

EXCLUSIVE LISTING

# Industrial/Flex Land For Sale or Build to Suit

## Rare Opportunity in Scotts Addition 2.0

# FOR SALE



8.2 +/- Acres  
Available For  
Sale or BTS

31,000 SF Under  
Construction  
11,577 For Lease



## 2283 DABNEY ROAD: BUILDING XIV

RICHMOND, VA 23230

 **\$5,000,000**

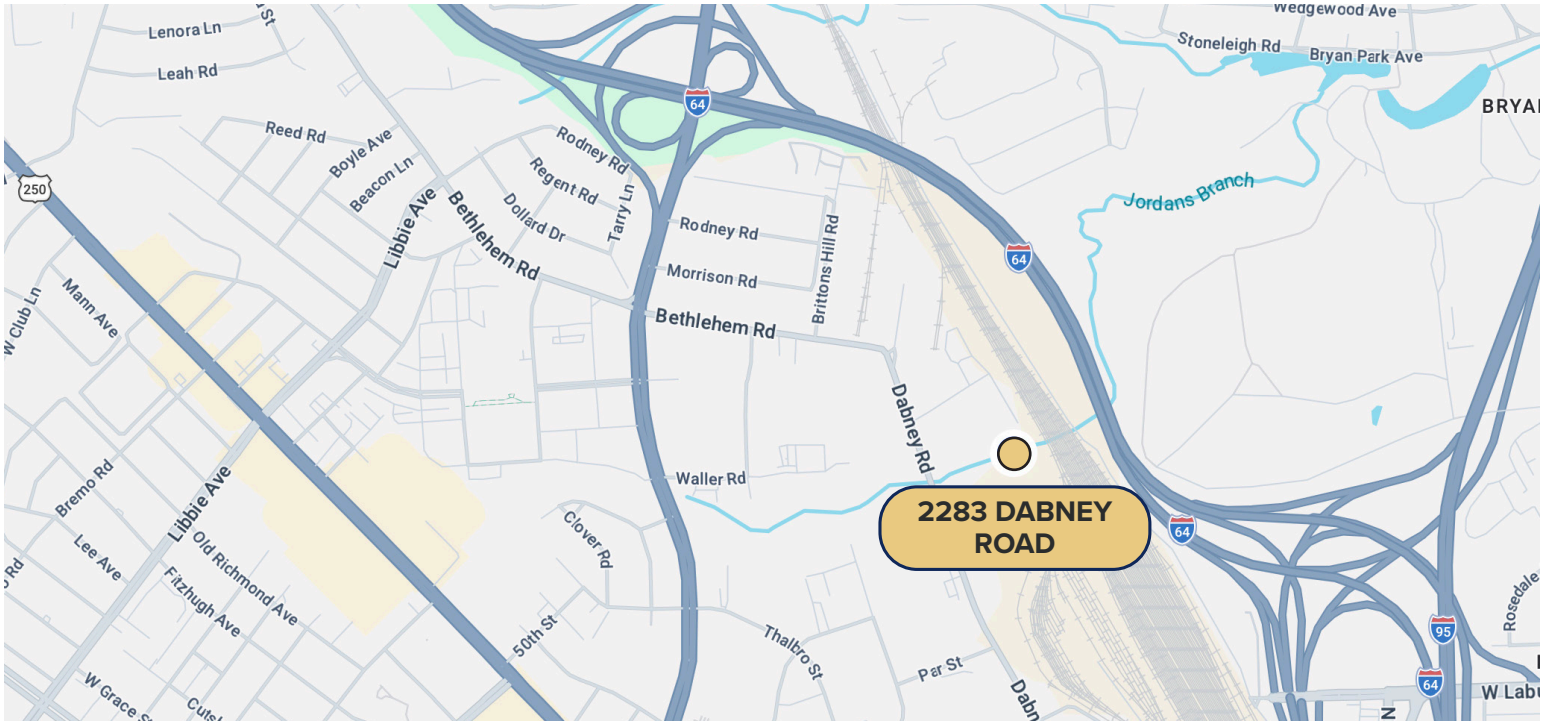
### PROPERTY HIGHLIGHTS

- ✓ SITE PLAN APPROVED
- ✓ EXCELLENT ACCESS TO 195, I-64 AND I-95
- ✓ EXISTING GRADING & STORMWATER RETENTION POND

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## PROPERTY SUMMARY



## Exclusive opportunity to purchase the last undeveloped site in Scotts Addition 2.0.

This approximate 8-acre parcel is pad site ready for a flex or industrial user to build their home in the heart of the Richmond. In addition to the pad site this property provides either a large laydown yard or up to a 117-space parking lot. Currently installed is a stormwater retention pond along with water, sewer and stormwater infrastructure improvements.

The property is located just minutes from the intersection of I-95 and I-64 giving convenient access to all of Central Virginia and just minutes to Richmond's highest end neighborhoods. The Port of Virginia is less than 100 miles away.

### QUICK FACTS

**ADDRESS** | 2283 Dabney Road:  
Building XIV  
Richmond, VA 23230

**PID** | 777-739-8812

**ZONING** | M2

**AC** | 8.2 +/-

**PRICING** | \$5,000,000



## HENRICO COUNTY

Henrico County, Virginia boasts a diverse economic landscape driven by several key corporations and employment drivers. One of the prominent sectors is the healthcare industry. Henrico is home to the renowned Henrico Doctors' Hospital and the Virginia Commonwealth University (VCU) Health System, both of which are major employers in the region. These healthcare institutions not only provide top-notch medical services but also create a significant number of jobs, ranging from healthcare professionals to administrative staff.

The county also benefits from a thriving technology and data center industry. Tech giants like Facebook, Amazon Web Services, and QTS Data Centers have established a strong presence in Henrico County, attracted by its reliable power infrastructure and connectivity options. These companies not only contribute to the local economy through job creation but also bolster the region's reputation as a hub for tech innovation.

Moreover, Henrico County's central location in the Richmond metropolitan area positions it as a logistical hub. Several distribution centers and logistics companies, such as FedEx and UPS, have operations in the county, taking advantage of its proximity to major highways and ports. These logistics companies provide employment opportunities across a spectrum of roles, from warehouse workers to logistics coordinators.

In addition to these sectors, Henrico County is also fostering small businesses and entrepreneurship through initiatives like the Henrico Entrepreneurial Ecosystem. This initiative supports local startups and encourages innovation, contributing to the diversity and resilience of the county's economy. Overall, Henrico County's economic success is driven by a combination of healthcare, technology, logistics, and a supportive environment for small businesses, making it an attractive destination for both established corporations and emerging enterprises.

# SITE DEMOGRAPHICS



**67.6%**

Education: Bachelor's and Above (1-Mile Radius)



**\$98,134**

Household Income (1-Mile Radius)



**37**

Median Age (1-Mile Radius)



**296,556**

Daytime Population with 12-Min Drive Time



**456,844**

Daytime Population with 15-Min Drive Time



**6,334**

Households (1-Mile Radius)

## RADIUS

	1 Mile	3 Miles	5 Miles
2024 Total Population	10,350	126,197	265,168
2024 Households	6,334	59,097	122,015
2024 Education Bachelors and Above	67.6%	56.8%	49.5%
2024 Average Household Income	\$98,134	\$110,610	\$104,176
2024 Median Household Income	\$85,109	\$81,116	\$79,356
2024 Total Daytime Population	21,378	162,521	354,770
2024 Median Age	37	33	34

## DRIVE TIME

	7 Minute	12 Minute	15 Minute
2024 Total Population	31,820	202,132	340,881
2024 Households	17,152	95,599	154,795
2024 Education Bachelors and Above	66.5%	51.9%	48.3%
2024 Average Household Income	\$116,42	\$102,353	\$102,986
2024 Median Household Income	\$92,857	\$78,084	\$80,885
2024 Total Daytime Population	45,108	296,556	456,844
2024 Median Age	36	34	35



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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