



FOR **SALE**

# 8 PARCELS TOTALING 38.53 ACRES OF LAND

SOMMERFIELD BUSINESS PARK | ZION CROSSROADS, VA 22942



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Total of 8 individual parcels totaling 38.53 Acres
- Front 4 parcels (parcel #4-7) on Rt 15, major N/S arterial in Louisa/Fluvanna county
- Convenient access from I-64 and Route 250
- Adjacent to a Walmart Distribution Center
- Major area of growth for central VA given the proximity to Richmond and Washington, DC
- Strategically positioned 12 miles east of Charlottesville and 55 miles west of Richmond.
- 7 parcels zoned Industrial. 1 parcel currently zoned Agricultural
- Shovel ready site with all utilities on Sommerfield Drive

LOT SIZE(S):

LOT 7: 1.93 ACRES ±  
LOT 6: 1.6 ACRES ±  
LOT 5: 1.66 ACRES ±  
LOT 4: 1.68 ACRES ±  
LOT 3: 2.51 ACRES ±  
LOT 2: 5.09 ACRES ±  
LOT 1: 11.81 ACRES ±  
LOT 8: 12.25 ACRES ±  
TOTAL: 38.53 ACRES ±

SALE PRICE:

NEGOTIABLE



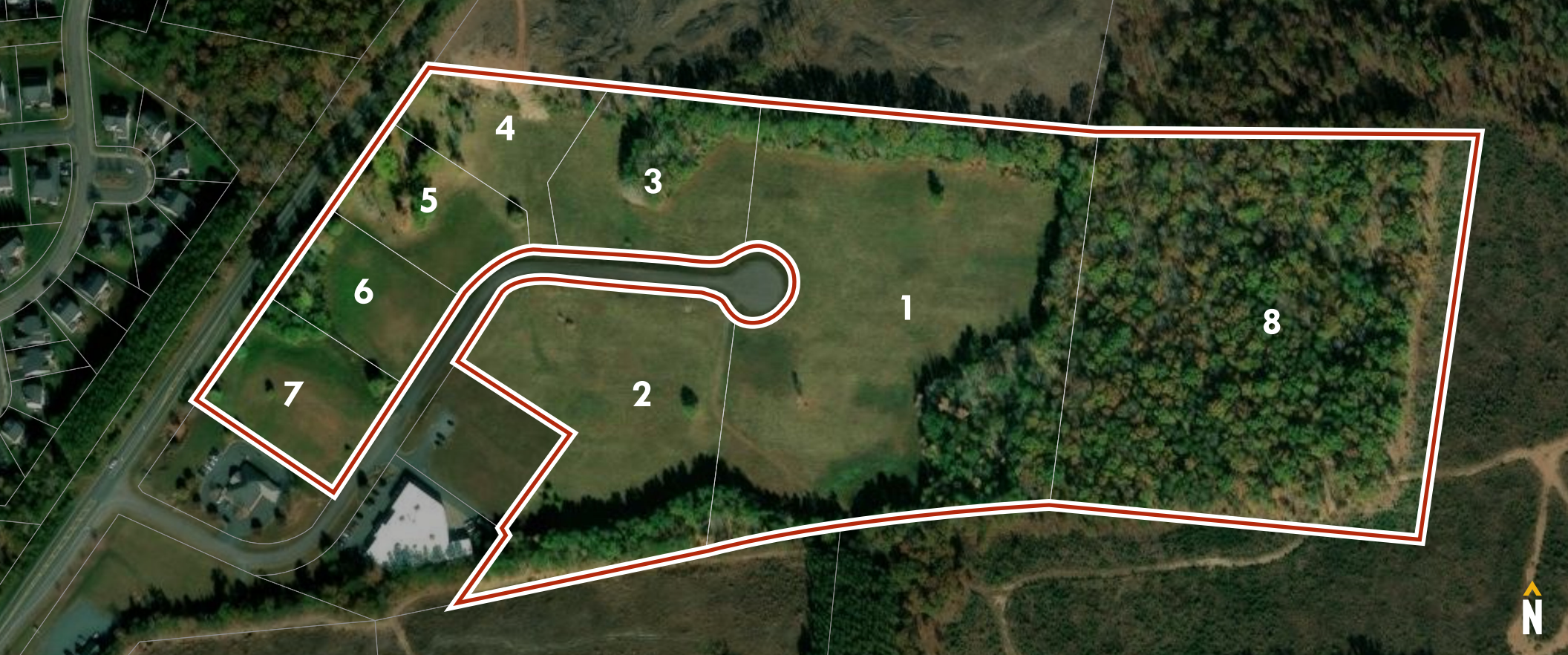
Entrance from Route 15



GOOGLE STREET VIEW



# SITE PLAN

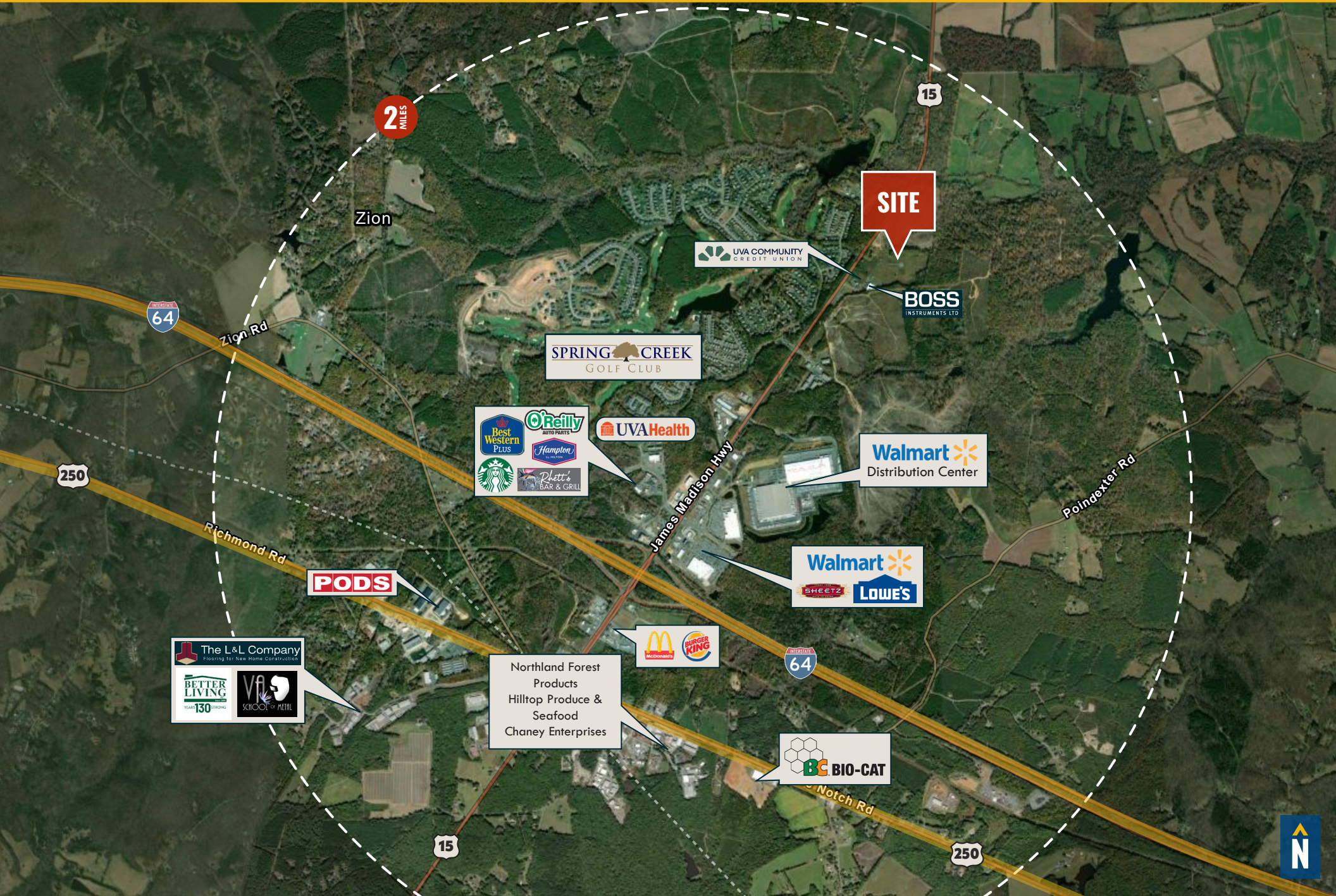


Lot	Parcel ID	Acres	Zoning
7	52/13/7	1.934	IND (Industrial)
6	52/13/6	1.602	IND (Industrial)
5	52/13/5	1.657	IND (Industrial)
4	52/13/4	1.681	IND (Industrial)

Lot	Parcel ID	Acres	Zoning
3	52/13/3	2.512	IND (Industrial)
2	52/13/2	5.089	IND (Industrial)
1	52/13/1	11.812	IND (Industrial)
8	52/4	12.25	A2 (Agricultural)



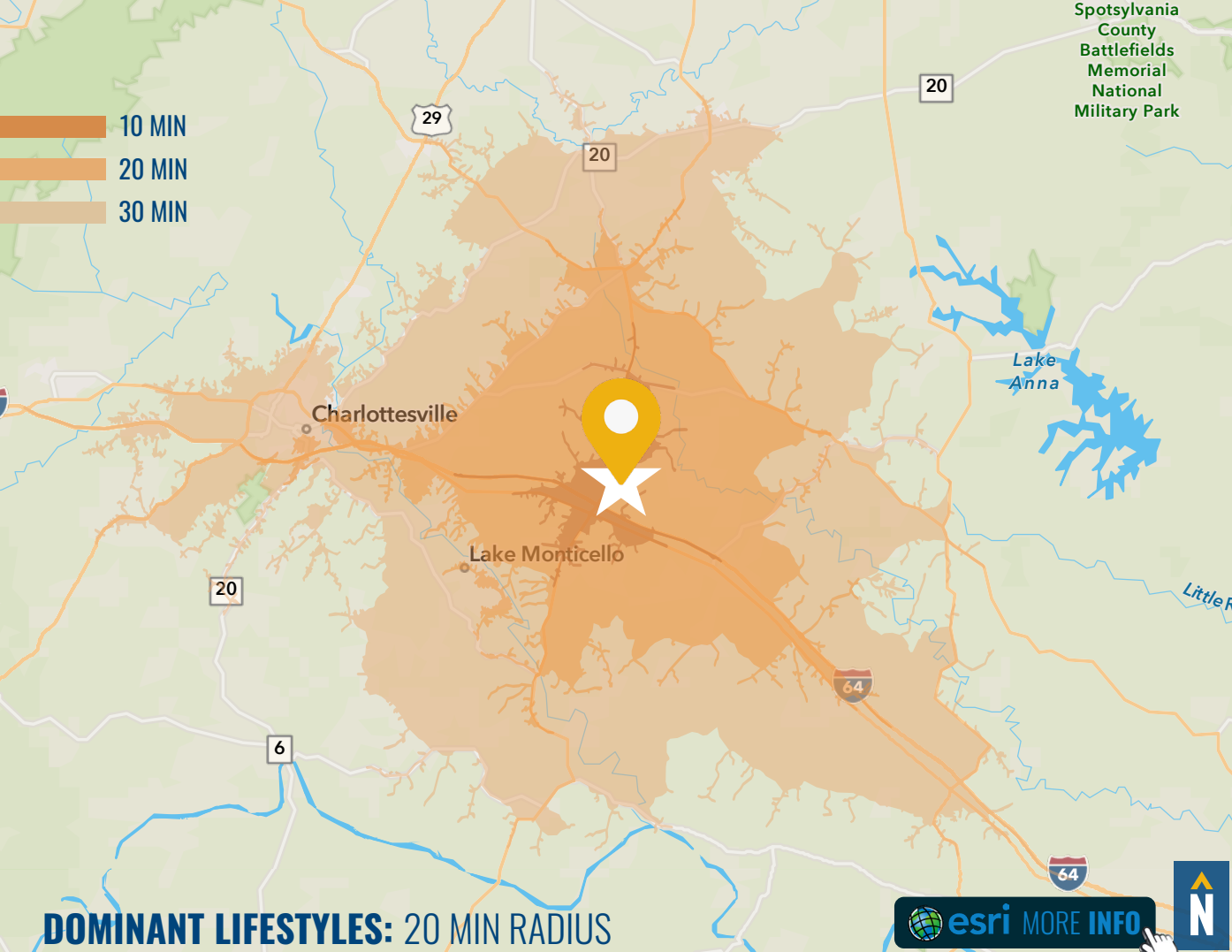
# MARKET AERIAL





# DEMOGRAPHICS

2024



RADIUS:

10 MIN

20 MIN

30 MIN

## RESIDENTIAL POPULATION



1,486

18,143

79,846

## DAYTIME POPULATION



3,431

37,025

195,300

## AVERAGE HOUSEHOLD INCOME



\$151,500

\$122,956

\$116,282

## NUMBER OF HOUSEHOLDS



1,175

16,276

67,446

## MEDIAN AGE



45.2

43.3

36.5

## DOMINANT LIFESTYLES: 20 MIN RADIUS

esri MORE INFO

**26%**  
GREEN ACRES



The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs.

Median Age: **43.9**

Median Household Income: **\$76,800**

**11.4%**  
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

Median Age: **52.3**

Median Household Income: **\$71,700**

**9.5%**  
SALT OF THE EARTH



Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away.

Median Age: **44.1**

Median Household Income: **\$56,300**

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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