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FOX CREEK

COSBY HIGH
SCHOOL

Publix

37,000 VPD

SITE

Hull Street Rd - 24,000 VPD



Wawa

HAMPTON PARK

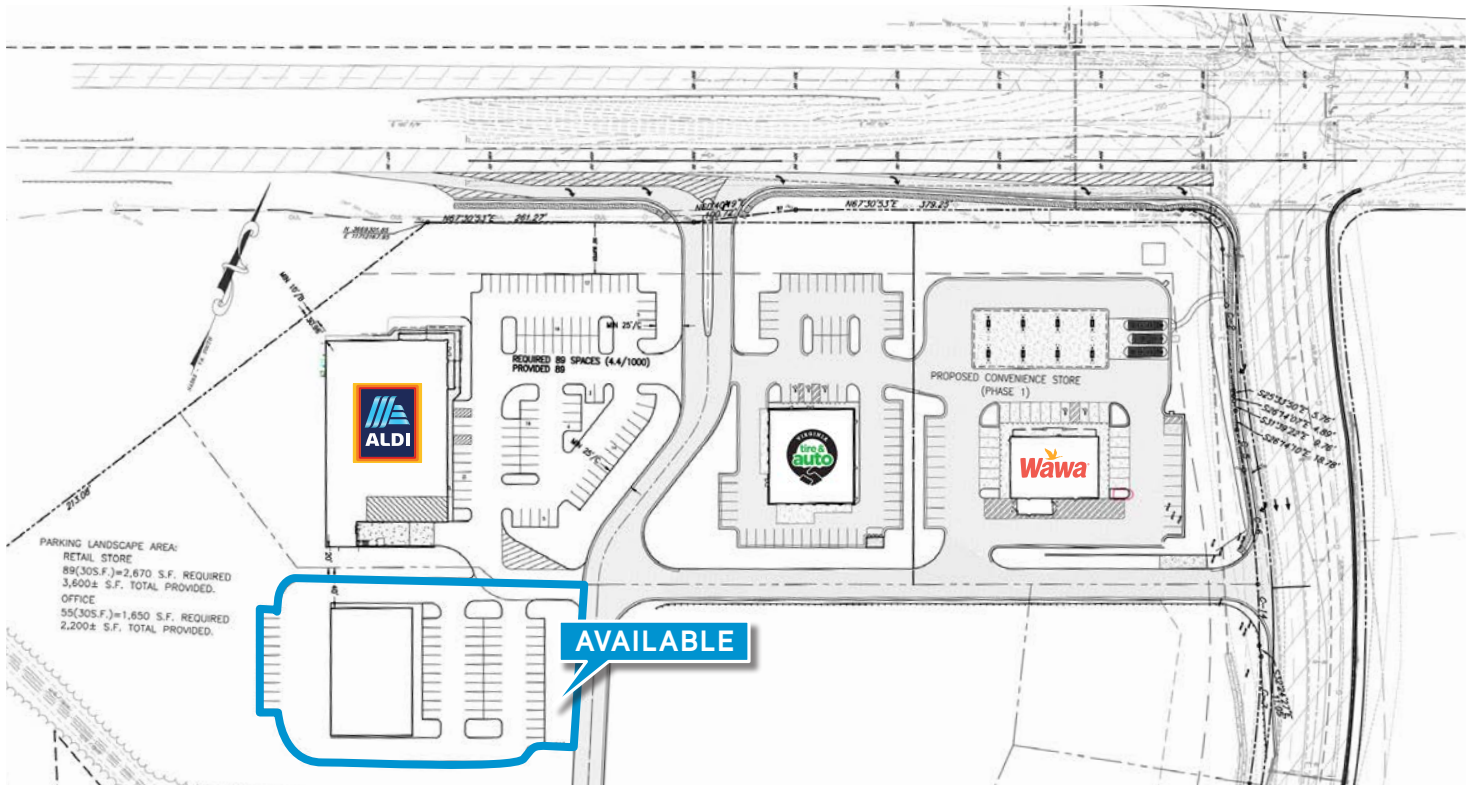
Development Opportunity

LAND FOR SALE | 15960 Hampton Park Dr | Chesterfield, VA | 23832

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OFFERING SUMMARY

Lot Size	5.69 Acres
Zoning	C-3
Traffic Counts	Hull Street Road 37,000 VPD

PROPERTY HIGHLIGHTS

- Development opportunity in vibrant and growing corridor
- Pad ready site with BMP and storm water requirements satisfied and all utilities in place
- Located by newly built Aldi, Wawa and VA Tire
- Across the street from Cosby Village, new Publix anchored center
- Surrounded by large affluent housing communities
- Can accommodate up to a 10,000 sq ft building with 4.4 parks per 1000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Households	1,149	8,594	20,438
Total Population	3,864	26,517	59,067
Average HH Income	\$146,130	\$131,468	\$121,881

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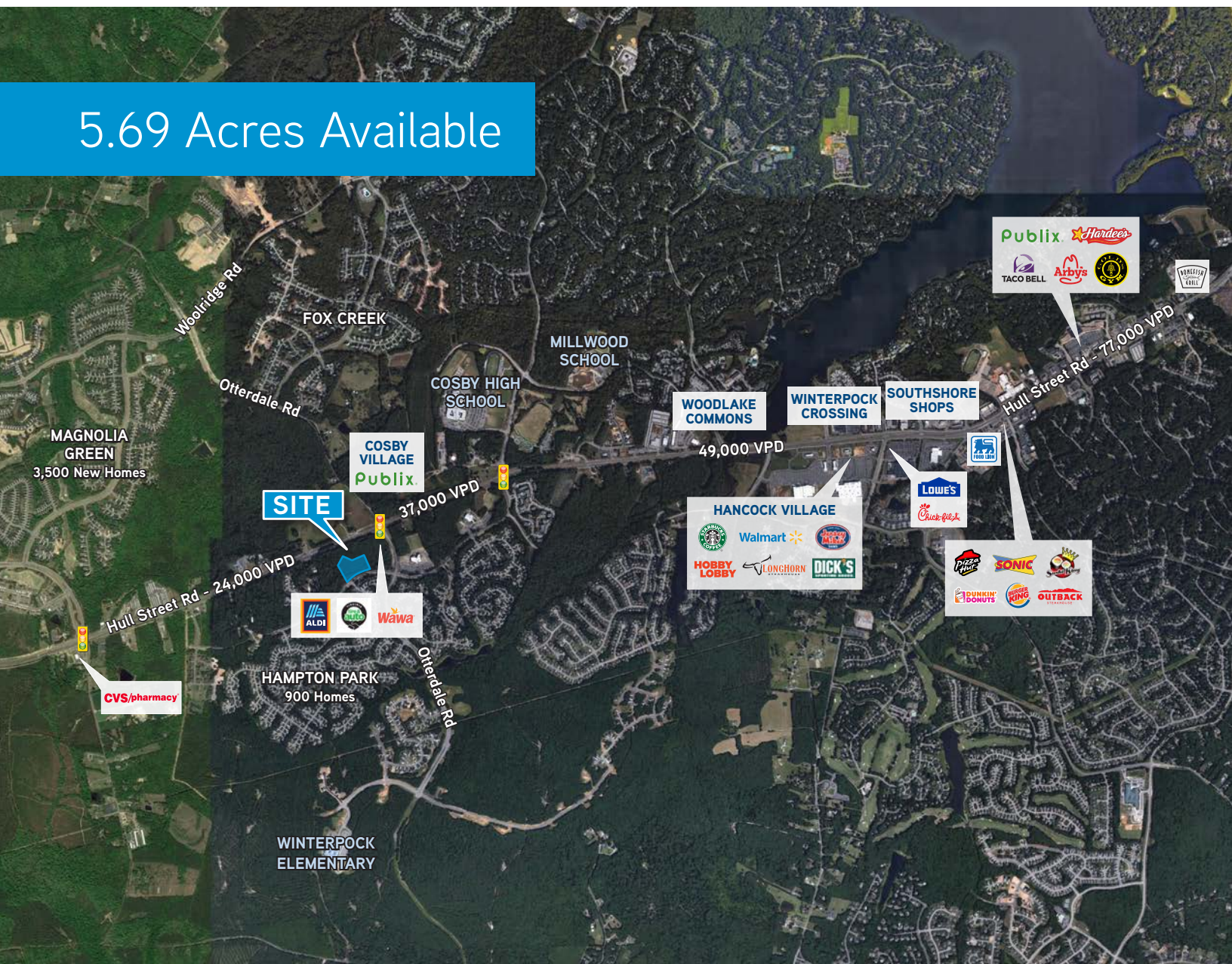
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Accelerating success.

5.69 Acres Available



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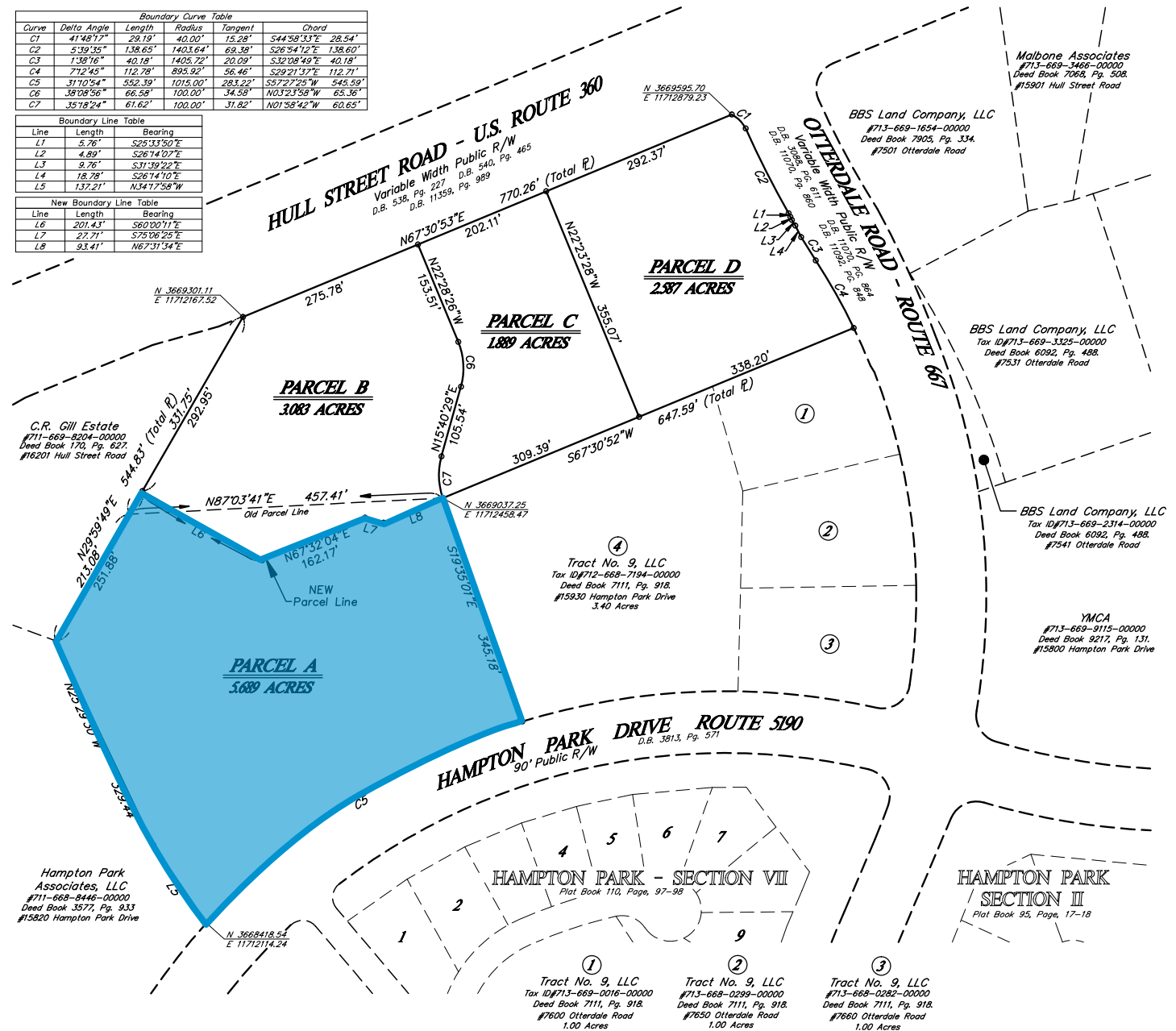
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Boundary Curve Table				
Curve	Delta Angle	Length	Radius	Tangent Chord
C1	41°48'17"	29.19'	40.00'	S44°58'33"E 28.54'
C2	5°39'35"	138.65'	1403.64'	S26°34'12"E 138.60'
C3	1°38'16"	40.18'	1405.72'	S32°08'49"E 40.18'
C4	71°10'45"	112.78'	895.92'	S29°21'37"E 112.71'
C5	31°10'54"	552.39'	1015.00'	S57°22'25"W 545.59'
C6	38°08'56"	66.58'	100.00'	N03°23'58"W 65.36'
C7	35°18'24"	61.62'	100.00'	N01°58'42"W 60.65'

Boundary Line Table		
Line	Length	Bearing
L1	5.76'	S25°33'50"E
L2	4.89'	S26°14'07"E
L3	9.76'	S31°39'22"E
L4	18.78'	S26°14'10"E
L5	137.21'	N34°17'58"W

New Boundary Line Table		
Line	Length	Bearing
L6	201.43'	S60°00'11"E
L7	27.71'	S75°06'25"E
L8	93.41'	N67°31'34"E



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