

# 31.7 ACRES FOR SALE

## 2451 RICHMOND RD, TROY, VA



COMPOUND CRE



PRESENTED BY COMPOUND CRE:

---

**SEAN SCHWEIKER**

Listing Agent

703-629-8997

Sean@CompoundBrokers.com

Virginia Salesperson License #0225275820

*New England Commercial Brokerage, Inc.  
d/b/a Compound CRE*

# 2451 RICHMOND ROAD

## DRIVE TIMES

Zion Crossroads	6 minutes	4 miles
Keswick Hall Luxury Resort	10 minutes	6.4 miles
Pantops	12 minutes	10.1 miles
Downtown Charlottesville	16 minutes	13.3 miles
University of Virginia	16 minutes	16.1 miles



## ACREAGE

**31.7 ACRES**

## MUNICIPALITY

**FLUVANNA COUNTY**

## ZONING

**A-1**

## ASKING PRICE

**\$960,000**

## UTILITIES



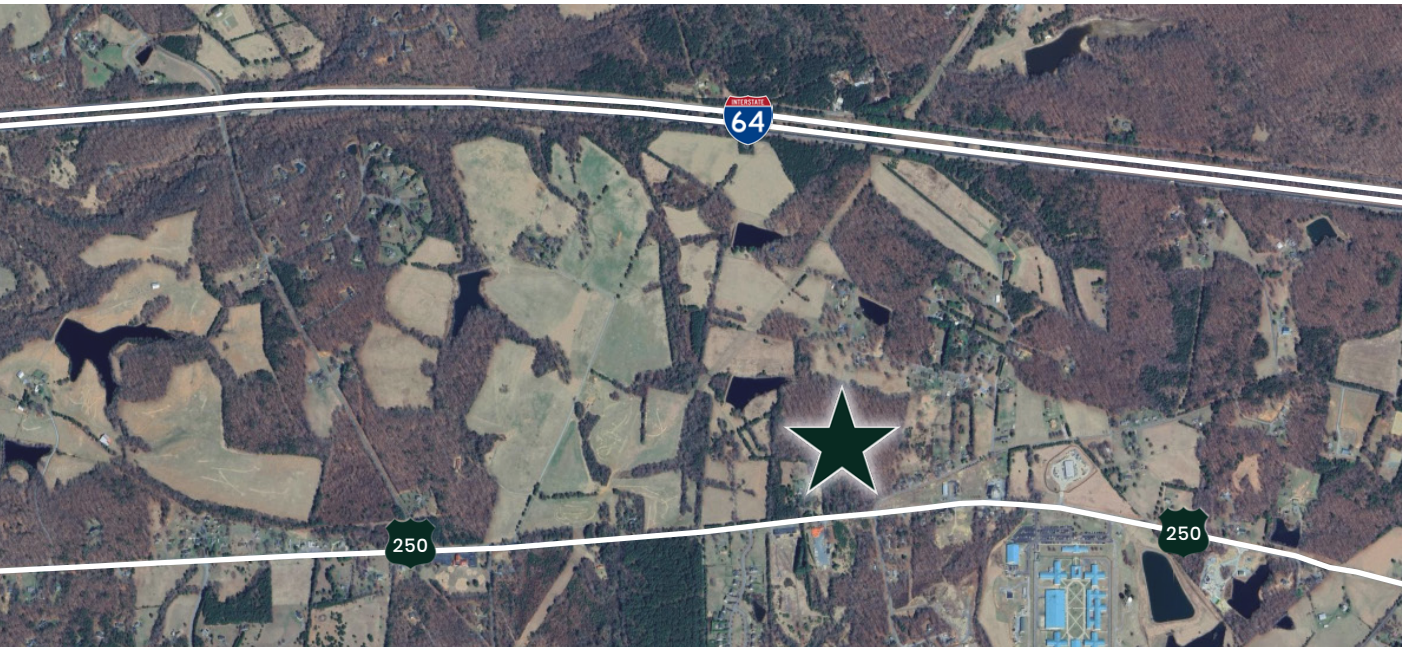
**WATER:**  
Public waterline along 250



**SEWER:**  
Public sewer 0.4 miles East on 250



**POWER:**  
CVEC



## LOCATION MAP

CHARLOTTESVILLE

ZION  
CROSSROADS

## SINGLE FAMILY HOME

~1,860 SF

3 BED, 1.5 BATH

SCREENED-IN PORCH

528 SF DETACHED GARAGE

240 SF SHED

570 SF BACK DECK

345 SF DETACHED ART STUDIO

HOME SERVICED BY WELL AND  
SEPTIC

### PRESENTED BY COMPOUND CRE:

**SEAN SCHWEIKER**

Listing Agent  
703-629-8997

Sean@CompoundBrokers.com

**COLLIN SCHWEIKER**

Listing Agent  
703-338-9376

Collin@CompoundBrokers.com

**ANDREW KNIGHT**

Virginia Managing Broker  
860-648-1600  
NECBINC@gmail.com

**NEW ENGLAND COMMERCIAL  
BROKERAGE, INC**

License # 0226025861

Disclaimer: The information contained herein has been obtained from sources deemed reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. All square footage, dimensions, zoning, and other property details should be independently verified by prospective purchasers or tenants. This offering is subject to errors, omissions, prior sale, lease, negotiation, or withdrawal without notice. New England Commercial Brokerage Inc. d/b/a Compound CRE represents the landlord/seller exclusively unless otherwise stated. Nothing herein should be construed as a binding offer or contract.

This property is presented by Compound CRE, an affiliate of New England Commercial Brokerage Inc. Licensed Real Estate Firm in Virginia.





