powhatan County levies no BPOL tax and offers fast-track permitting for incoming businesses.

The property is offered without a published asking price. The Authority will evaluate offers on the basis of price, intended use, and projected economic development impact.

19.76±

Gross acres per
ALTA/NSPS survey
(Nov. 2025)

I-1

Light Industrial zoning
approved Oct. 2025 by
unanimous vote

0%

BPOL tax — Powhatan
levies no business
license tax

Sources: ALTA/NSPS Land Title Survey, Jennings Stephenson, P.C. (Nov. 1, 2025); Powhatan County Ordinance O-2025-30; Powhatan County Economic Development fact sheet (2026).

FOR SALE

- ▷ Offers evaluated by the Authority on price, use, and economic impact
- ▷ Development-ready: survey, wetlands, geotech, and environmental studies complete
- ▷ Proffered concept plan approved with the I-1 rezoning
- ▷ Dual frontage: Route 60 and Carter Gallier Boulevard
- ▷ Public water and sewer along the Route 60 frontage; Verizon Fios at Carter Gallier Blvd
- ▷ Zone X — no 100-year floodplain on site

AT A GLANCE

Parcel	Tax Map 42-9F
Zoning	I-1 Light Industrial, proffered
Comp plan	Industrial
Water	12" main at the frontage, 200,000 GPD
Sewer	12" gravity at the frontage, 450,000 GPD
Fiber	Verizon Fios at Carter Gallier Blvd
Flood zone	Zone X

Site Overview

Item	Detail
Parcel ID	Tax Map 42-9F
Location	North side of Anderson Highway (U.S. Route 60), approx. 1,200 ft east of South Creek One
Acreage	19.76± gross acres (860,791± SF) per ALTA/NSPS survey
Owner	Economic Development Authority of Powhatan, Virginia
Zoning	I-1 Light Industrial with proffered conditions (Case 25-14-REZ-C, approved Oct. 27, 2025)
Comp Plan	Designated Industrial on the County's Future Land Use Map
Access	Frontage on Route 60 and Carter Gallier Blvd; vehicular access via Carter Gallier Blvd per proffer
Flood Zone	Zone X — no FEMA 100-year flood zone on or adjacent to the site (FIRM 51145C0150C, eff. 9/26/2024)
Site Condition	Wooded, no improvements; topographic survey flown Sept. 2025
Election District	District 1

Utilities

- **Water:** 12" main running along the Route 60 frontage with 200,000 GPD available. Aqua Virginia serves the Route 60 corridor; a public line extends west from the Chesterfield line to Rocky Oak Road
- **Sewer:** 12" gravity main running along the Route 60 frontage with 450,000 GPD available, served by the Dutoy Creek Wastewater Treatment Plant
- **Fiber:** Verizon Fios available to the site via Carter Gallier Boulevard
- **Electric:** Dominion Energy serves the corridor
- **Natural gas:** Not currently extended to the site. The Columbia Gas of Virginia line enters the County on the east side of Route 288 at Huguenot Trail; Dominion and REV LNG supply tanked LNG countywide

Line sizes and available capacities as reported by Powhatan County (2026); provider and service-district detail per Powhatan County EDA. Buyers should confirm final connection capacity with each serving utility based on proposed use.



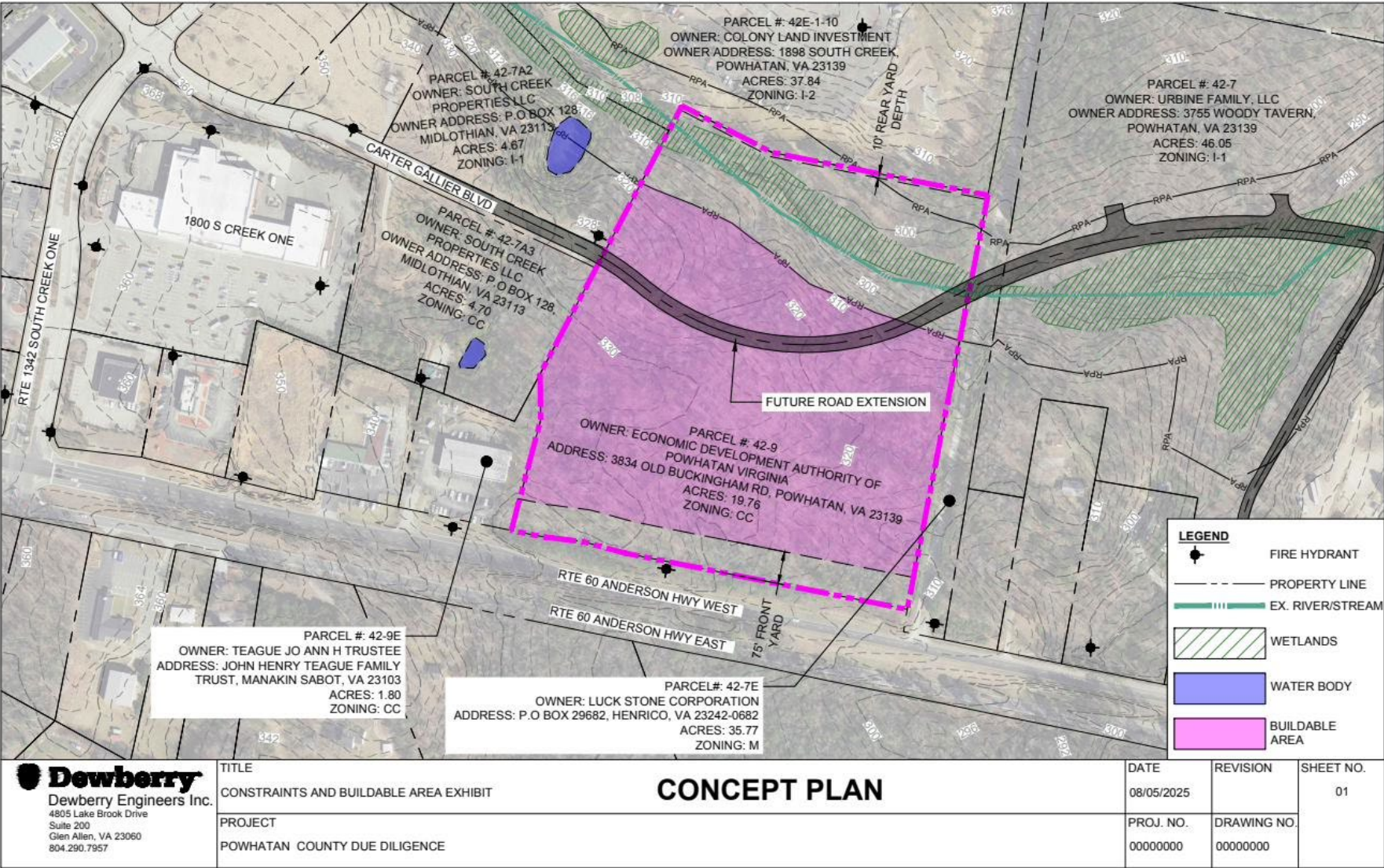
Site aerial with Dewberry constraints exhibit overlay (Aug. 2025). Zoning label on exhibit predates the October 2025 rezoning to I-1.

ENVIRONMENTAL SUMMARY

- **Wetlands:** 0.40± acre delineated (0.328 ac forested, 0.067 ac emergent), concentrated along the northern boundary
- **Streams:** One perennial channel (827 LF) along the north end; one ephemeral channel (126 LF)
- **Buffer:** 100-ft riparian buffer on the perennial stream and contiguous wetlands per County ordinance
- **Buildable area:** Central and southern portions of the site are outside all delineated features and buffers (see concept plan)

LaBella Associates Wetland & Stream Delineation Report, Oct. 2025.

Conceptual Development Plan



Dewberry Engineers constraints and buildable area exhibit, Aug. 5, 2025 — the conceptual plan proffered with the I-1 rezoning. Pink shading indicates buildable area; the future Carter Gallier Boulevard extension crosses the site as shown. Parcel zoning labels on the exhibit predate the October 27, 2025 rezoning of the subject to I-1. See the following page for an illustrative building program prepared for the site.

5 Anderson Highway Industrial Site



Zoning & Entitlements

On October 27, 2025, the Powhatan County Board of Supervisors unanimously approved the rezoning of the property from Commerce Center (CC) to Light Industrial (I-1) with six proffered conditions (Case 25-14-REZ-C, Ordinance O-2025-30). The Planning Commission had recommended approval 5-0 earlier that month, and the County's Comprehensive Plan Future Land Use Map designates the property for industrial development — zoning, comp plan, and political support are all aligned behind an industrial outcome on this site.

Entitlement History

Date	Action
Mar. 2005	Rezoned A-1 to Commercial as part of the original 37.76-acre tract (Case 05-07-REZC)
Dec. 2021	Rezoned Commercial to Commerce Center while County-owned (Case 21-1-REZ)
Feb. 2025	Conveyed by the County to the EDA for economic development marketing (Resolution R-2025-08)
Oct. 2025	Rezoned CC to I-1 with proffers, 5-0 Board of Supervisors vote (Case 25-14-REZ-C)

WHY IT MATTERS

Industrial rezonings are often the hardest and longest entitlement to win in any municipality. Here, the work is done: the EDA carried the case, the vote was unanimous, and the proffers give a buyer a defined, predictable development framework rather than an open-ended public process.

Proffered Conditions (Summary)

- **1. Conceptual plan.** Development in substantial conformance with the Dewberry conceptual plan (Aug. 5, 2025); minor modifications permitted at site plan review.
- **2. Access control.** No direct vehicular access to Route 60; all access via Carter Gallier Boulevard.
- **3. Road dedication.** Right-of-way for the future Carter Gallier Boulevard extension dedicated to the County, at no cost, prior to site plan approval.
- **4. Setback & buffering.** 75-ft building and parking setback along Route 60 with tree preservation; Type B intermittent buffer on other yards.
- **5. Pathway easement.** 8-ft easement within the Route 60 setback for a future pedestrian/bicycle pathway along the frontage.
- **6. Signage.** A single monument-style directory sign along Route 60, externally illuminated.

Full ordinance and proffer text available from the listing agents. Source: Powhatan County Ordinance O-2025-30 and approval letter dated Nov. 10, 2025.

Due Diligence Completed

The Authority has completed the site-preparation studies that typically consume the first six months of a land buyer's contract period. Copies of each report are available to qualified prospects through the listing agents.

Study	Firm / Date	Key Findings
ALTA/NSPS Land Title Survey	Jennings Stephenson, P.C. Nov. 1, 2025	19.761 acres (860,791 SF); frontage on Route 60 and Carter Gallier Blvd, both public rights-of-way; no improvements; no apparent gaps or gores; Zone X flood designation
Wetland & Stream Delineation	LaBella Associates Oct. 2025	0.40± ac of wetlands and two stream channels delineated, concentrated along the northern boundary; central and southern site clear of delineated features
Geotechnical Feasibility Study	Froehling & Robertson Mar. 2026	Project geotechnically feasible; soils generally suitable for foundation and slab support; preliminary allowable bearing 2,000–3,000 psf; no subsurface water encountered in borings
Environmental Protected Resources Assessment	LaBella Associates Nov. 2025	No critical habitats identified on site; no previously identified archaeological or historic architectural resources within the property
Conceptual Development Plan	Dewberry Engineers Aug. 2025	Constraints and buildable-area exhibit prepared for the rezoning; proffered as the development framework for the site

What this means for a buyer: survey, environmental, wetland, and geotechnical work in hand shortens the diligence period, reduces contract contingencies, and lets site-plan engineering start from a verified base — a meaningful schedule advantage over competing raw-land offerings.

Findings summarized from executive summaries of the referenced reports; each report should be read in its entirety. Geotechnical study is a feasibility-level report; design-level investigation will be required.

Development Potential

The site's combination of I-1 zoning, comp plan support, utilities at the property, dual frontage, and a proffered concept plan defines a specific and identifiable user universe. For preliminary planning purposes, Commonwealth estimates the buildable area can support a single owner-user facility of 30,000–120,000 SF with outdoor storage and expansion land, or larger buildings of 150,000–250,000+ SF depending on parking and yard requirements. These are broker planning estimates — final yield will be determined by site engineering.

Target User Profiles

- **Owner-user light industrial & manufacturing.** Companies seeking 30,000–120,000 SF on a 10–15 acre footprint with outdoor storage and room to expand.
- **Metal fabrication & welding.** A by-right use under the County's I-1 ordinance, and a direct match to the existing employer base — Mid-Atlantic Steel Erectors and Morris Steel already operate in Powhatan.
- **Craft beverage & food production.** Brewery, distillery, and artisan food and beverage production are all permitted by right in I-1. A production-scale facility — distinct from a tasting room — brings real capital investment and jobs while extending a maker economy the County already promotes through its Proudly Powhatan Produced program.
- **Specialty distribution.** Building products, food and beverage, automotive, and construction-supply operators that benefit from Route 60 / Route 288 connectivity.
- **Service-industrial & trade contractors.** HVAC, electrical, mechanical, plumbing, paving, and similar operators expanding from urban Richmond into the western suburban service area, supported by the adjacent Route 60 retail and food-service corridor.
- **Controlled-environment agriculture.** Indoor growing and AgTech operations, a named target sector in the County's 2025 economic development strategy, which identifies a 10–20 acre requirement and light industrial zoning — a direct match to this site.

SITE ADVANTAGES

- **Zero BPOL tax** — Powhatan levies no business, professional, and occupational license tax
- **Fast-track permitting** for incoming businesses, with step-by-step guidance from the Economic Development Department
- **Established industrial neighbors** — Luck Stone and Colony Construction adjoin the site
- **Labor access** — 3.2% county unemployment within a 725,000+ person Richmond MSA labor force
- **Retail support** — South Creek Shopping Center, Walmart Supercenter, and Stavemill Crossing within a half mile of the site

Illustrative Development Scenarios

Scenario	Illustrative program	Land used
Single owner-user	30,000–60,000 SF building with yard and expansion land	10± ac
Two-building program	Two ±100,000 SF buildings (±200,000 SF total) — see Illustrative Site Plan, page 5	Full Buildable Area
Large owner-user	150,000–250,000+ SF	Full Buildable Area

Sources: Powhatan County Economic Development fact sheet (2026); U.S. Bureau of Labor Statistics; adjacency per Dewberry exhibit and ALTA survey. Two-building program per Kimley-Horn Concept Plan (3/23/2026); other scenario programs are Commonwealth planning estimates for discussion, not engineered yields, and are subject to site plan review, parking and yard requirements, stormwater, and the proffered concept plan.

Location & Access

The site fronts Anderson Highway (U.S. Route 60), Powhatan County's primary commercial corridor, at its emerging retail and employment core. The South Creek Shopping Center (Food Lion, Starbucks, TowneBank, Advance Auto Parts), Rams Plaza, the Walmart Supercenter, and Stavemill Crossing all sit along the same stretch of Route 60, giving employees a full daily-needs package within a short drive of the site.

Route 60 connects the site east to the Route 288 interchange and the full Richmond metropolitan market, and west to the Powhatan Courthouse village. Luck Stone's quarry operation and the South Creek Industrial Park adjoin the property, anchoring the corridor's industrial character, while Powhatan High School's career and technical programs sit less than a mile west.

Access is from Carter Gallier Boulevard, which provides a fully signalized intersection with Route 60. With the boulevard's future extension crossing the site on right-of-way dedicated to the County, the long-term plan provides for an additional access point to the property.



Nearby retailers, employers, and institutions surrounding the site — subject property marked with pin. Logos are the property of their respective owners.

Powhatan County Overview

32,591

2025 population, up 7.4% since 2020

\$110,537

2024 median household income

3.2%

Unemployment rate (June 2026)

\$416,000

2024 median home value

A Business-Friendly County

- **Zero BPOL tax** — no business, professional, and occupational license tax
- **Fast-track permitting** for incoming businesses
- **Step-by-step guidance** from the County's Economic Development Department
- **Home to national and international companies** with a friendly environment for start-ups and niche businesses
- **Skilled workforce** within the County and surrounding region

A BUSINESS BASE THAT MATCHES THIS SITE

Construction, manufacturing, and materials businesses account for the County's largest private employers, and the Route 60 corridor is where they have concentrated. An I-1 site of this size in that corridor serves demand the County already generates rather than demand it has to attract from scratch.

Top Employers

Luck Stone • Colony Construction • RC Goodwyn • Mid-Atlantic Steel • Morris Steel • Watson Machinery • MoneyGuidePro • Allan Myers • Land & Coates • Classic Granite & Marble

Leading industries: construction, manufacturing, technology, and health — a base that matches this site's I-1 user profile.

Workforce & Education

Powhatan High School operates career workforce development programs in construction, electrical, plumbing, welding, culinary, nursing, and engineering — a direct trades pipeline for industrial employers. Reynolds and Brightpoint community colleges serve the county, with five four-year institutions within an hour's drive.

Distance & Freight Access

Destination	Distance	Drive time
City of Richmond	25 mi	31 min
Interstate 95	30 mi	34 min
Richmond International Airport	35 mi	40 min
Charlottesville	66 mi	1 hr 15 min
The Port of Virginia	120 mi	2 hr
Port of Richmond	30 mi	40 min
Washington, D.C.	130 mi	2 hr 10 min

Demographics per Powhatan County Economic Development (2026). Distances and drive times measured from the subject property by Commonwealth; buyers should verify for their own logistics. Norfolk Southern provides freight rail service within Powhatan County.

Quality of Life

Industrial employers compete for skilled trades and plant management, and where those people want to live is part of the site-selection calculus. Powhatan offers a rural setting with metropolitan access — thirty-one minutes from downtown Richmond, with the James River, state parkland, and thousands of acres of public wildlife management area inside the County line.



The James River

Powhatan State Park offers two river access points and miles of trail for hikers and equestrians.



Powhatan Courthouse

A historic village centre and the civic heart of the County.



Outdoor recreation

Fighting Creek Park, public trails, ballfields, and new pickleball courts.



A local maker economy

Award-winning distilleries and breweries anchor a growing agritourism scene.



Places to gather

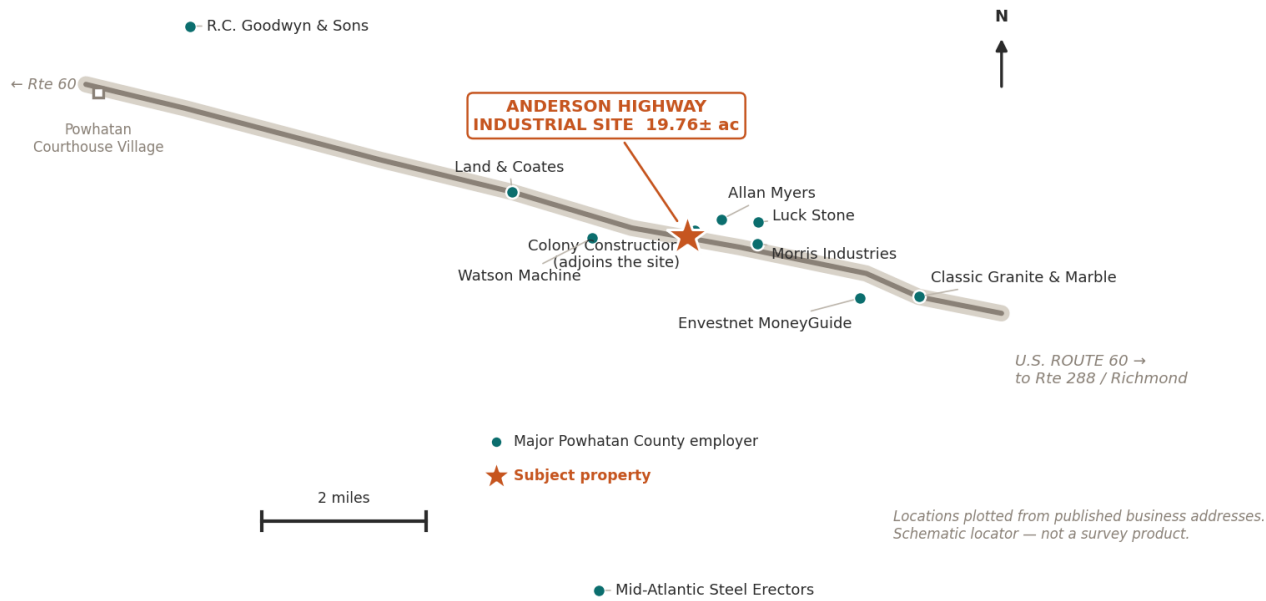
Independent restaurants, tasting rooms, and event venues across the County.

HOW POWHATAN RANKS

- #9** Best county in Virginia for outdoor activities
- #14** Best county in Virginia to live
- #15** Best county in Virginia for families
Niche.com county rankings

Powhatan Employers & Industry

The Route 60 corridor is Powhatan County's industrial spine, and the subject property sits at its center. Nine of the County's ten largest employers operate within a few miles of the site, and South Creek Industrial Park adjoins the property directly. A buyer here is not pioneering an untested location; it is joining an established cluster of construction, manufacturing, and materials businesses that already draw labor and freight through this corridor.



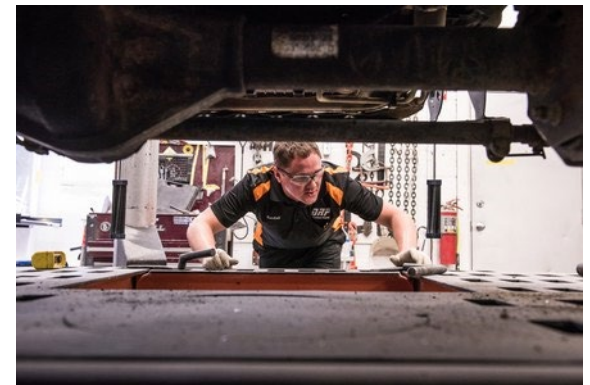
Employer locations plotted from published business addresses (Aug. 2026); Route 60 alignment approximate. Schematic locator prepared by Commonwealth — not a survey product. Employer list per Powhatan County Economic Development.

Leading County industries: construction • manufacturing • technology • health care

Powhatan High School's career and technical programs feed this cluster directly, with tracks in construction, electrical, plumbing, welding, and engineering. Reynolds and Brightpoint community colleges serve the County, and the site draws on a Richmond MSA labor force of more than 725,000.



Luck Stone's Powhatan plant — one of the County's largest employers — is situated just north of this site.



Skilled trades in the corridor — the service-industrial user profile this site is zoned and sized for.

Photography courtesy of Powhatan County Economic Development.

Cost of Doing Business

Powhatan's tax structure is the county's most concrete competitive advantage for an industrial user, and businesses can lower its annual carrying cost by locating here. The Board of Supervisors levies no gross-receipts business, professional and occupational license tax — a permanent, rate-based advantage rather than a term-limited incentive.

Tax	Rate	Applies to
Business, Professional & Occupational License (BPOL)	None	Gross receipts — not levied in Powhatan County
Real Estate	\$0.77 per \$100	Assessed land and improvements
Machinery and Tools	\$3.60 per \$100	Manufacturing equipment
Business Personal Property	\$3.60 per \$100	Furniture, fixtures, and equipment
Vehicles and semi-trailers ≥ 10,000 lbs	\$3.60 per \$100	Fleet equipment
Aircraft	\$3.60 per \$100	Aircraft

Rates published by the Powhatan County EDA and reviewed annually with the County budget; confirm current rates with the Commissioner of the Revenue before underwriting.

Process and Support

- **Fast-track permitting** for incoming businesses, with step-by-step guidance from the County's Economic Development Department
- **A single point of contact** in Roxanne Salerno, Director of Economic Development, who carried this property's rezoning through approval
- **Proudly Powhatan Produced** and business retention and expansion programs for operators already in the County



WHY THE SELLER MATTERS HERE

The seller is the County's own economic development authority, which changes the character of the transaction in ways a buyer should weigh:

- **Aligned incentives.** The Authority's objective is an operating business in the County, not the highest possible closing price.
- **Entitlement credibility.** The seller carried the rezoning through its own Board of Supervisors, unanimously.
- **Process access.** The County's economic development staff are part of the conversation from the first tour forward.
- **Offer evaluation.** The Authority weighs price alongside intended use, jobs, capital investment, and long-term commitment.

Learn more about locating in Powhatan County at [yespowhatan.com](https://www.yespowhatan.com).

Aligned With County Priorities

In July 2025 the Powhatan County EDA adopted a Strategic Economic Development Action Plan built around a single financial objective: shifting the County's tax base toward a ratio of 85% residential to 15% commercial and industrial, with commercial and industrial sources contributing 15% of total County revenues by 2029. The plan identifies the eastern Route 60 corridor near Route 288 — where this property sits — as the County's prime opportunity for business growth.

What the County's Own Plan Concludes

Development type	Revenue contribution	Public service demand
Industrial	1st — highest	1st — lowest
Commercial	2nd	2nd
Retail	3rd	3rd
Residential	4th — lowest	4th — highest

Rankings as published in the County's Strategic Economic Development Action Plan (Rural Resilience Advisors, July 2025). Industrial ranks first on revenue contribution and first on lowest demand for public services.

The Site Readiness Gap This Property Answers

- **Publicly controlled land was the plan's first identified constraint.** This parcel is EDA-owned, so a buyer negotiates with a motivated public seller rather than assembling from private hands.
- **Prepared, pre-zoned sites were the second.** This site is rezoned to I-1 with a proffered concept plan and completed survey, wetland, geotechnical, and environmental work.
- **Site size was the third.** State prospect activity reviewed in the plan showed an average site requirement of 21 acres against an average available County site of 15 acres. At 19.76 acres, this property sits squarely in the range the County has been unable to offer.

TARGET USERS FOR THIS SITE

see *Development Potential*, page 8

Owner-user light industrial & manufacturing

By-right I-1 use; the core target for this site.

Metal fabrication & welding

By-right I-1; matches the existing employer base (Mid-Atlantic Steel Erectors, Morris Steel).

Craft beverage & food production

By-right I-1; extends the County's own Proudly Powhatan Produced program.

Specialty distribution

By-right I-1; Route 60 / Route 288 connectivity.

Service-industrial & trade contractors

By-right I-1; serves demand from the western corridor.

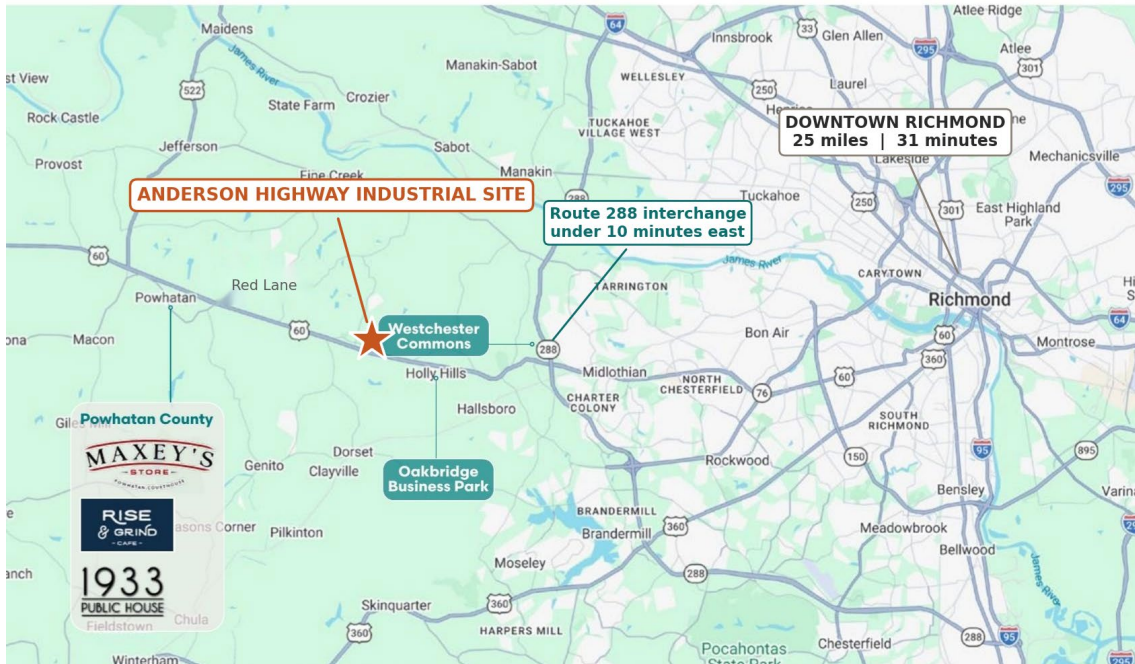
Controlled-environment agriculture

A named County target sector (10–20 ac, light industrial) — closely matches this site's acreage.

The County's plan also names advanced manufacturing and transportation/logistics as target sectors, but those are generally sited on parcels of 20–100+ acres — larger than this 19.76-acre property offers. The profiles above are scaled to what this site can realistically deliver.

Richmond MSA Market Overview

Powhatan sits on the western edge of the Richmond metropolitan area — close enough to draw on metro-scale labor, customers, and freight, far enough out to carry county-scale operating costs and no BPOL tax. The Route 60 corridor connects the site east to the Route 288 interchange and the full Richmond market.



Regional context map from the Commonwealth marketing package; site location and callouts added. Distances and drive times measured by Commonwealth — buyers should verify for their own logistics.

A Fortune 500 Headquarters Market

Twelve companies headquartered in the Richmond region made the 2026 Fortune 1000, six of them on the Fortune 500 — placing the region eighth nationally for Fortune 1000 headquarters. Together those twelve generated \$180.8 billion in revenue and employ more than 235,000 people worldwide.

Headquarters include Performance Food Group (No. 80 on the Fortune 1000, \$59.9 billion in revenue), Altria Group, CarMax, Dominion Energy, and Markel Group. For an industrial user, that concentration means a deep base of regional customers, suppliers, and professional services within an hour's drive.

Source: Greater Richmond Partnership, June 2026, reporting 2026 Fortune 1000 rankings.

#11

Hottest job market in the U.S.

Wall Street Journal

2nd

Highest labor-force growth among major U.S. metros

Greater Richmond Partnership

725,000+

Richmond MSA labor force

U.S. Bureau of Labor Statistics

8th

In the nation for Fortune 1000 headquarters

Greater Richmond Partnership, 2026

ANDERSON HIGHWAY INDUSTRIAL SITE

19.76± Acres | Tax Map 42-9F | Powhatan, Virginia

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