



COTTRELL — LAKES —

FOR SALE

2 PARCELS IN COTTRELL FARMS

Approximately 39 acres total
15 Lots, 11 homes

COTTRELL ROAD
Richmond, VA 23234

Discover a visionary opportunity to be part of a vibrant new community designed for modern living and lasting connections. This assemblage of land is a Developer's dream to create a planned development combining elegant homes, luxurious townhomes and multi-family opportunities. Offering lush green spaces, and future exceptional amenities to create a neighborhood where families and individuals thrive.



www.ICONCommercialRVA.com



Parcel 1 - \$6 Million

Approx. 31 Acres
10 Houses
*1 Main Club House
9 are rentals with income*

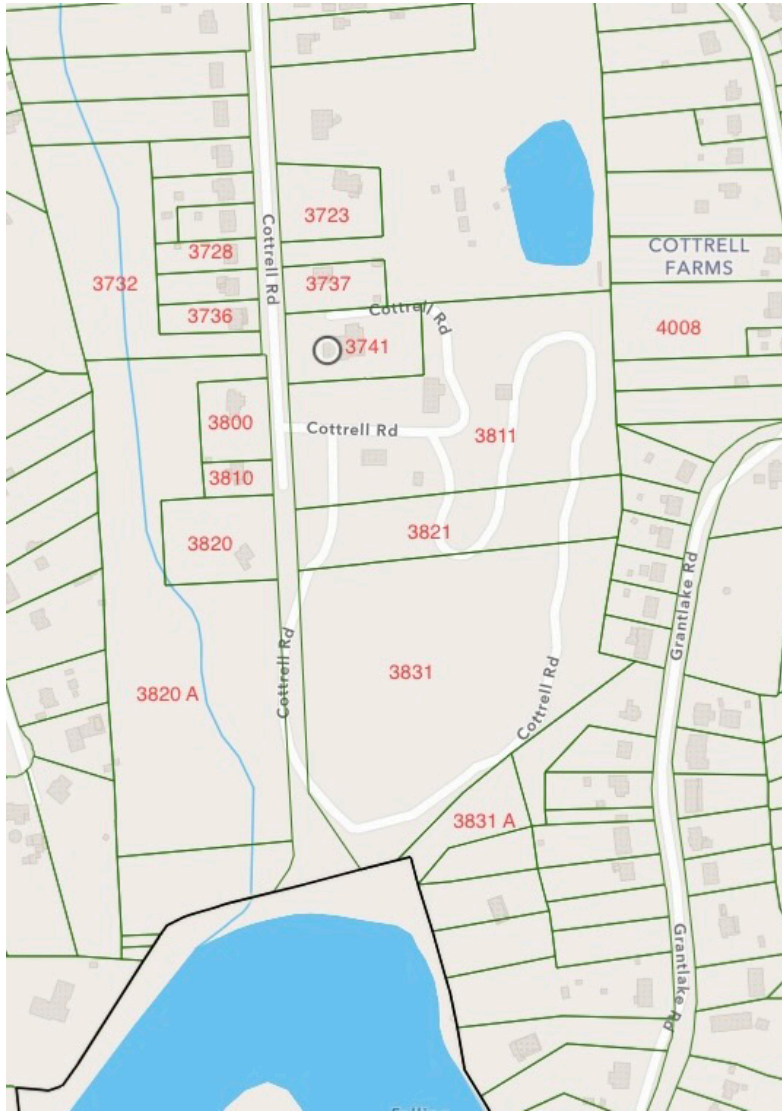
Parcel 2 - \$2.5 Million

Approx. 8 Acres
1 House

Robert D. Jones II, President
Colby Kay, Senior Vice President

804.293.2621
www.ICONCommercialRVA.com
4501 E Main St., Ste A | Richmond, Virginia 23231





Address	Type
3728 Cottrell	Home
3732 Cottrell	Home
3736 Cottrell	Home
3820A Cottrell	Land
3800 Cottrell	Home
3810 Cottrell	Home
3820 Cottrell	Home
3723 Cottrell	Home
3737 Cottrell	Home
3741 Cottrell	Home
3811 Cottrell	Home
3821 Cottrell	Land
3831 Cottrell	Land
3831A Cottrell	Land
3715 Cottrell	Home

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THE FUTURE OF COTTRELL LAKES

Diverse Home Designs

Develop a variety of beautifully crafted residences, including single-family homes, townhouses, and apartments—each designed with contemporary finishes and spacious layouts.

Expansive Green Spaces

Residents can enjoy parks, walking trails, and landscaped gardens that invite outdoor recreation and relaxation for all ages.

Community Clubhouse (Already on the property)

Gather with neighbors in a stylish clubhouse featuring event spaces, a fitness center, and indoor recreation areas.

Future Family-Friendly Amenities

Children's playgrounds, sports courts, and dedicated picnic areas will foster a safe and welcoming environment for families.

Sustainable Living Construction

Eco-friendly infrastructure, energy-efficient homes, and community gardens can support a healthy, sustainable lifestyle.

Convenient Location

Ideally situated near schools, shopping, dining, and major transit routes—everything you need is just moments away.

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