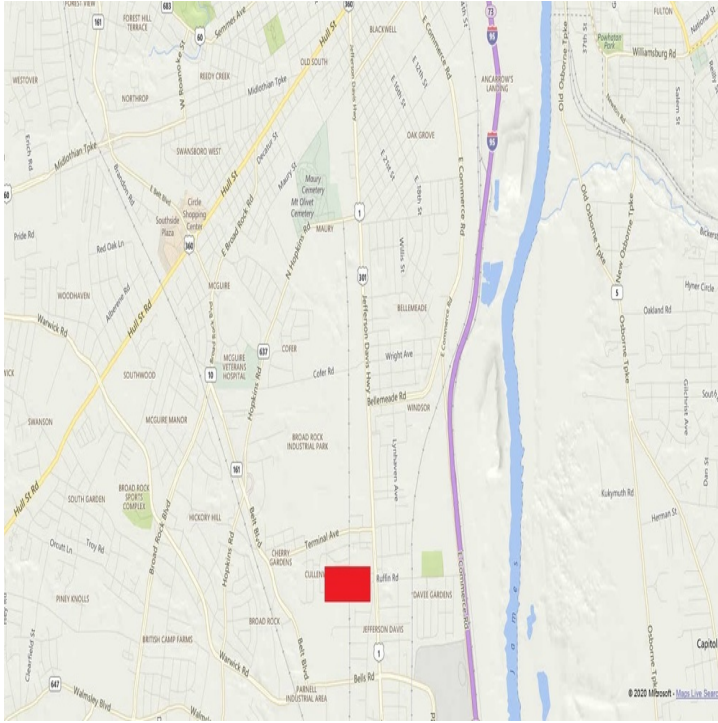


FOR SALE

3211 REAR SCOTTDALE ST

3211 R Scottdale St, Richmond, VA 23234



OFFERING SUMMARY

Sale Price:	\$150,000
Building Size:	0 SF
Available SF:	
Lot Size:	8.58 Acres
Price / SF:	-
Zoning:	R4
Market:	Richmond Metro
Submarket:	Southside

PROPERTY OVERVIEW

8.58 Acres located 5 miles to downtown and zoned R-4 with 12-14 single or 2-family building lots. See expired zoning confirmation letter for 28 single-family building lots. There is potential for higher-density mixed-use or R-7 duplex-style residential development, with approval. Located 5 miles to downtown in a high-growth corridor with mass transit and bike lane improvements accommodating rapid population growth. RMA conditions apply.

PROPERTY HIGHLIGHTS

- Residential Land Development Opportunity
- 12-14 single-family lots previously approved with potential to increase density
- High-Growth Corridor Located 5 min to Downtown

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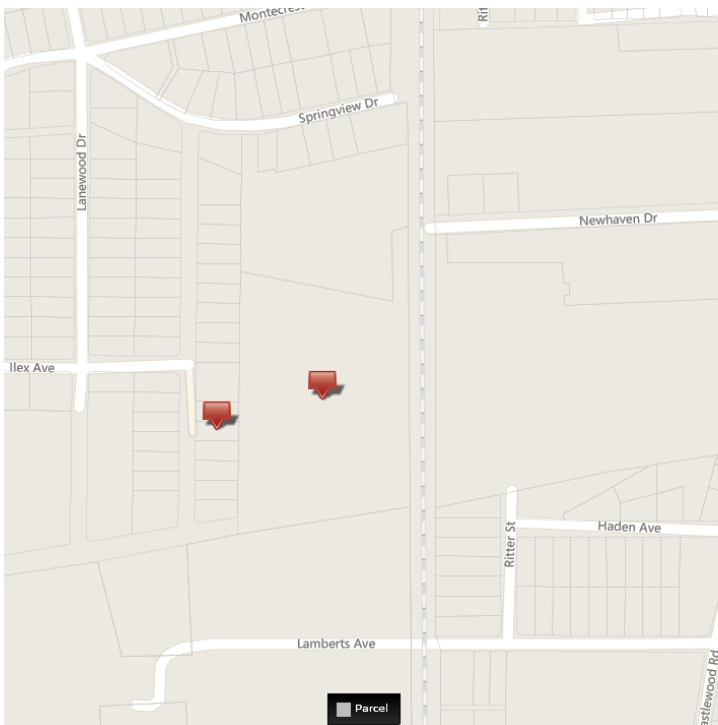


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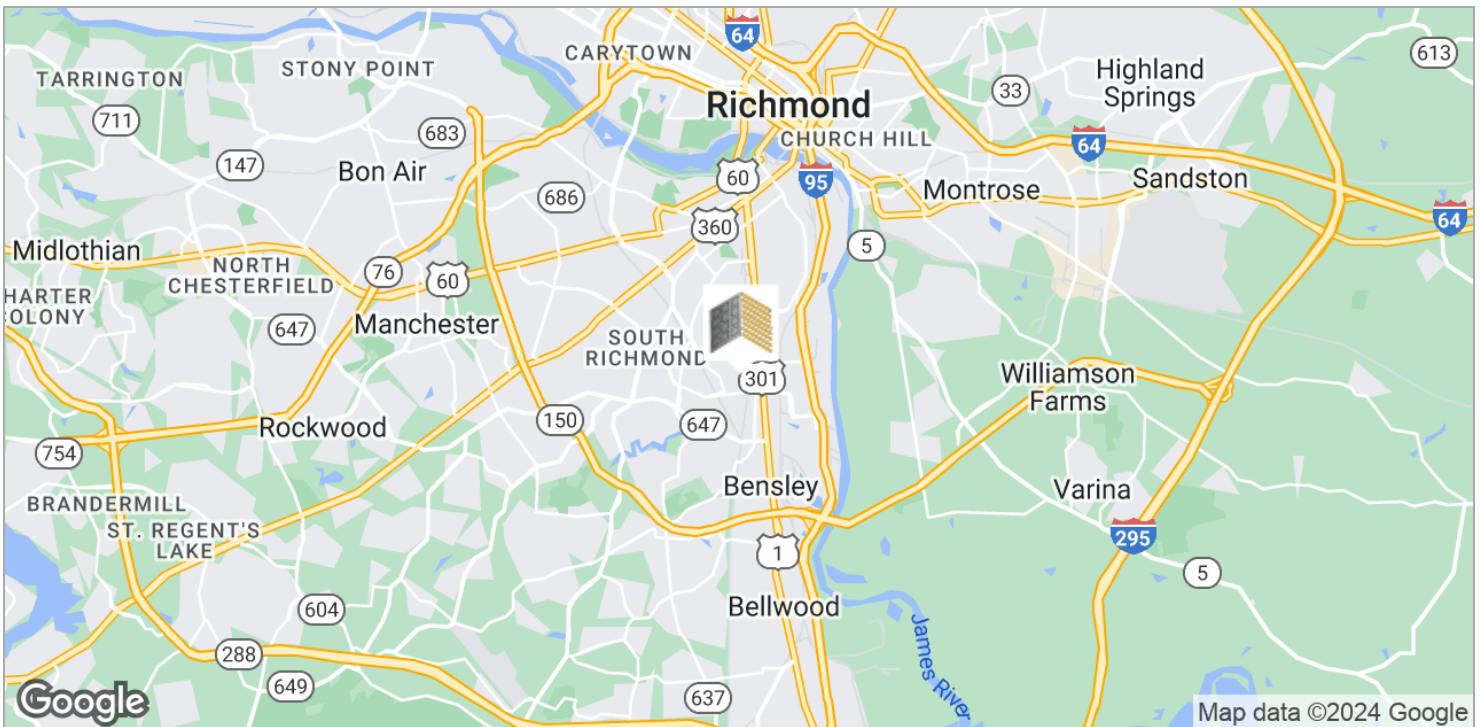
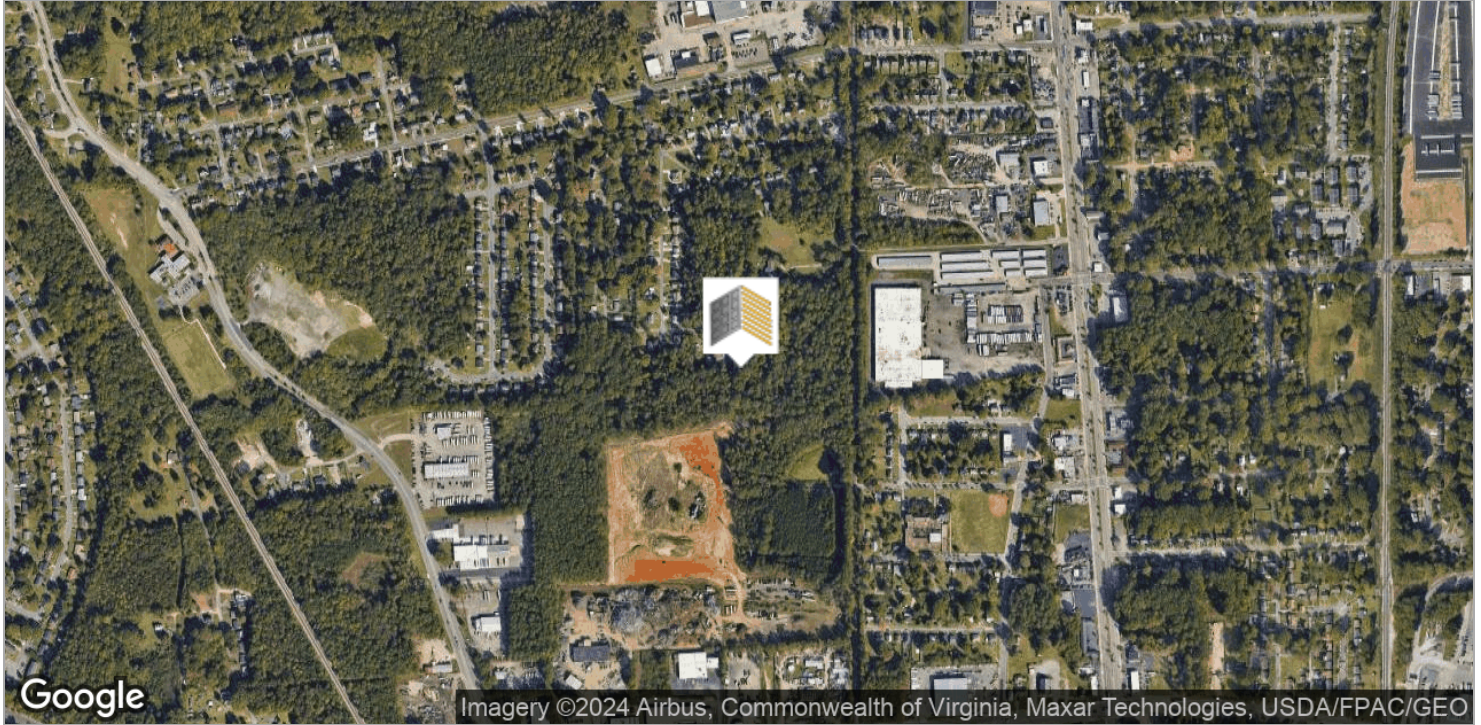


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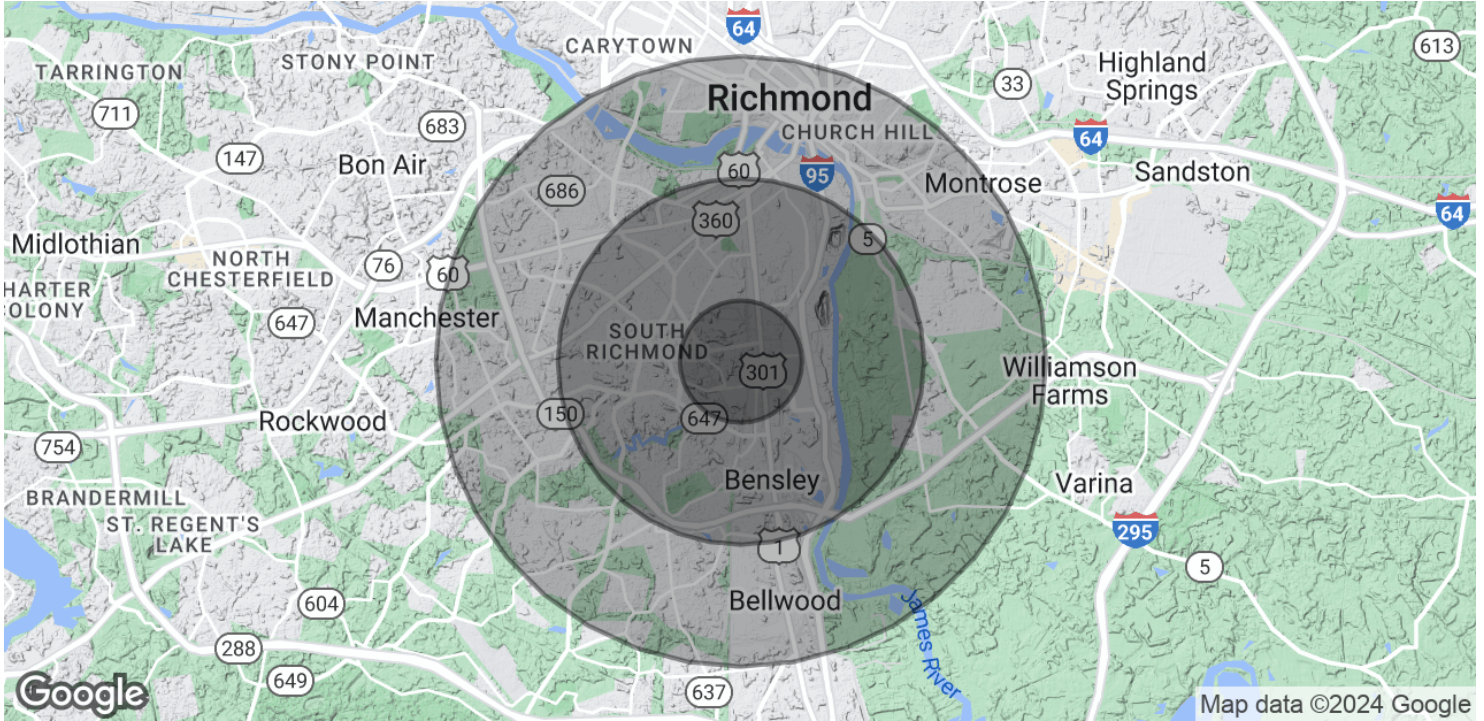
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,521	56,921	179,764
Average age	29.5	32.8	32.0
Average age (Male)	29.3	31.4	30.9
Average age (Female)	29.8	34.0	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,087	20,894	69,423
# of persons per HH	2.6	2.7	2.6
Average HH income	\$38,320	\$42,532	\$49,733
Average house value	\$142,889	\$198,897	\$200,567

* Demographic data derived from 2020 ACS - US Census

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