

FOR SALE

Hermitage Road (Rt. 676) | Goochland, VA 23103
26.12± Acres | Price: \$1,500,000



FEATURES

RESIDENTIAL DEVELOPMENT OPPORTUNITY

26.12± ACRES

PROPERTY has frontage on Kinloch Golf Course

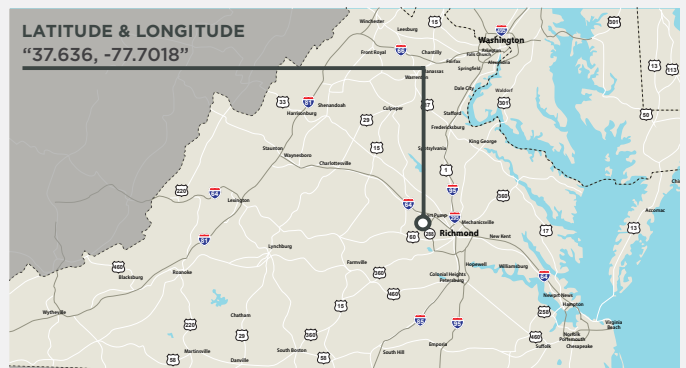
WATER AND SEWER possible

PROPERTY subject to 3 ac. min. lot size

ADJACENT property for sale

TAX ID # 58-1-0-30-D

VICINITY MAP



For More Information Regarding This Property, Please Contact:

JOE BUHRMAN

804-433-1811

jbuhrman

@commonwealthcommercial.com

HANK CAMPBELL

804-433-1818

hcampbell

@commonwealthland.com

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 **MAILING ADDRESS:** P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 **F** 804-346-5901 **COMMONWEALTHCOMMERCIAL.COM** | **COMMONWEALTHLAND.COM**



FOR SALE Hermitage Road (Rt. 676) | Goochland, VA 23103

County of Goochland, Virginia

Legend

- Census Boundary - 2019
- Schools
- Parks
- Address Points
- Parcel Tax Map Labels
- Parcels
- Survey Monuments
- Easements
- Wetland Areas
- Wet Hydrants
- Road Labels
- Roads
- Interstate; US/Primary State 288
- US/Primary State
- Interstate Crossover; Interstate Ramp;
- US/Primary 288 Cross; US/Primary 288 Ramp
- Rest Area; Road; Secondary; Thoroughfare
- Roads Shadow
- Interstate; US/Primary State 288
- US/Primary State
- Interstate Crossover; Interstate Ramp;
- US/Primary 288 Cross; US/Primary 288 Ramp
- Rest Area; Road; Secondary; Thoroughfare



Feet
0 200 400 600 800
1:9,028 / 1"=752 Feet



Title: 26+ acres - Hermitage Road - Manakin - Sabot , VA

Date: 8/11/2021

DISCLAIMER: This map depicts data derived from public records and presented "as is." It is not a legal representation of any feature depicted. Determinations of topography or contours, and depictions of physical improvements and property lines are for general information only and cannot be used for the design, modification, or construction of improvements to real property or for flood plain determinations. Goochland County disclaims all warranties, express or implied, including implied warranties of merchantability and fitness for a particular purpose. Goochland County assumes no responsibility or liability for any errors, omissions, or inaccuracies. Contact (804) 556-5832 with questions.





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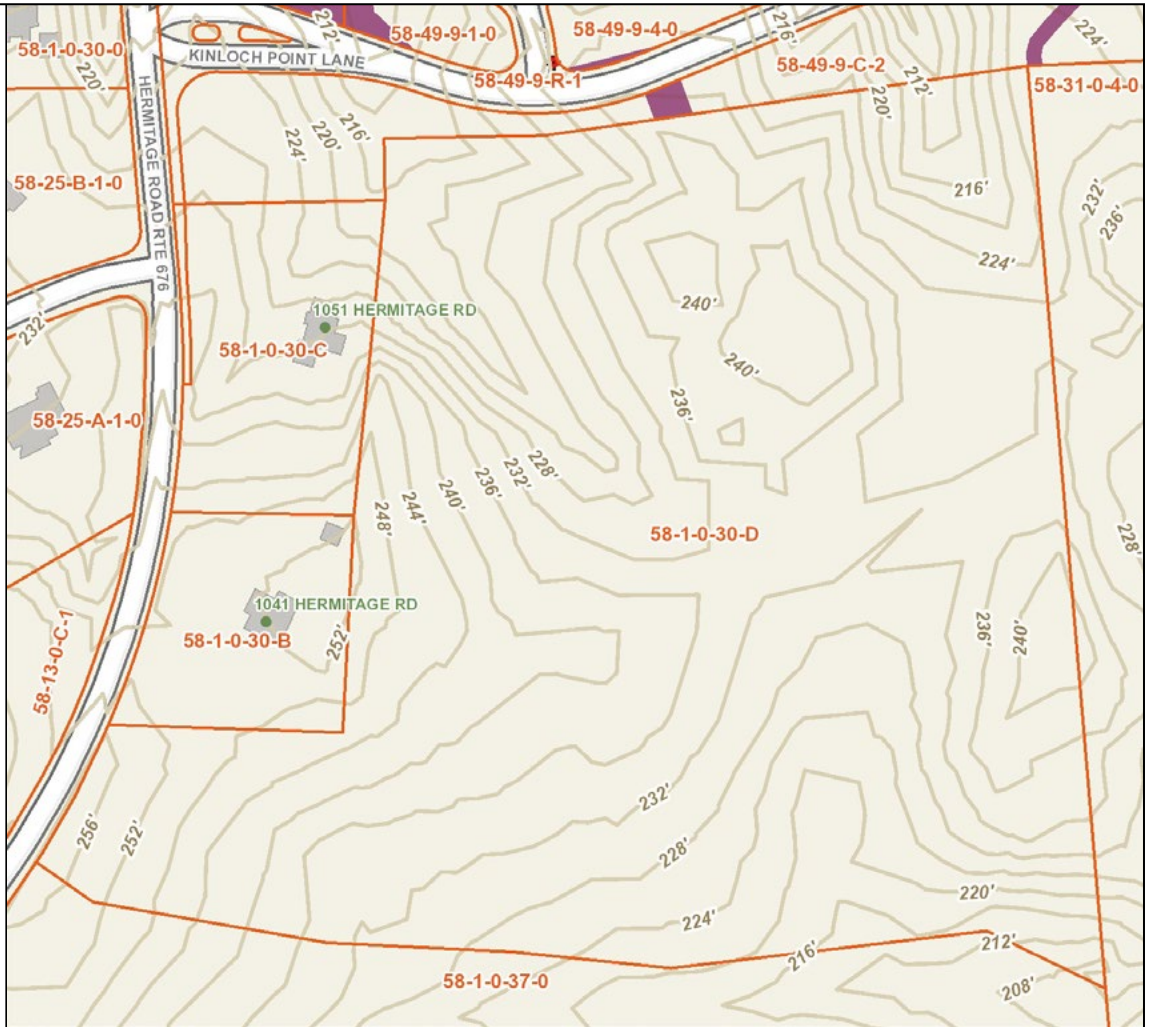
County of Goochland, Virginia

Legend

- Census Boundary - 2019
- Address Labels
- Address Points
- Parcel Tax Map Labels
- Parcels
- Survey Monuments
- Easements
- Wetland Areas
- Contour Lines 2007 (4' Intervals)
- Wet Hydrants
- Dry Hydrants
- Road Labels
- Roads
- Interstate; US/Primary State 288
- US/Primary State
- Interstate Crossover; Interstate Ramp; US/Primary 288 Cross; US/Primary 288 Ramp
- Rest Area; Road; Secondary; Thoroughfare
- Roads Shadow
- Interstate; US/Primary State 288
- US/Primary State
- Interstate Crossover; Interstate Ramp; US/Primary 288 Cross; US/Primary 288 Ramp
- Rest Area; Road; Secondary; Thoroughfare
- Park Property



Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet



Title: Ackerly - topo Map

Date: 8/17/2021

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	5,928	42,944	235,954
AVERAGE HH INCOME	\$178,884	\$164,767	\$129,943
DAYTIME EMPLOYEES	8,532	20,554	128,816