

+/-316.6 ACRES

13074-13088 MOUNTAIN RD

HANOVER COUNTY, VIRGINIA

FOR SALE



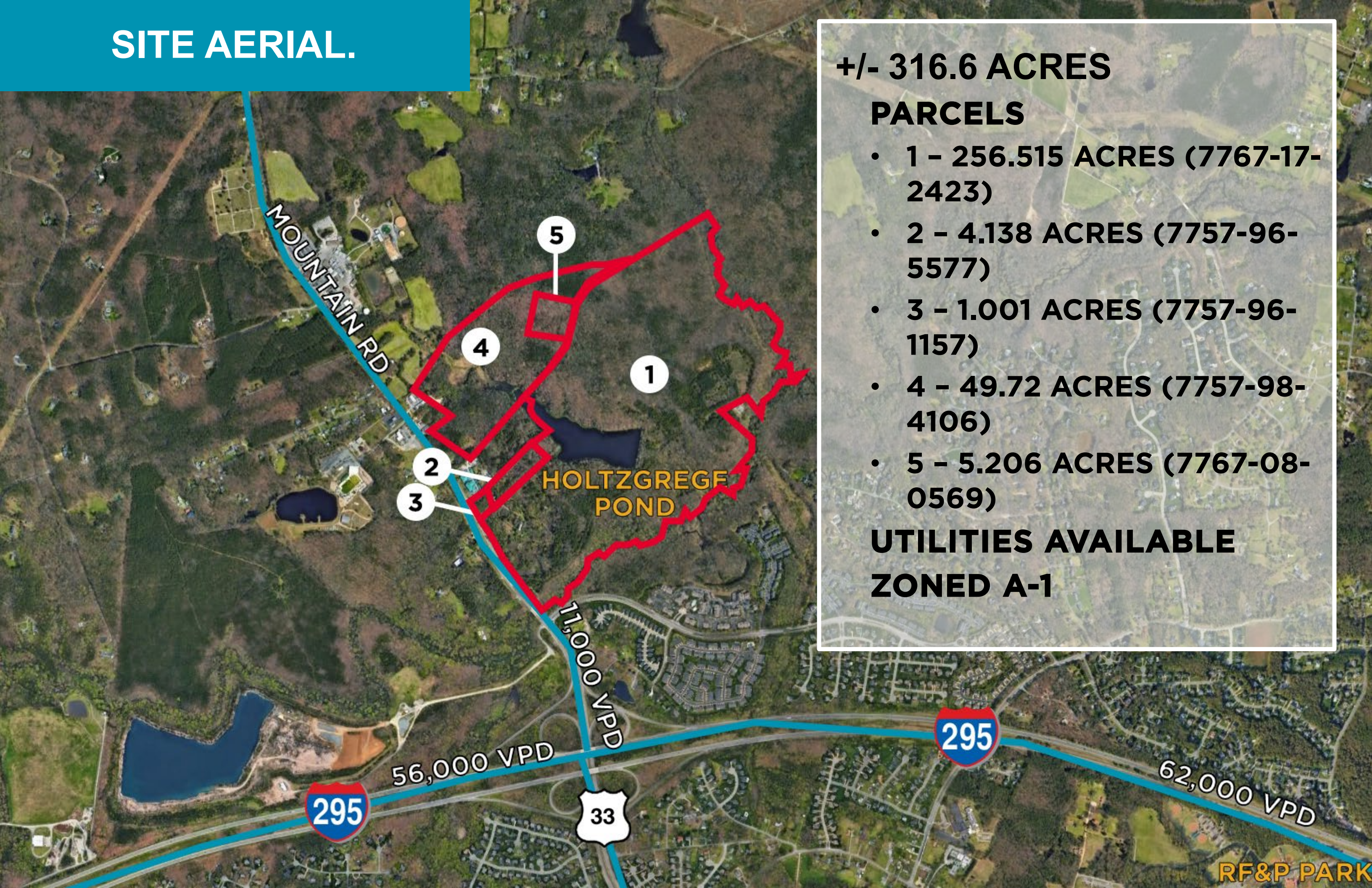
THALHIMER

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SITE AERIAL.



+/- 316.6 ACRES

PARCELS

- **1 - 256.515 ACRES (7767-17-2423)**
- **2 - 4.138 ACRES (7757-96-5577)**
- **3 - 1.001 ACRES (7757-96-1157)**
- **4 - 49.72 ACRES (7757-98-4106)**
- **5 - 5.206 ACRES (7767-08-0569)**

**UTILITIES AVAILABLE
ZONED A-1**

RF&P PARK

PARCELS-316.6 ACRES TOTAL

5.206 ACRES (7767-08-0569)



49.72 ACRES (7757-98-4106)



4.138 ACRES (7757-96-5577)



1.001 ACRES (7757-96-1157)



256.515 ACRES (7767-17-2423)



THE DEMOGRAPHICS.

HIGHLIGHTS



122,265

5 MILE POPULATION



137,710

5 MILE DAYTIME POPULATION



\$173,395

1 MILE AVERAGE HOUSEHOLD INCOME



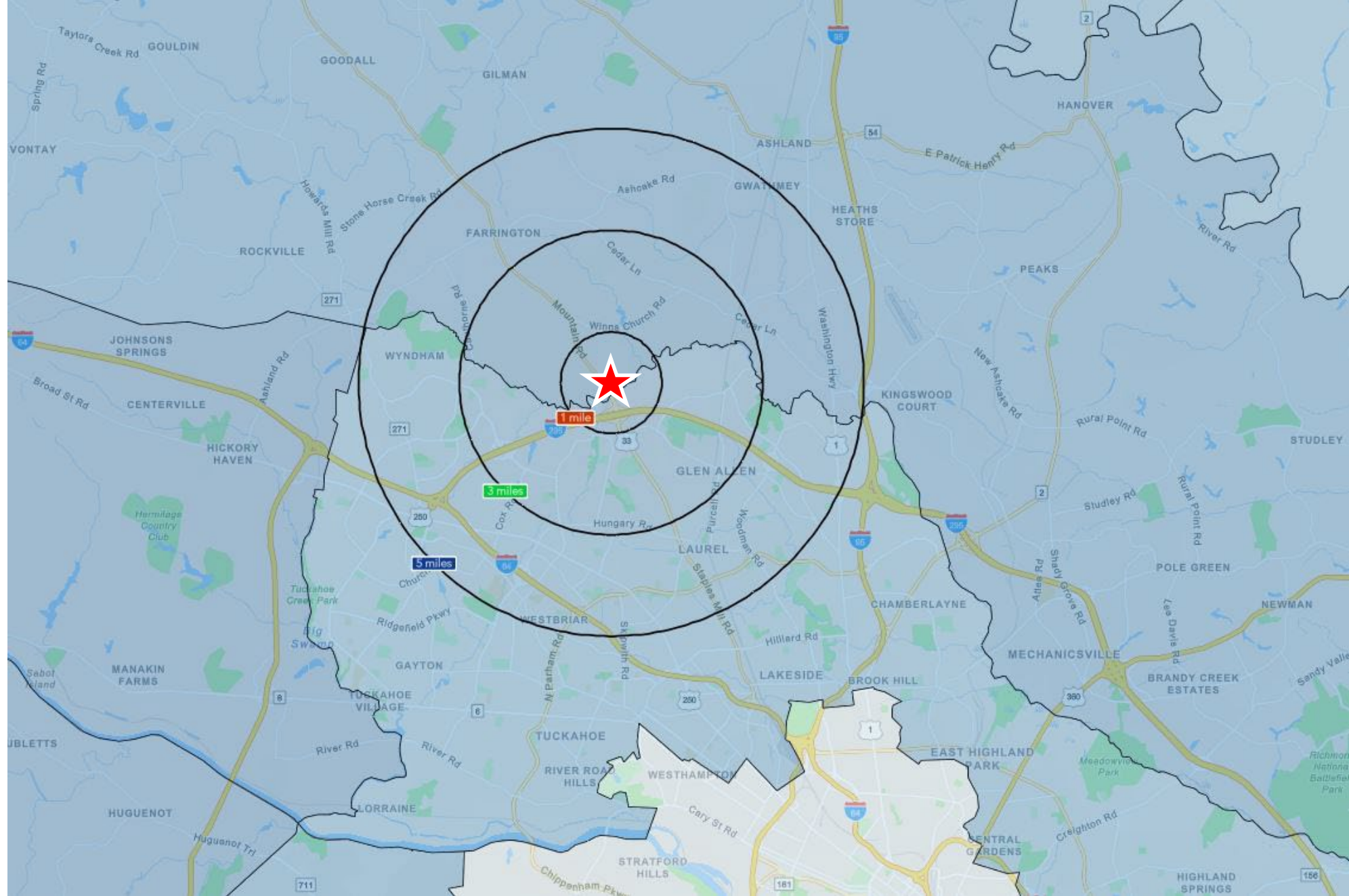
47,284

5 MILE HOUSEHOLDS



66.3%

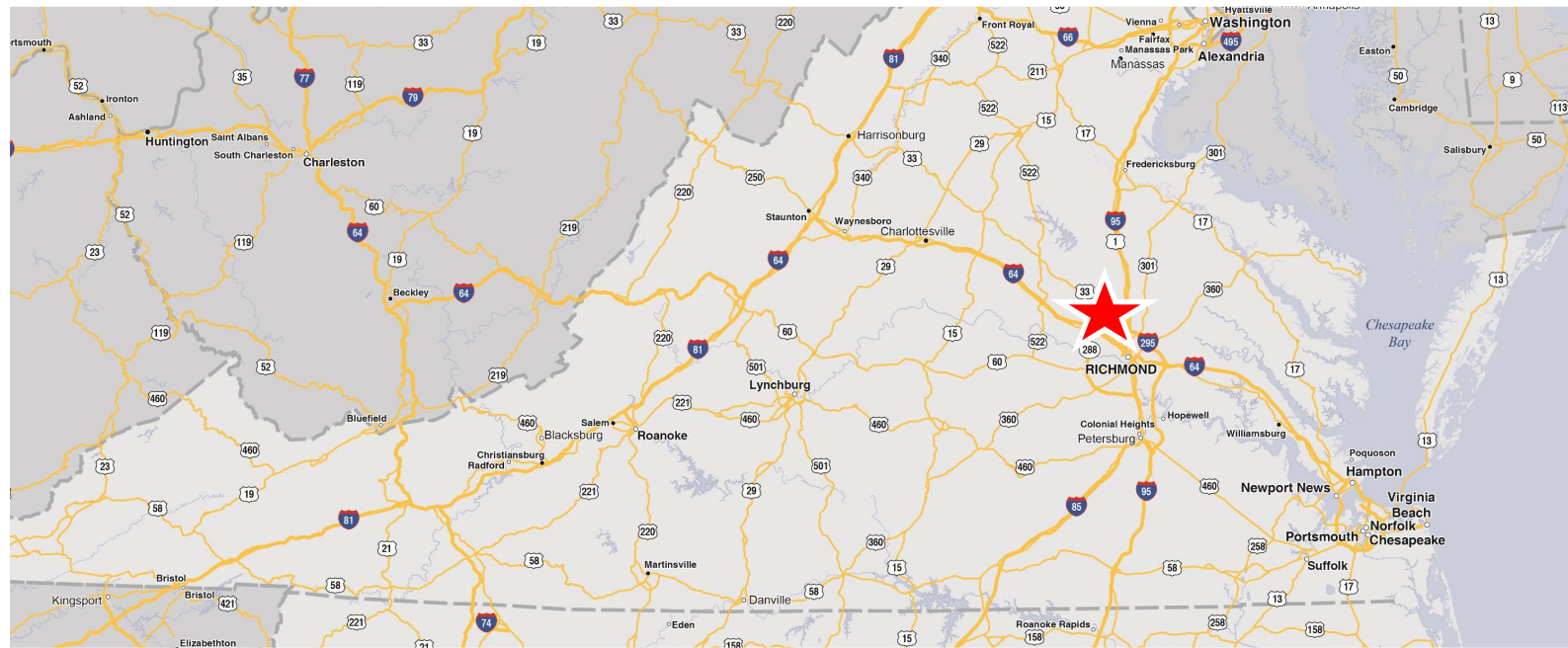
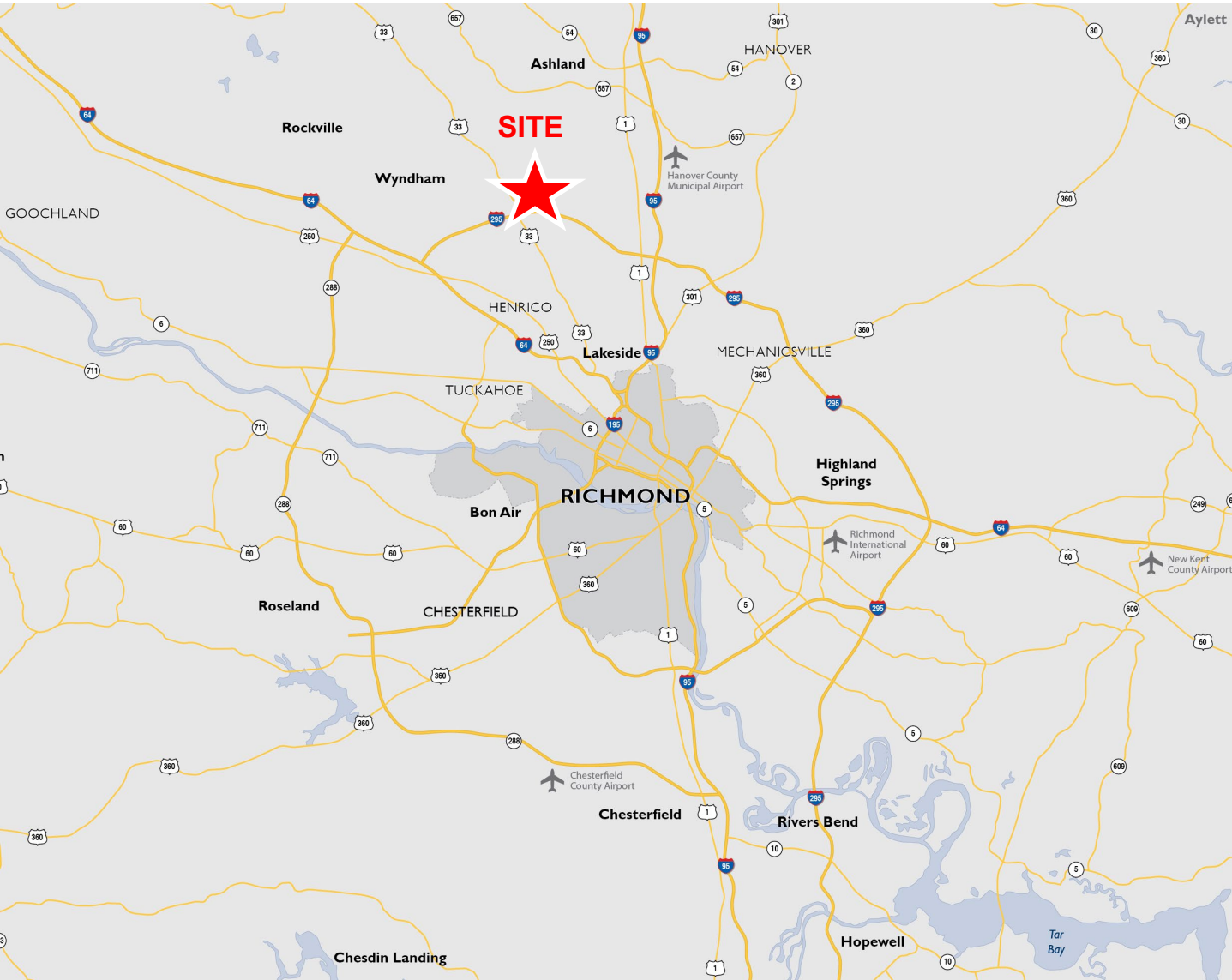
1 MILE BACHELOR'S DEGREE & ABOVE



| | 1 Mile | 3 Mile | 5 Mile |
|----------------------------------|-----------|-----------|-----------|
| 2023 Total Population | 3,735 | 36,809 | 122,265 |
| 2028 Projected Population | 3,689 | 39,329 | 126,935 |
| 2023 Households | 1,301 | 13,237 | 47,284 |
| 2023 Education Bachelors & Above | 66.3% | 60.1% | 56.1% |
| 2023 Average Household Income | \$173,395 | \$163,521 | \$139,818 |
| 2023 Median Household Income | \$138,915 | \$123,891 | \$97,090 |
| Daytime Population | 3,058 | 35,074 | 137,710 |
| 2023 Median Age | 40.3 | 40.3 | 37.9 |

THE LOCATION

| CITY | TIME |
|---------------------------|--------------------|
| Richmond, Virginia (CBD) | 21 Minutes |
| Charlottesville, Virginia | 59 Minutes |
| Virginia Beach, Virginia | 1 Hour 48 Minutes |
| Washington D.C. | 1 Hour 44 Minutes |
| Lynchburg, Virginia | 1 Hour 59 Minutes |
| Raleigh, North Carolina | 2 Hours 46 Minutes |
| Roanoke, Virginia | 2 Hours 40 Minutes |
| Charlotte, North Carolina | 4 Hours 32 Minutes |



FOR SALES INFORMATION, CONTACT:

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