

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



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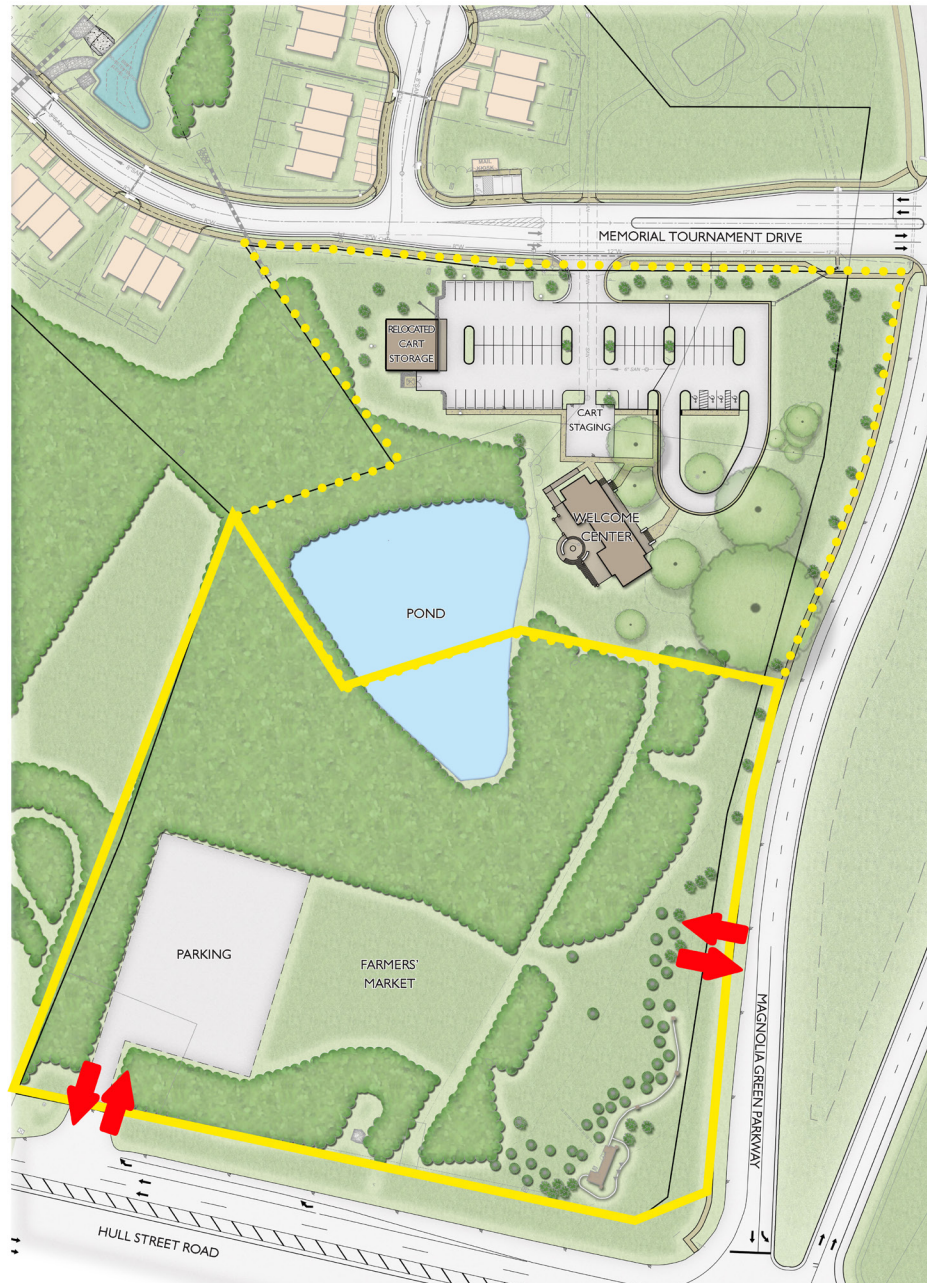
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Taylor Long
PROPERTIES
 Commercial Real Estate

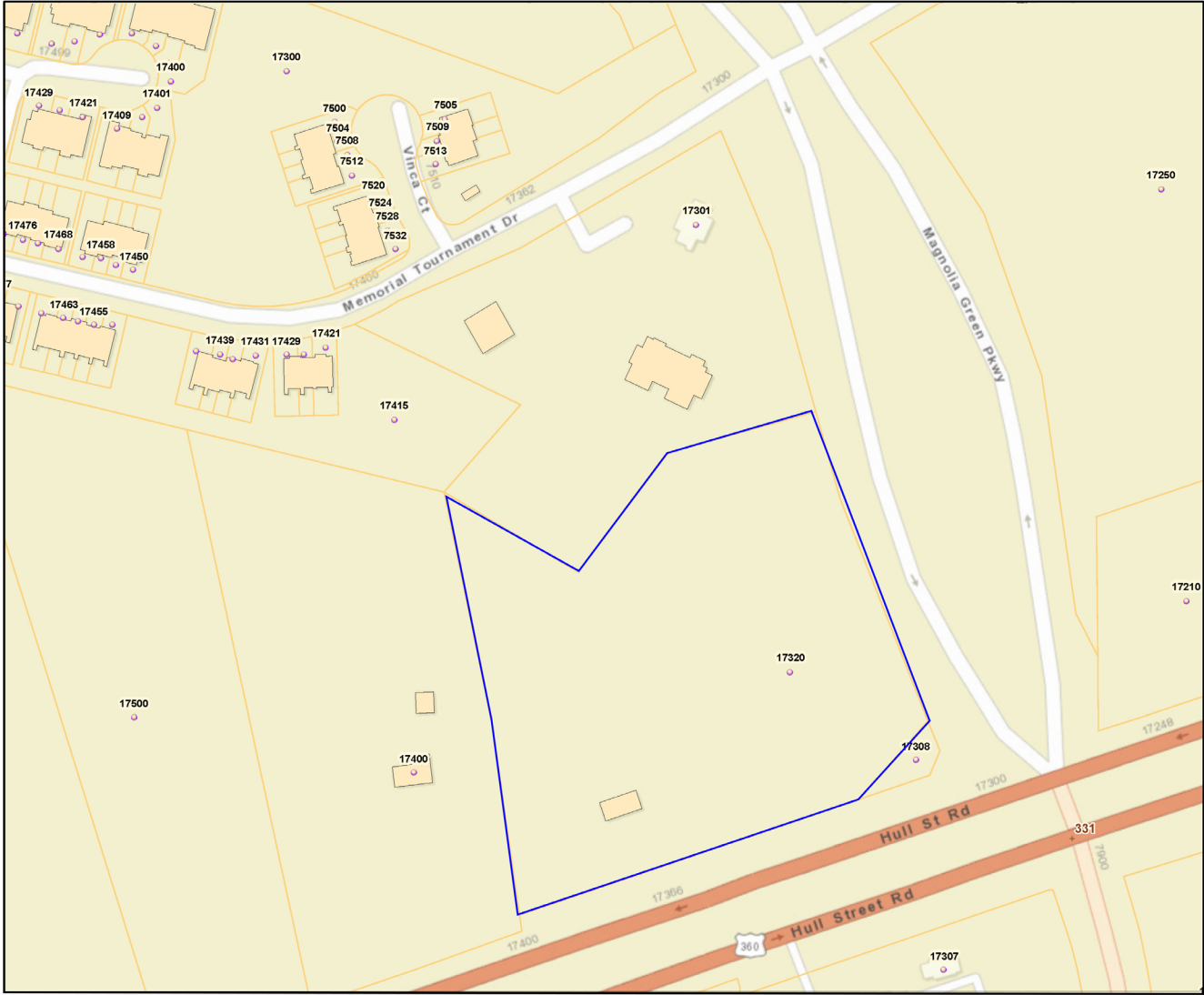


SITE PLAN



PARCEL

Chesterfield County, Virginia



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Address Points

Building Footprints

Building

Parcels

1:2,257

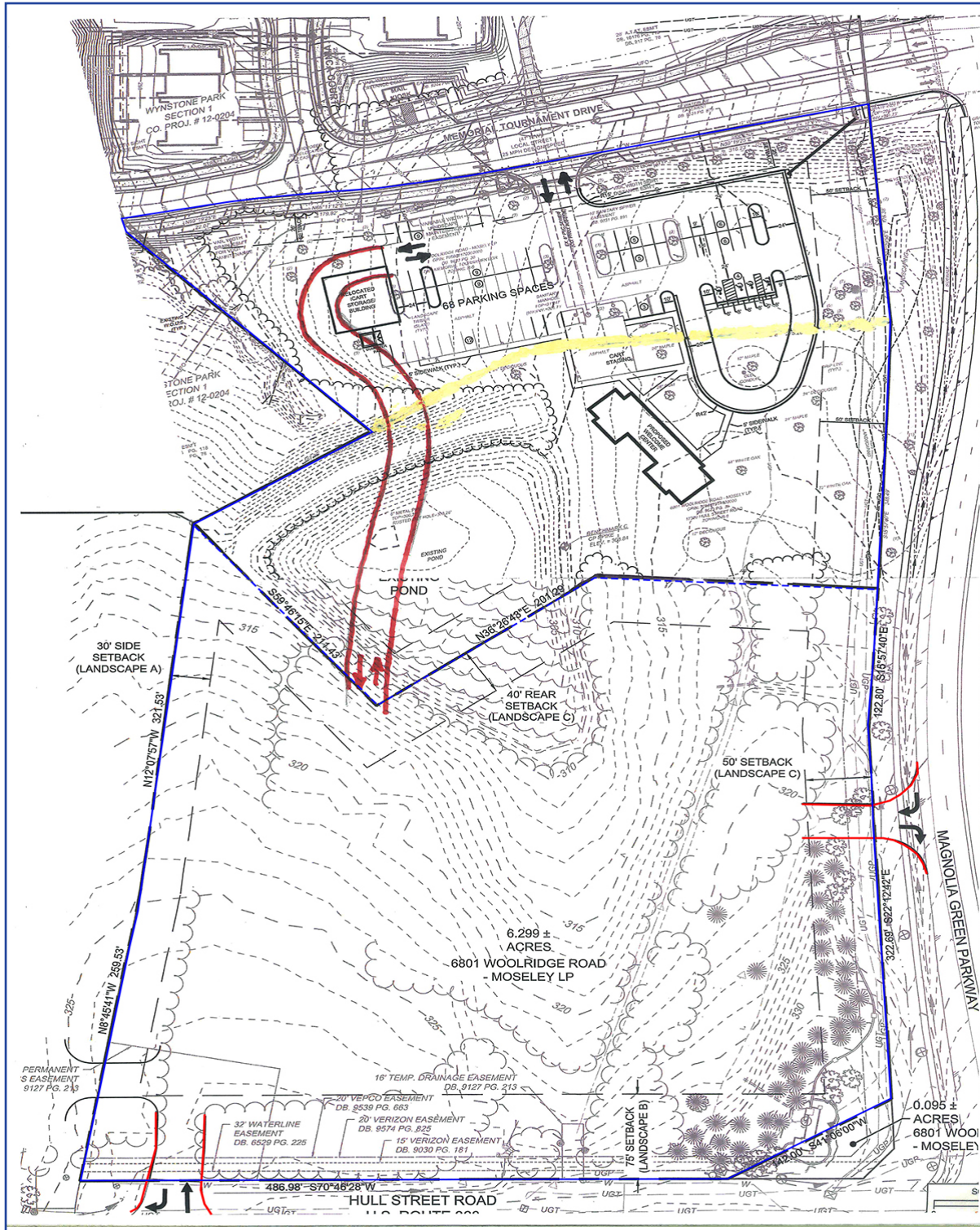
0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Chesterfield County, Virginia
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ELEVATION





MASTER DEVELOPMENT PLAN

MAGNOLIA GREEN – MASTER DEVELOPMENT PLAN



AERIAL / MAP

