

# COMMERCIAL LAND FOR SALE

**17320 HULL STREET ROAD | MOSELEY, VA 23120**

## FEATURES

- **6.299 Acres of Prime Commercial Land For Sale.**
- **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](http://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..
- Planned Powhite Parkway extension with direct access to *Magnolia Green*.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.

<b>SPACE TYPE</b>	Land For Sale		
<b>AVAILABLE SPACE</b>	6.299 Acres		
<b>ASKING PRICE</b>	\$5,900,000		
<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2020 Population</b>	3,331	19,119	45,853
<b>Avg HHH Income</b>	\$155,015	\$145,082	\$134,551
<b>Daytime Employment</b>	204	1,701	8,360
<b>Traffic Count</b>	24,000 VPD on Hull Street Road		

\* Detailed demographics upon request



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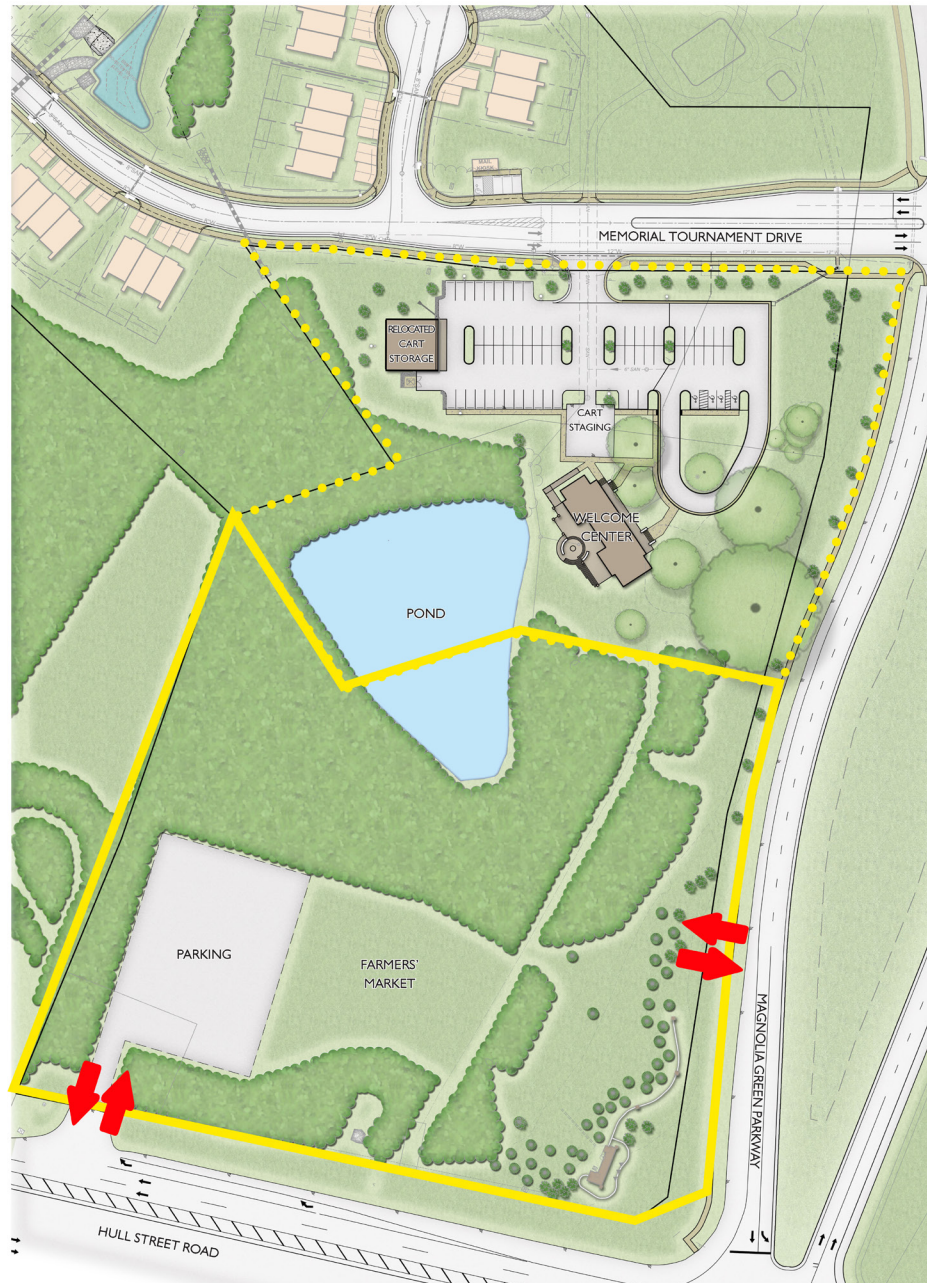
**RETAIL** BROKERS  
 NETWORK

**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate





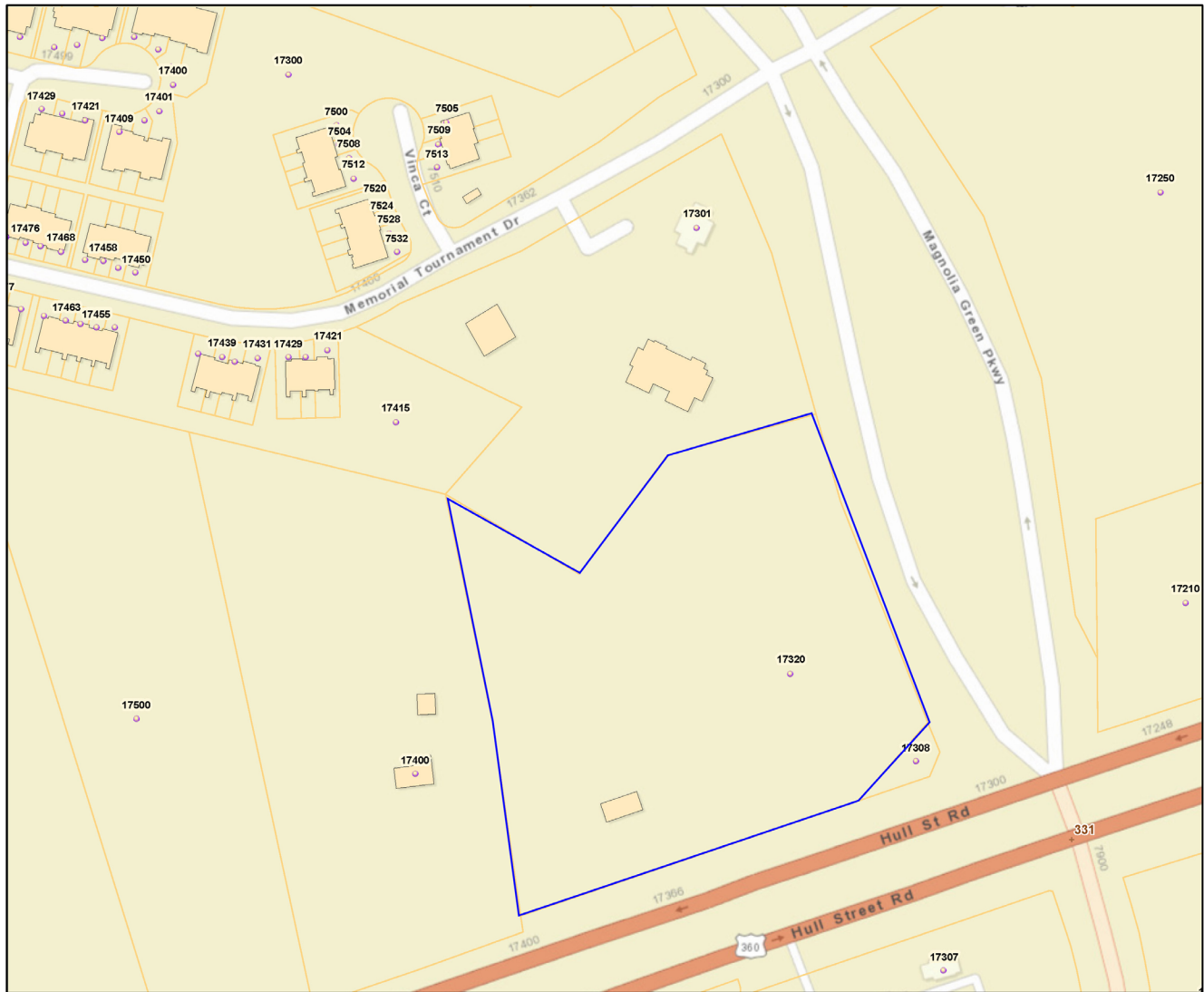
## SITE PLAN





## PARCEL

Chesterfield County, Virginia



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Address Points

Building Footprints

Building

Parcels

1:2,257

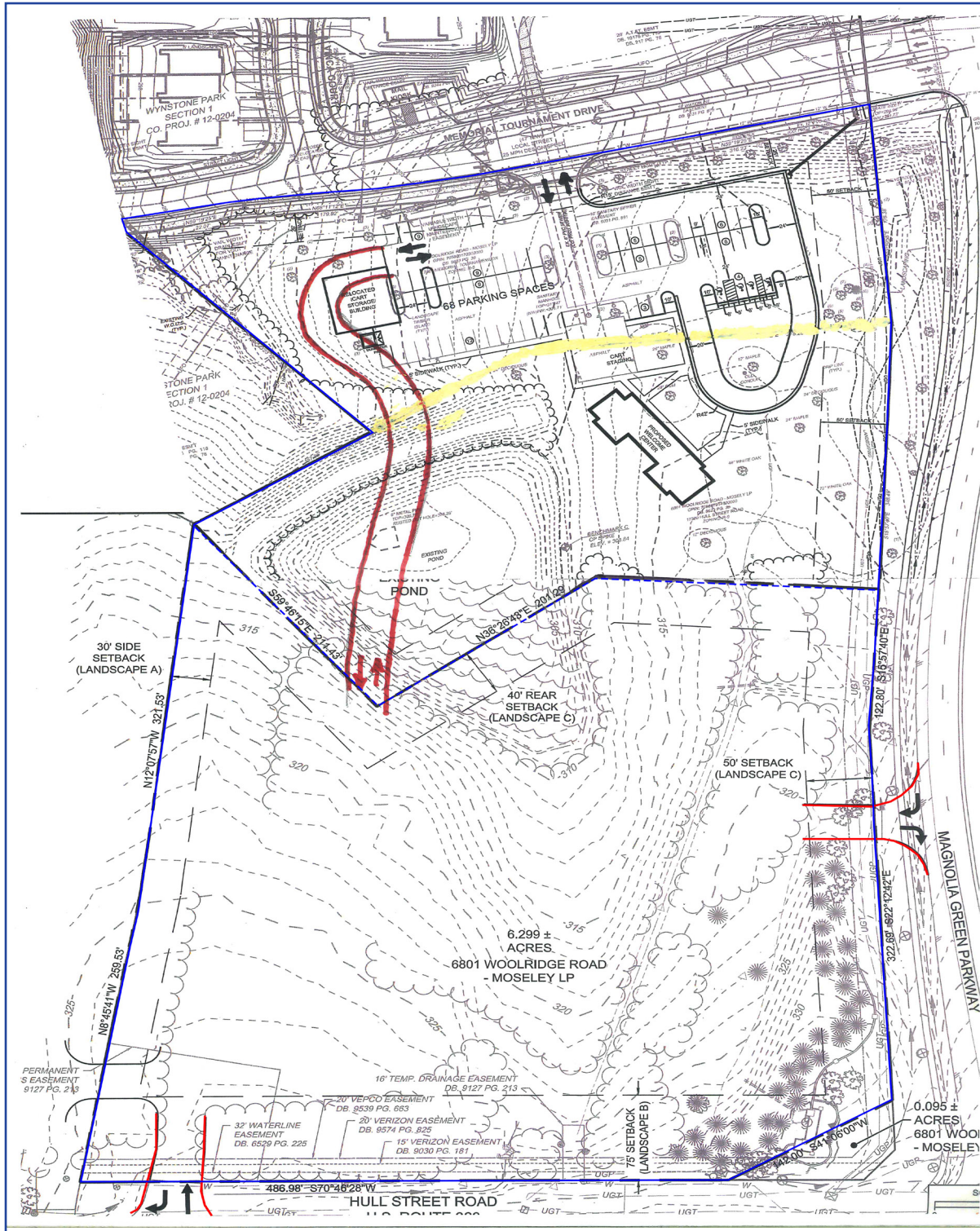
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## ELEVATION







# MASTER DEVELOPMENT PLAN

## MAGNOLIA GREEN – MASTER DEVELOPMENT PLAN





## AERIAL / MAP

