

FOR SALE

NEW BOHEMIA BUSINESS PARK: COMMERCIAL LAND SALE

ADJACENT TO HARDEE'S AT 9300 FOUNTAIN DRIVE, PRINCE GEORGE, VA 23875

125 YEARS SERVING RICHMOND

POLLARD & BAGBY
REAL ESTATE

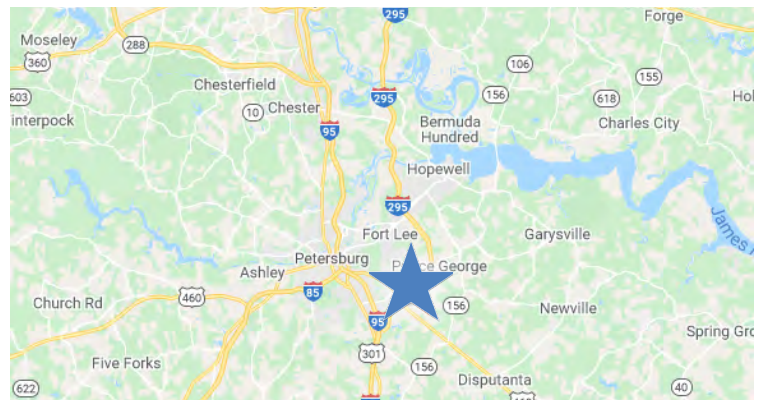


DESCRIPTION

Located off County Drive at I-295 are two tracts of Enterprise zoned land available for sale together, or separately. Adjacent retailers include the newly constructed Hardees, along with Pilot Travel Center, Duncan Donuts, Wendys, nearby manufacturing businesses such as South Point Business Park, Rolls Royce Crosspointe, Perdue Farms, and an Amazon Fulfillment Center.

PROPERTY FEATURES

- Enterprise Zone
- General Business Use
- 4.8 AC is \$1,200,000 | (PID: 3402000-003-0)
- 27 AC is \$850,000 | (PID: 3402000-001-0) *(Under Contract through 01/2027)*
- For Sale Together: \$2,000,000
- Located:
 - 50 miles South of Richmond
 - 5 miles SE of Petersburg
 - 0.2 Miles South of Interstate 295
 - 2 Miles South of South Point Business Park



CONTACT INFORMATION

Tony Rolando

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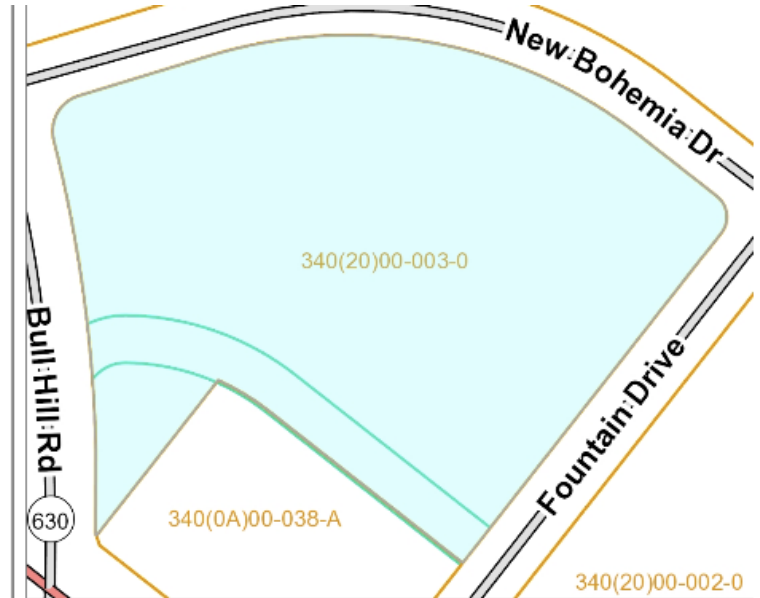
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ASSESSMENTS

Assessment Information

TaxID: 340(20)00-003-0
Owner: SHIV I INC
Legal Acreage: 4.817
GIS Acreage: 4.82554747
Land Value: 408400
Dwelling Value: 0
Total Value This Year: 408400
Land Value Last Year: 408400
Dwelling Value Last Year: 0
Total Value Last Year: 408400
Finished Size:



Assessment Information

TaxID: 340(20)00-001-0
Owner: SHIV I INC
Legal Acreage: 28.106
GIS Acreage: 28.10601529
Land Value: 1349800
Dwelling Value: 0
Total Value This Year: 1349800
Land Value Last Year: 1349800
Dwelling Value Last Year: 0
Total Value Last Year: 1349800
Finished Size:



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