

9.7 ACRE – RETAIL SITE

U.S. ROUTE 1- WASHINGTON HIGHWAY

HANOVER COUNTY, VIRGINIA

PRICE REDUCED - 9.7 ACRES - \$1,485,000
(\$495,000 FOR 3+ ACRE LOT)



REPRESENTED BY:
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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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PROPERTY DESCRIPTION

The subject property is shown on Hanover County Tax Map records as parcel number 7787-34-7059, 7787-34-6294 & 7787-34-6349. According to the tax records the property contains 9.733 acres. The deed is recorded in Deed Book 391 on Page 1, Deed Book 323 Page 257 & Deed Book 323 Page 261. A review of the Hanover County Tax Records indicates the following:

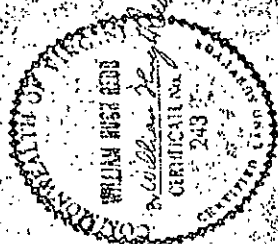
<u>Tax Map Number</u>	<u>Acreage</u>
7787-34-7059	3.232
7787-34-6349	3.26
7787-34-6294	<u>3.241</u>
	9.733

The subject property is currently zoned B-3 and A-1. According to the tax records, the combined acreage zoned B-3 is 5.133 acres with 4.6 acres zoned A-1. There are approximately 588.42 feet of road frontage (196.14 feet per lot) on the east side of Washington Highway (Route 1) and 401.88 feet of frontage on Old Telegraph Road.

Public water is available to the two southern lots but would have to be extended to the northern lot. The closest public sewer is across Route 1, and would likely need a 30" interceptor, which will require a site plan for extensions.

TAX MAP





PLAT OF THE DIVISION OF THE ESTATE
OF WILLIAM KING LOCATED AT FRENCH
HAY IN CHICKAHOMINY DISTRICT, HANOVER
COUNTY, VA. SURVEYED JULY 8, 1968

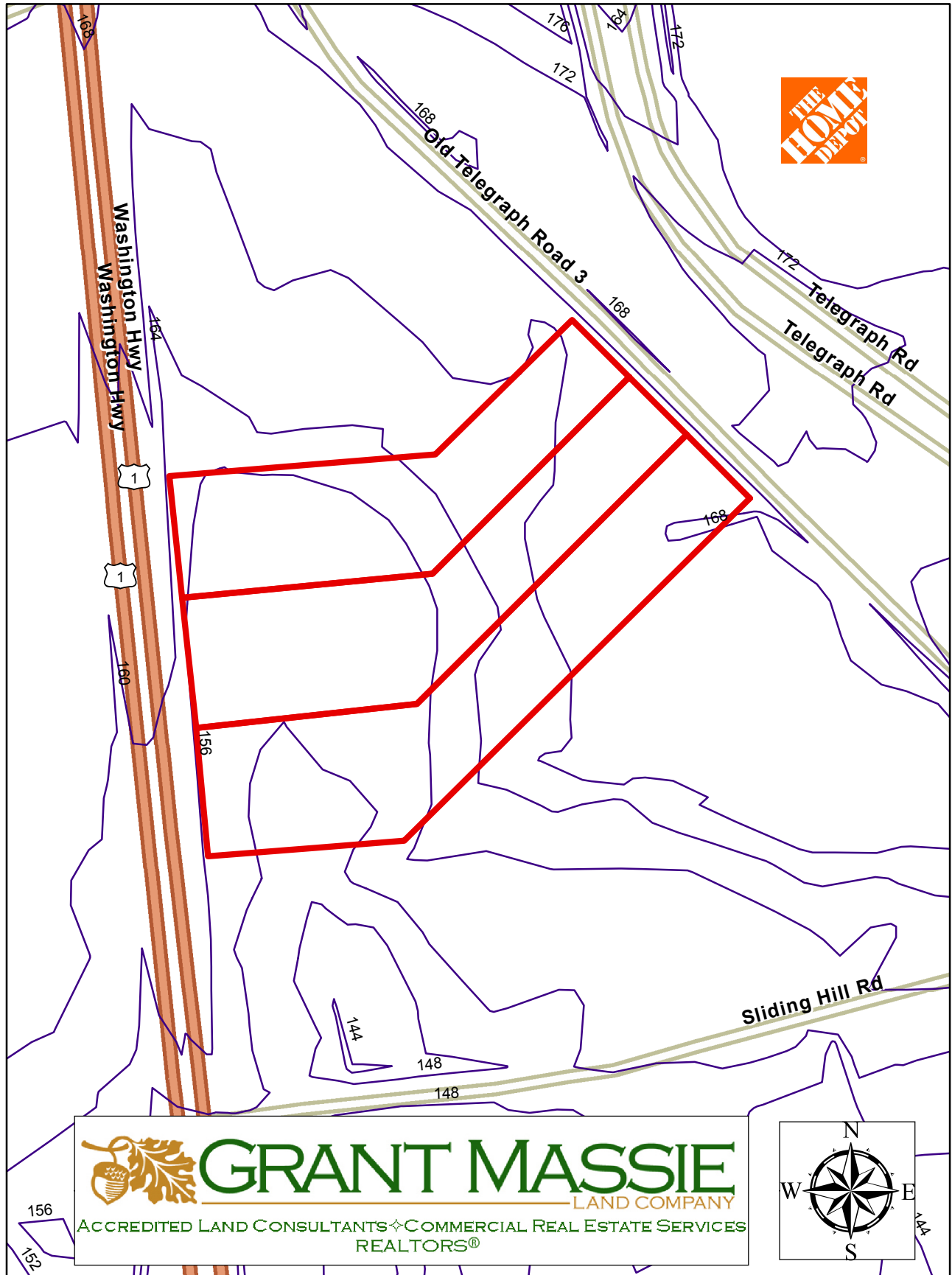
NOT THE PROPERTY OF THE ADJOINING LANDOWNER ARE ESTABLISHED TO AGREE WITH THEIR SURVEYS, WHICH ARE NOT PRECISELY IN AGREEMENT WITH

AERIAL PHOTOGRAPH



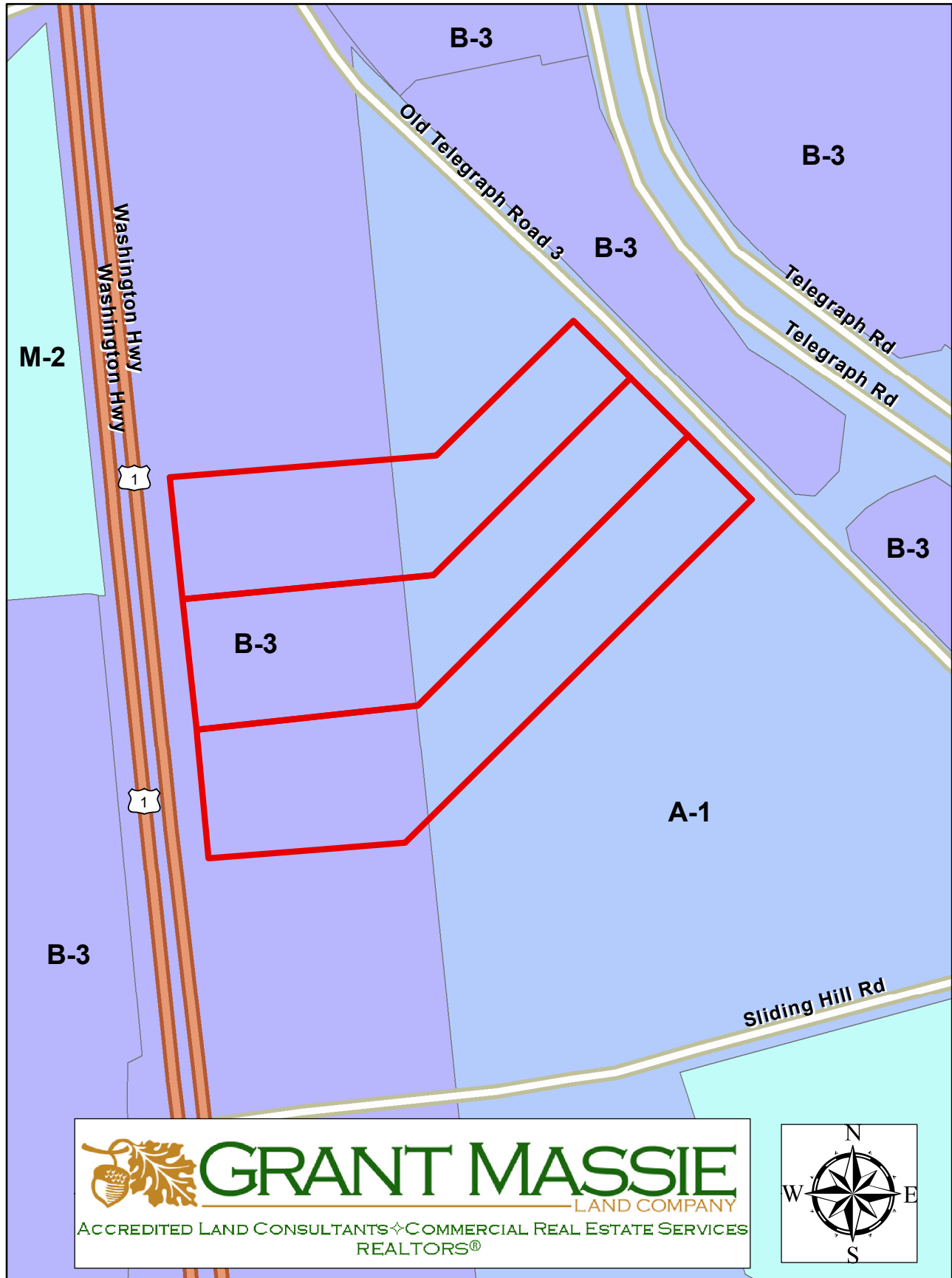
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHY MAP

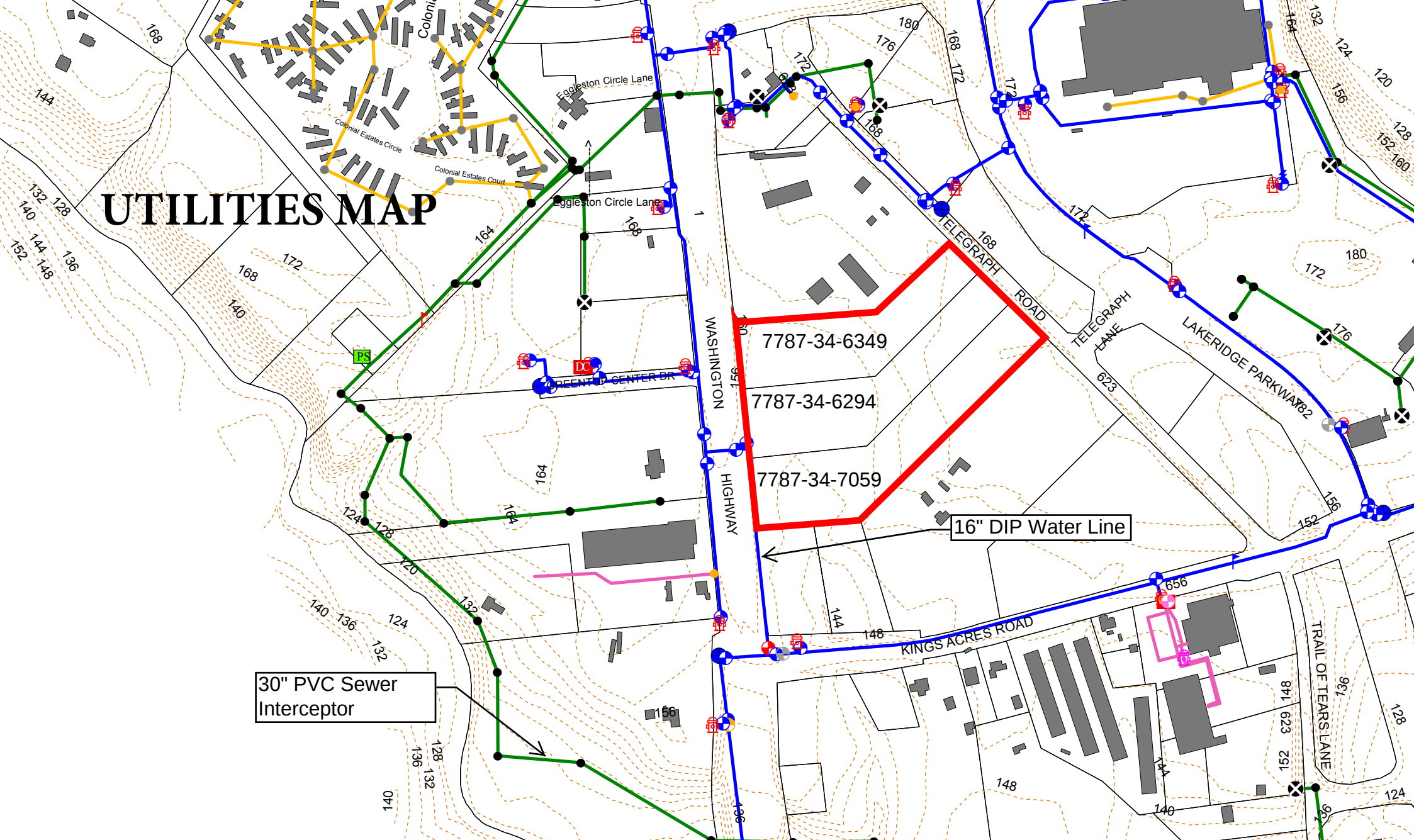


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ZONING MAP



UTILITIES MAP



LOCATION MAP

