



Parcel #: 799-731-6492
Parcel size (AC): 37.3
Zoning: MIXED (B-3, M-2)
County: Henrico

Parcel #: N0000720017
Parcel Size (AC): 22.87
Zoning: M-2
County: City of Richmond



1
UNDER CONTRACT

2
UNDER CONTRACT

3
UNDER CONTRACT

Parcel #: 798-730-7590
Parcel size (AC): 2.38
Zoning: MIXED (M-2)
County: Henrico

4

Parcel #: 799-730-4478
Parcel size (AC): 7.705
Zoning: B-3
County: Henrico

5

Parcel #: 799-730-8639
Parcel size (AC): 5.8
Zoning: B-3
County: Henrico

MAGNOLIA INDUSTRIAL CENTER

LAND AVAILABLE FOR SALE

Mechanicsville Turnpike | Richmond, Virginia

DANNY HOLLY | Senior Vice President
804 697 3552 | danny.holly@thalhimer.com





MAGNOLIA DEVELOPMENT

PARCELS 4 & 5

- **13.505 Acres Total**
- Henrico County
- Zoned B-3
- Asking Price: \$1,750,000

Strengths

- Well located within an active industrial submarket
- Easy access & close proximity to I-64, I-295 and I-95 (1 mile)
- Daytime amenities close by
- Flexible B-3 zoning
- No wetlands
- Rising development interest in Richmond

B-3 Business District

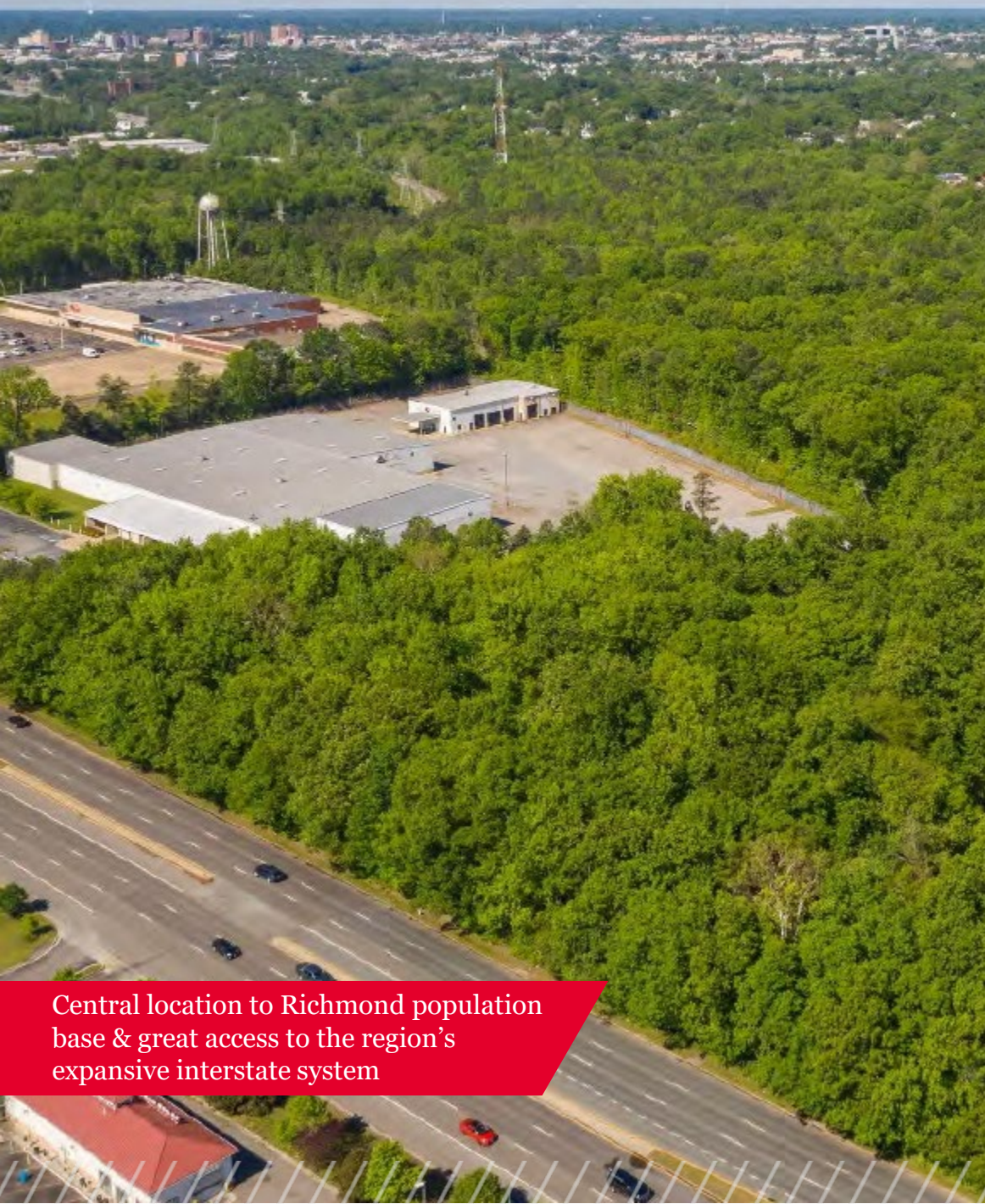
Located in Henrico County Enterprise Zone

Principal permitted uses:

- Automobile filling station
- Automobile rental, repair & sales
- Boat & marine rental, sales & service
- Contractor services
- Convenience store
- Farm supply & service
- Manufactured home & prefabricated building sales
- Repair establishment
- Restaurants of any kind
- Towing or wrecker service
- Wholesale sales

Entitled + Variety of Flexible Uses





Central location to Richmond population base & great access to the region's expansive interstate system



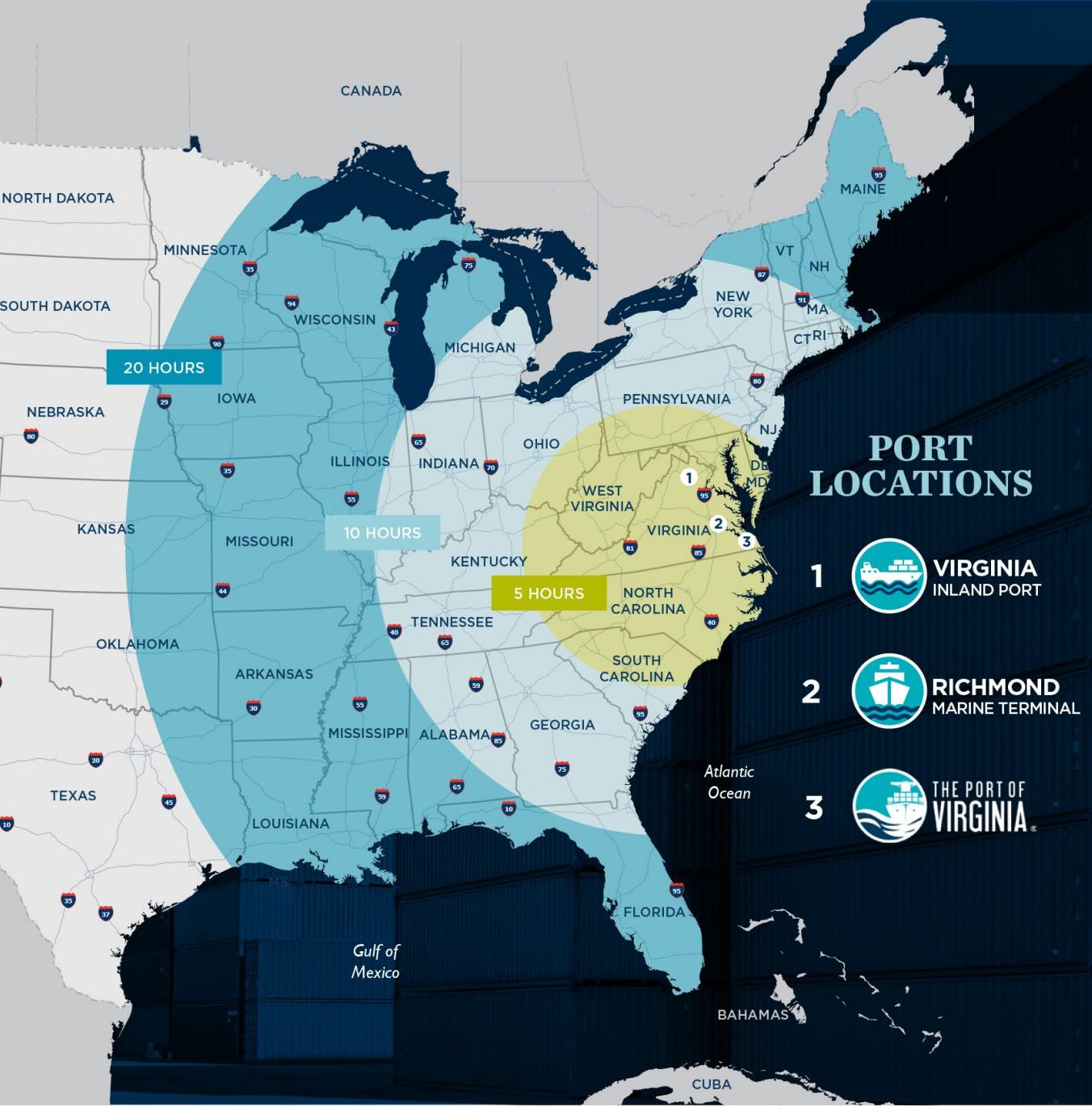
MAGNOLIA DEVELOPMENT

Strategically located between Washington D.C. and the Raleigh/Durham metropolitan area, Virginia's capital city provides immediate access to the Interstate 95 corridor that runs the length of the East Coast.

To the east, Richmond is connected to the Hampton Roads region, the second largest metropolitan area in the state, by Interstate 64 and directly to the Port of Virginia through Richmond Marine Terminal. West of Richmond, the I-64 corridor provides access to the western portion of the state and the Midwest distribution markets beyond it. From Richmond, shippers can reach 50% of the U.S. Population within 24 hours.

The Richmond International Airport (RIC) handles an average of 140 million pounds of cargo annually in addition to passenger traffic and is located within a Foreign Trade Zone (FTZ). FedEx, DHL, and UPS all have freight operations at RIC, whose facilities include 750,000 SF of cargo apron/tarmac area and 142,000 SF of cargo warehouse.

Rail lines fan out from Richmond parallel to the major truck corridors, both north-south and east-west. CSX has a major terminal in Richmond and has recently completed a series of capacity-related projects to improve the flow of train traffic. Statewide, Virginia's network includes more than 3,000 miles of rail and ten independent freight railroad operators.








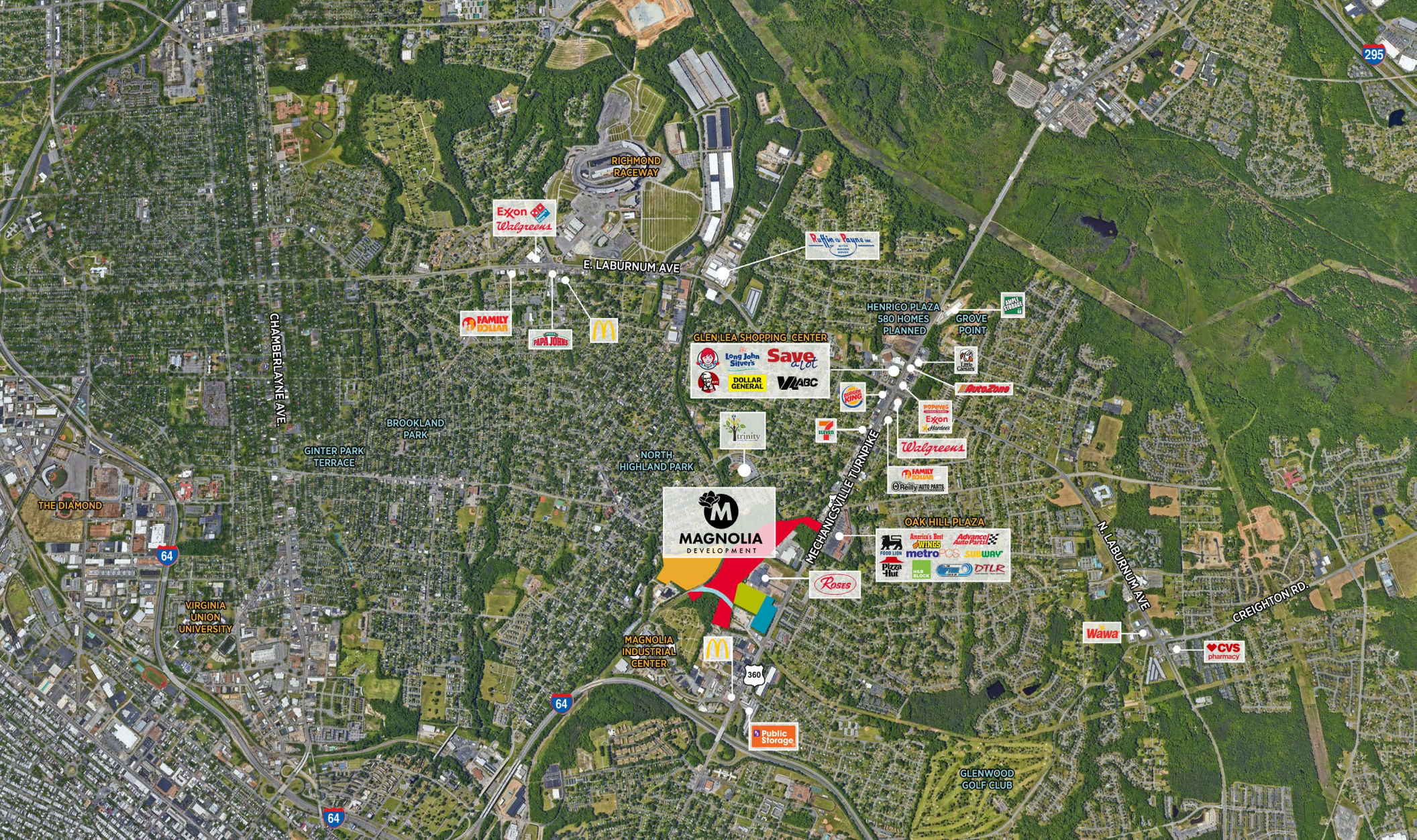
DRIVE TIME
50% of the U.S. population can be reached within 24 hours.

PORT LOCATIONS

- 1  **VIRGINIA**
INLAND PORT
- 2  **RICHMOND**
MARINE TERMINAL
- 3  **THE PORT OF VIRGINIA**

ECONOMIC IMPACT SINCE 2018

 100.1 BILLION In spending 18% Increase	 23.5 MILLION Tons of cargo moved 6% Increase
 436,667 Jobs in Virginia 10% Increase	 27.2 BILLION In labor income 18% Increase
 2.7 BILLION In State & Local Taxes and Fees 29% Increase	



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