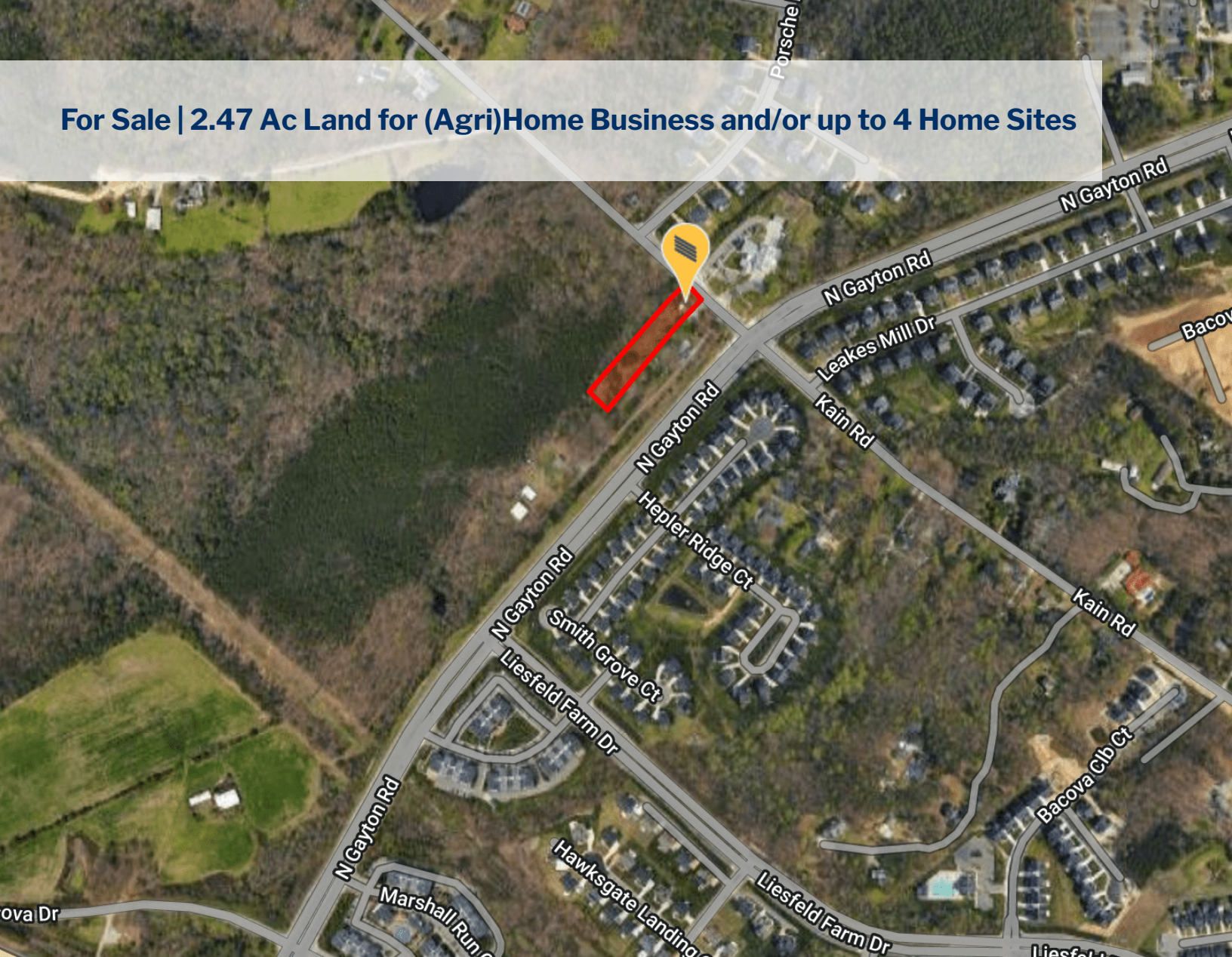


For Sale | 2.47 Ac Land for (Agri)Home Business and/or up to 4 Home Sites



N Gayton Road Land @ 12351 Kain Rd

2.47 acres flat, buildable land 1.4Mi to Short Pump, I-64, 295, 288 A1 for Agri and/or Home Business or rezone for up to 4 SF lots



Property Summary



PROPERTY DESCRIPTION

2.48 acres fronting Kain Rd at N. Gayton Rd Currently zoned A1 with by-right agricultural, residential for 1 home and business or rezone to R1 for up to 4 single family building lots.

Public water and public sewer hookups at street. This location is connected to Pouncey Tract and W. Broad St., is easily accessible to Short Pump, interstate 64, Rt. 288, and Bon Secours Hospital.

PROPERTY HIGHLIGHTS

- Comprehensive Plan calls for R1 Single-Family Homes
- Yields approx. 4 SF lots w/R4 Zoning
- Public Utilities at street
- Park with walking trails and High School planned on contiguous property
- 1 mi to Short Pump, Greengate, I-64, 295, 288

Offering Summary

Sale Price:	\$950,000		
Lot Size:	2.47 Acres		
Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,726	17,653	39,322
Total Population	4,842	48,446	101,359
Average HH Income	\$131,941	\$128,884	\$112,125



Aerial Map



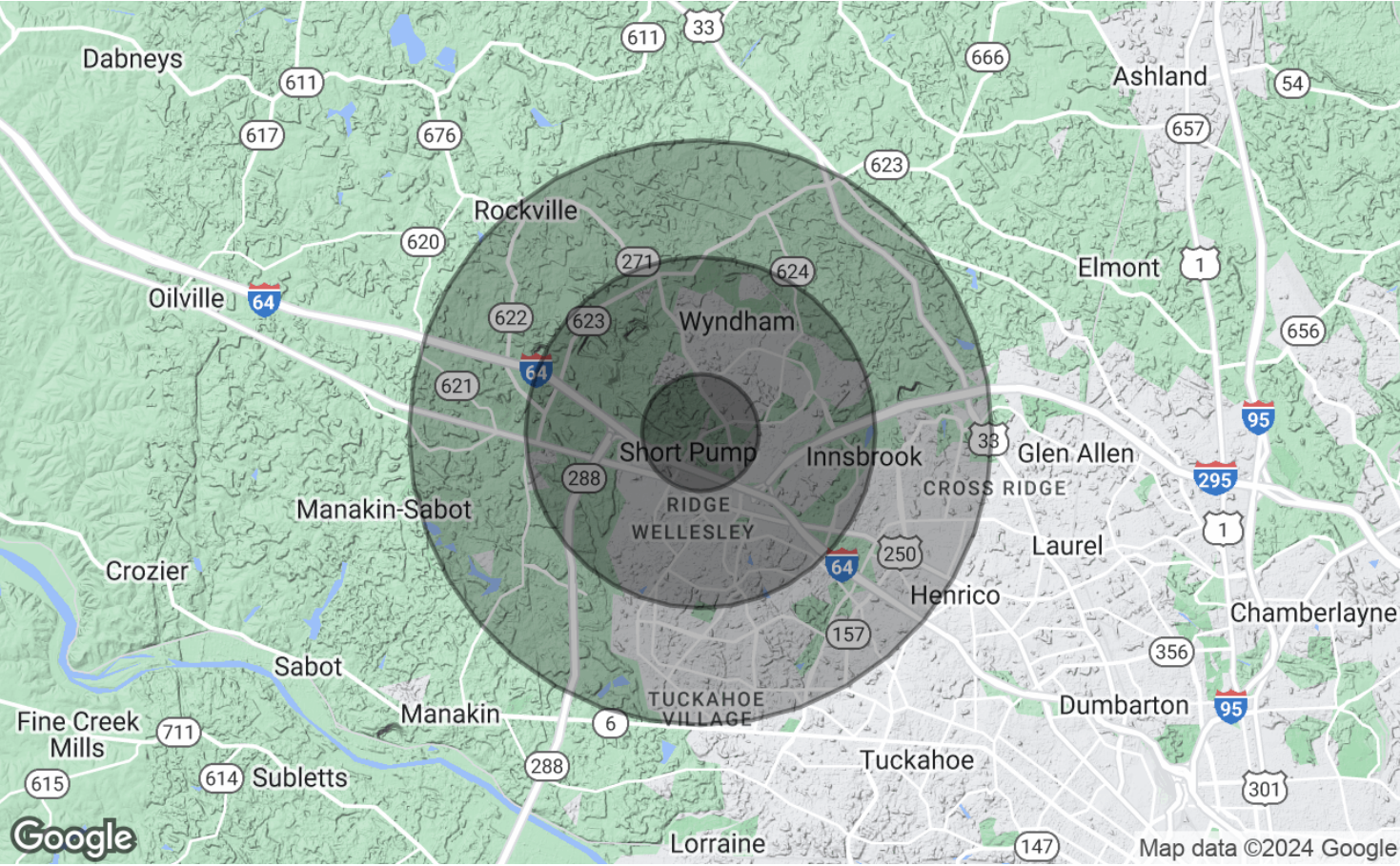
Additional Photos



Retail Map



Demographics



	1 Mile	3 Miles	5 Miles
Total Population	4,842	48,446	101,359
Total Households	1,726	17,653	39,322
Avg. Household Income	\$131,941	\$128,884	\$112,125





Joyner Commercial has established a reputation as Richmond's premier commercial real estate company, delivering unparalleled guidance and market expertise. Attentive professional service has been at the heart of our business since our founding in 1973, and it remains a critical component of our working relationships today. The key to Joyner's success is simple. We build lasting relationships by knowing our clients and understanding their priorities. With Joyner, you get a trusted partner and advocate committed to providing realistic solutions to your property or investment needs.



Regina Nguyen
Commercial Manager
804.967.2765
regina.nguyen@joynercommercial.net



804.270.9440 | joynercommercial.net
6641 W Broad Street Richmond, VA 23230

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

© 2023 Joyner Fine Properties