

COMMERCIAL LAND FOR SALE

17320 HULL STREET ROAD | MOSELEY, VA 23120

FEATURES

- **6.299 Acres of Prime Commercial Land For Sale.**
- **Planned Powhite Parkway extension with direct access to Magnolia Green.**
- **Zoned: Commercial.**
- **Located at the signalized intersection of Hull Street Road and Magnolia Green Parkway, with 610 feet of direct frontage on Hull Street Road.**
- Located at the entrance to *Magnolia Green*, the Fastest Growing Master-Plan Community in Chesterfield (www.magnoliagreen.com).
- Award-winning resort-style community with over 4,055 units, ranging from the low \$200's to \$1 million and up.
- Includes 18-hole championship golf course, community center, hiking trails and sports courts.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.

SPACE TYPE	Land For Sale
AVAILABLE SPACE	6.299 Acres
ASKING PRICE	\$5,900,000

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	3,331	19,119	45,853
Avg HHH Income	\$155,015	\$145,082	\$134,551
Daytime Employment	204	1,701	8,360
Traffic Count	24,000 VPD on Hull Street Road		

* Detailed demographics upon request



Ellen Long: 804.864.9788 Ext. 101 (O) | 804.539.7793 (M)
ellenlong@taylorlongproperties.com

Robert Marshall: 804.864.9788 Ext. 102 (O) | 804.437.4323 (M)
robertmarshall@taylorlongproperties.com

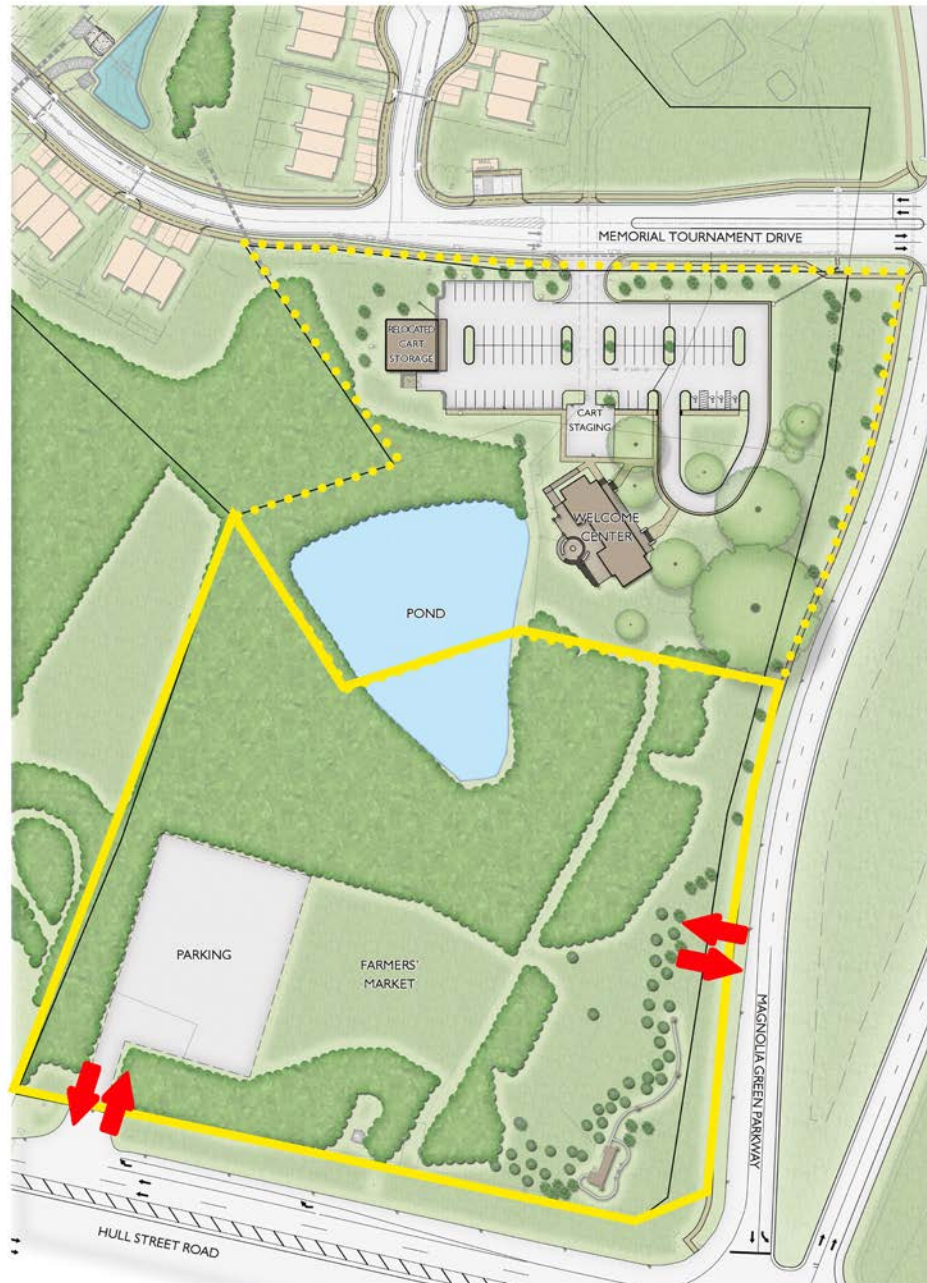
Rebecca von Meister: 804.864.9788 Ext. 103 (O) | 757.298.2016 (M)
rebeccavonmeister@taylorlongproperties.com



Taylor Long
PROPERTIES
Commercial Real Estate

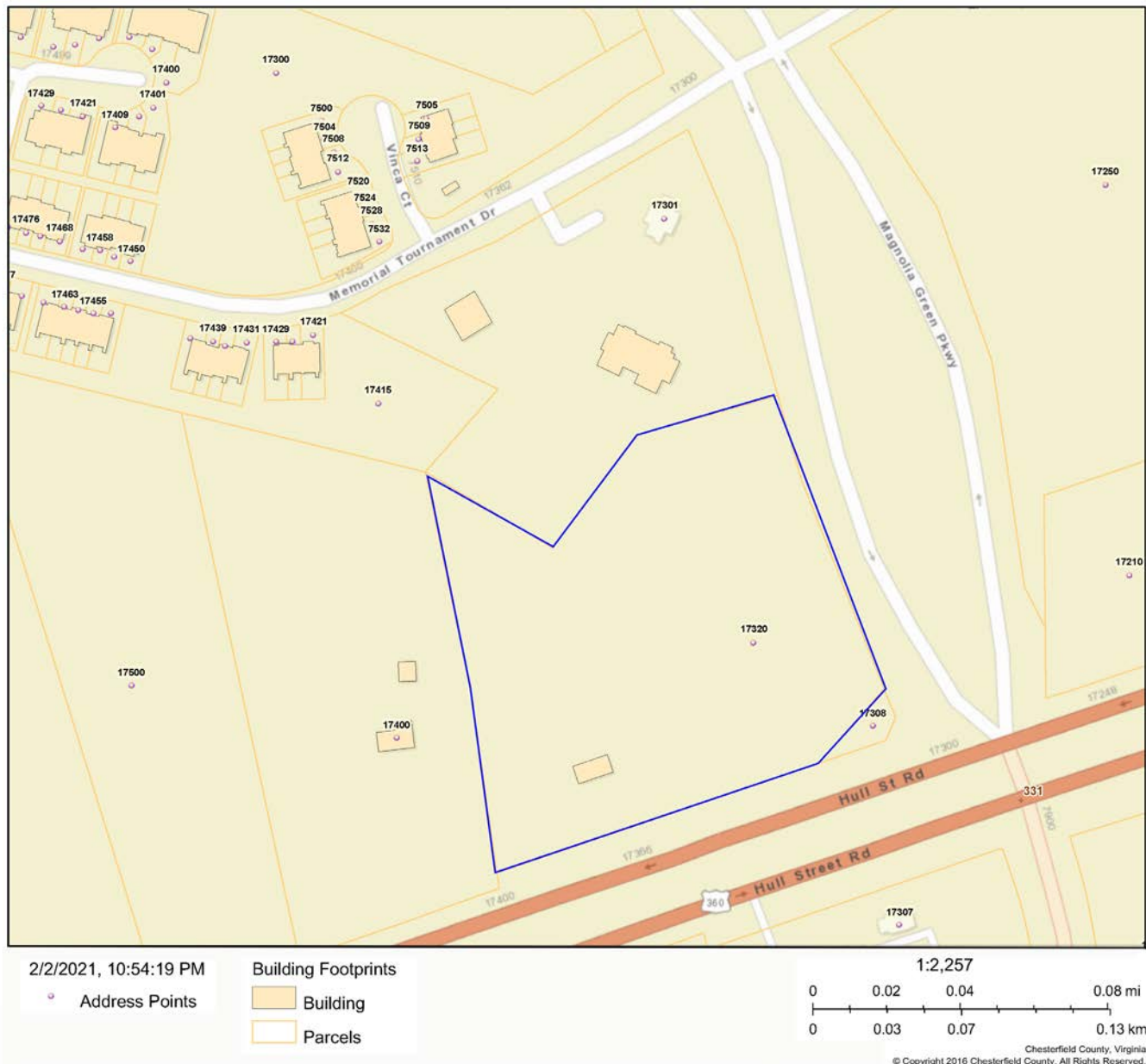


SITE PLAN



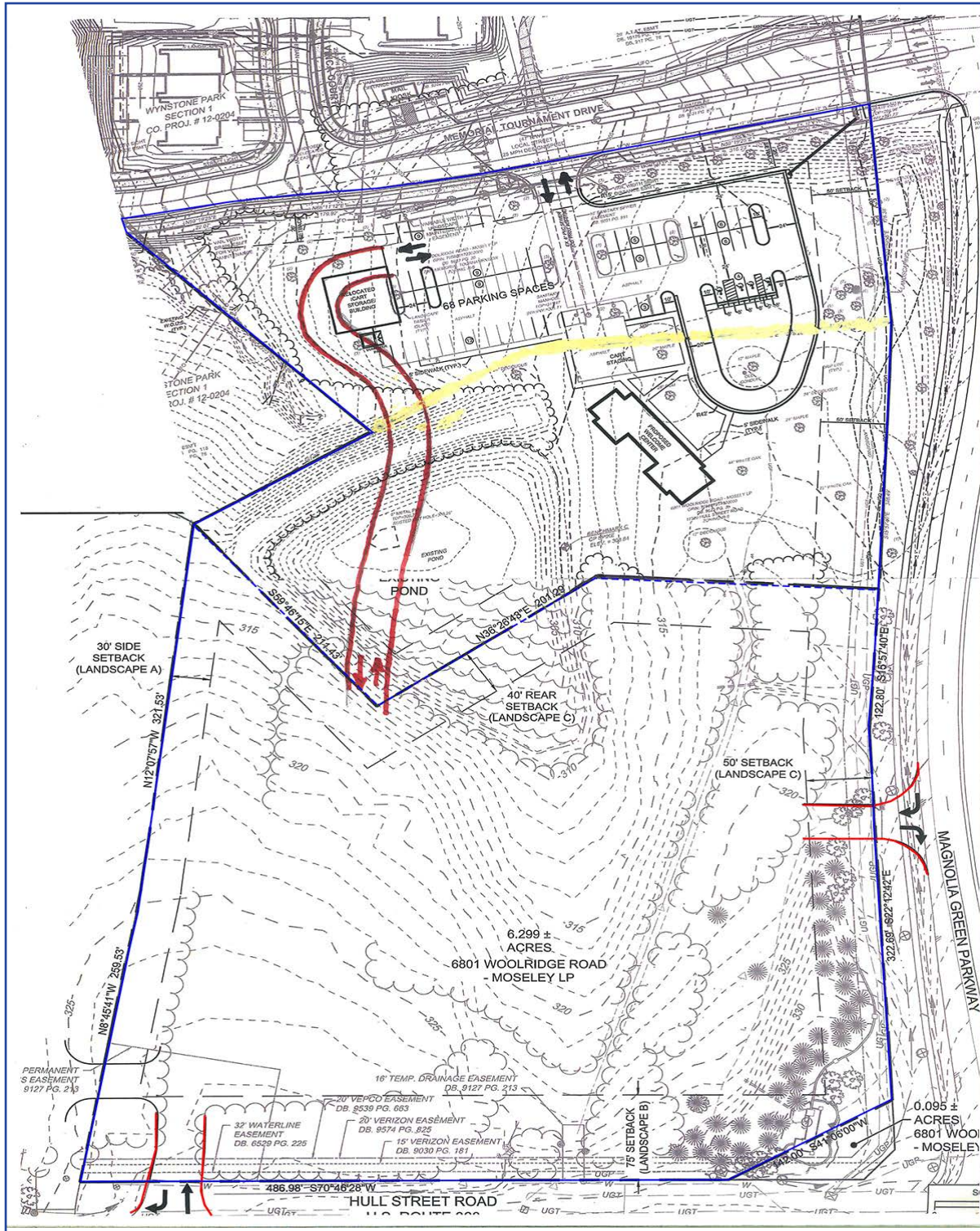
PARCEL

Chesterfield County, Virginia





ELEVATION





MASTER DEVELOPMENT PLAN

MAGNOLIA GREEN – MASTER DEVELOPMENT PLAN





AERIAL / MAP

