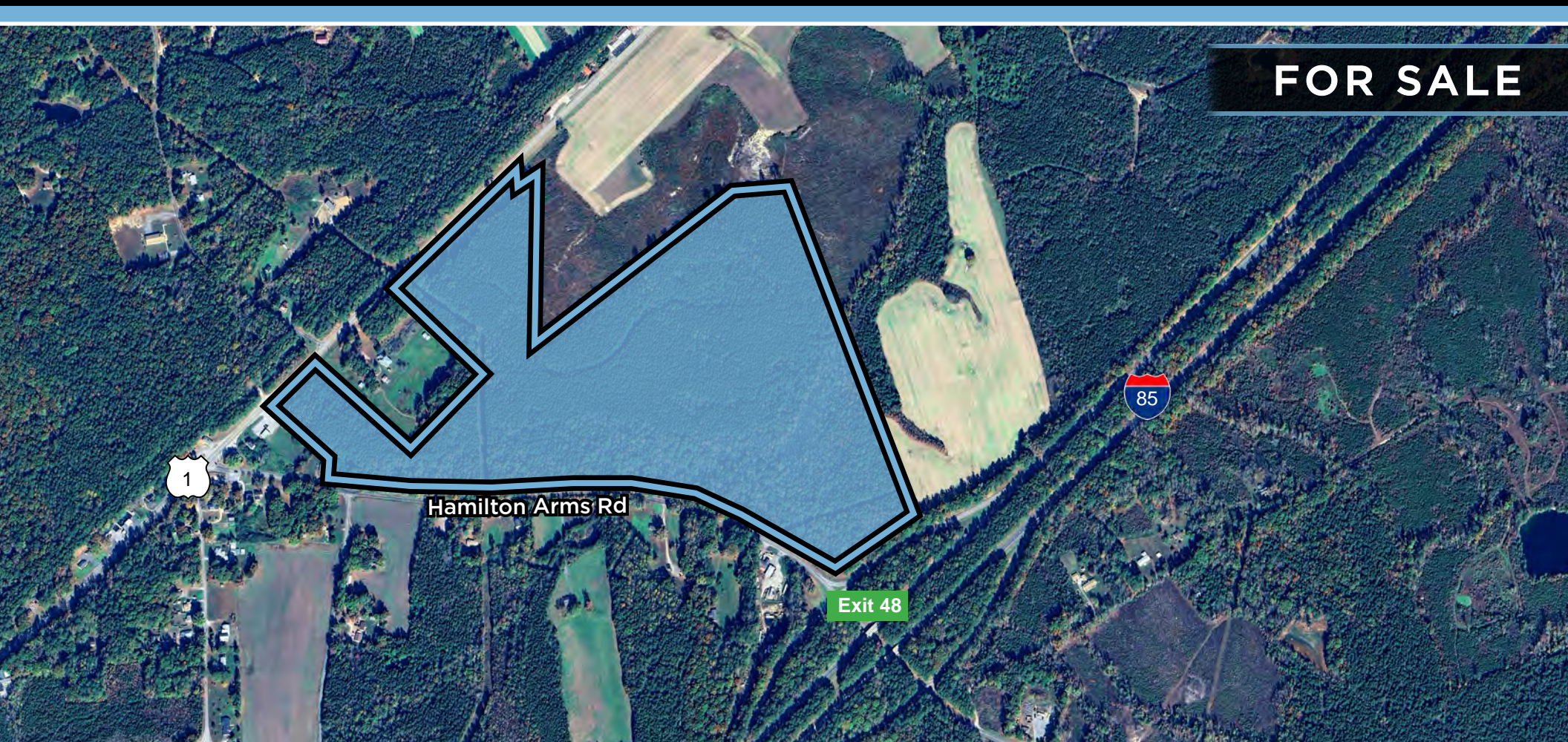


FOR SALE



ROUTE 1 & I-85 LAND

Dinwiddie County, Virginia

93+/- Acres of Land Available

Renee Chapline | 804.835.2379 | renee.chapline@domcommercial.com



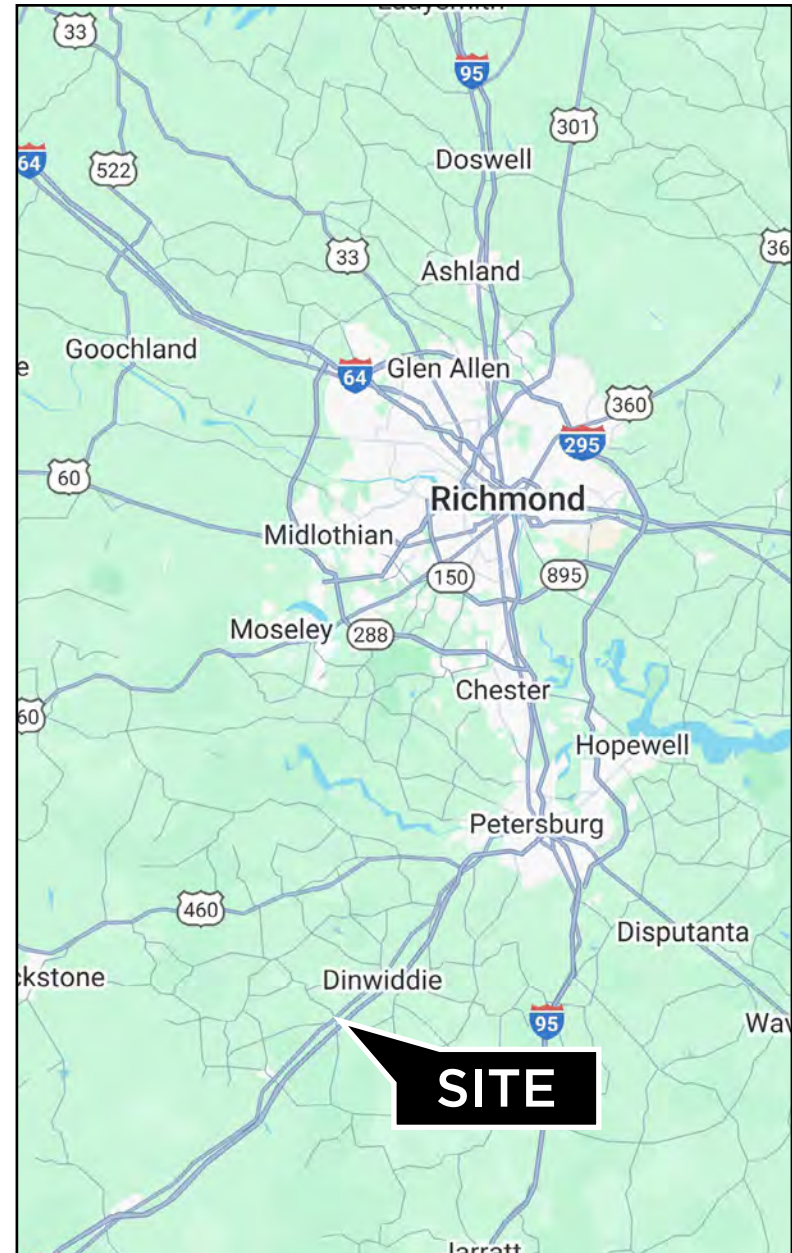
**DOMINION
COMMERCIAL**
ATLANTIC • CRE

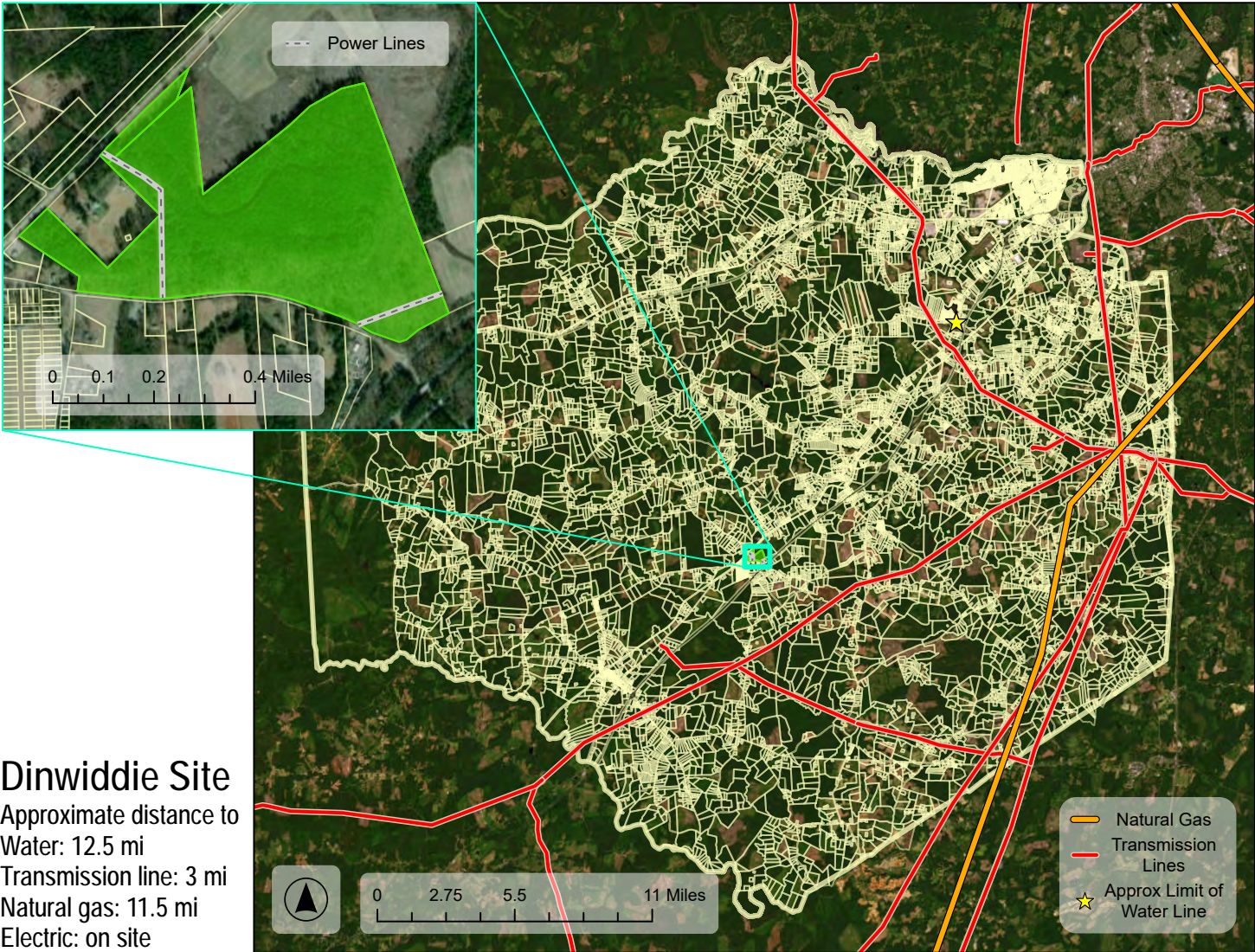
Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



HIGHLIGHTS

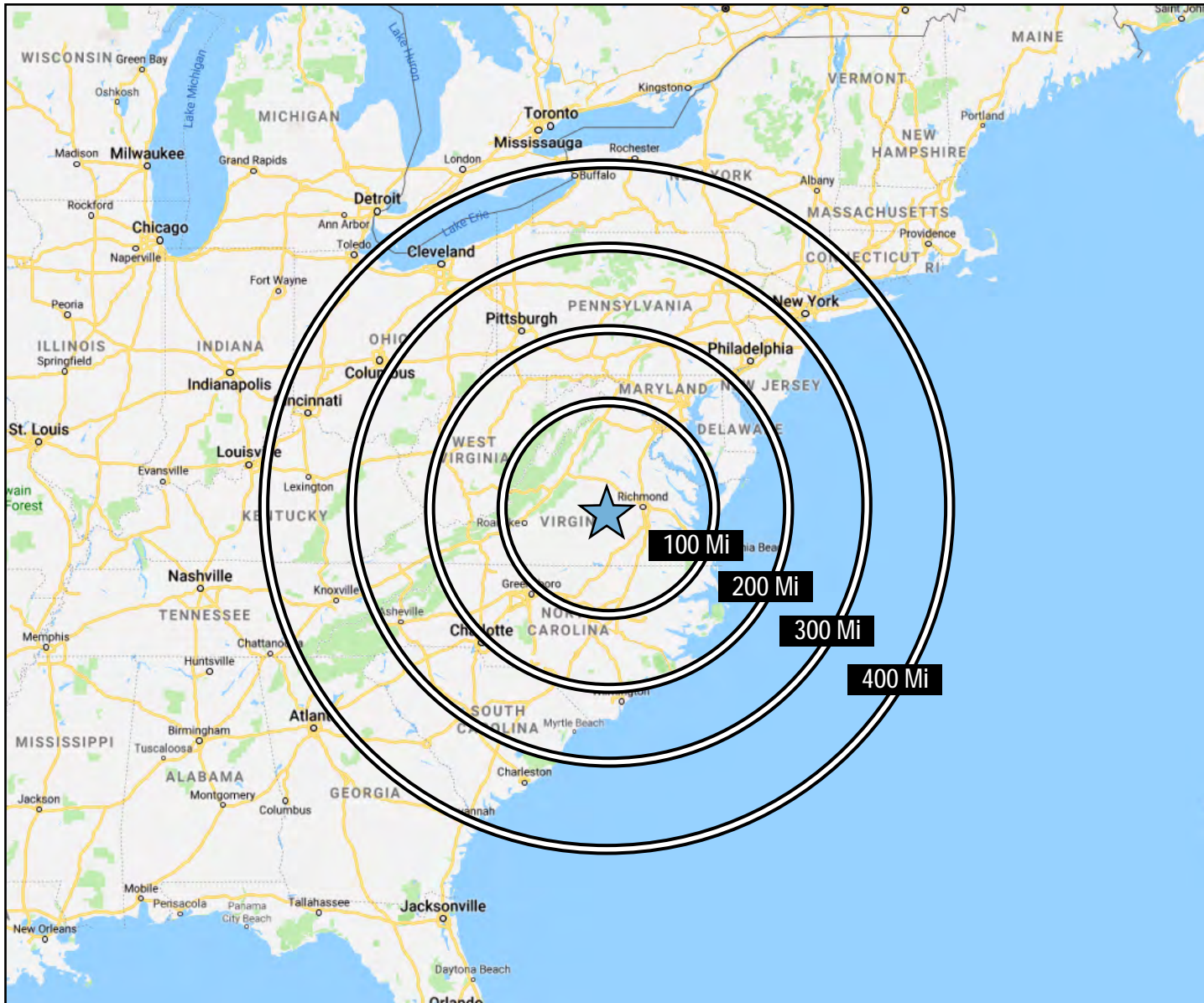
- ▶ Exceptional property offering unparalleled access and visibility, providing seamless connectivity between the north-south I-95 distribution corridor and the east-west I-85 corridor.
- ▶ Key asset for businesses seeking efficient distribution and regional reach, benefiting from high traffic volumes and regional accessibility.
- ▶ 93+/- Acres for development (2 parcels) currently zoned agricultural
- ▶ Frontage along US Route 1 and Hamilton Arms Road
- ▶ Tax Map No. 69-62 (91.15 acres) and adjoining Tax Map No. 56-58A (1.86 acres)
- ▶ Located directly off Exit 48 on I-85 and less than 15 miles from the I-85/I-95 interchange. Ideal for logistics, warehousing, retail, or mixed-use development.
- ▶ Strategically located in proximity to Richmond, Petersburg, and the Port of Virginia.
- ▶ **Sale Price \$1,100,000**





Dinwiddie Site

Approximate distance to
 Water: 12.5 mi
 Transmission line: 3 mi
 Natural gas: 11.5 mi
 Electric: on site



DRIVE TIMES FROM THE SITE

Richmond, VA	43 Min
Port of Virginia	1 Hr 46 Min
Raleigh, NC	1 Hr 52 Min
Washington DC	2 Hr 54 Min
Charlotte, NC	3 Hr 32 Min
Columbia, SC	4 Hr 52 Min
Philadelphia, PA	5 Hr 37 Min
Charleston, SC	5 Hr 41 Min
Pittsburgh, PA	6 Hr 15 Min
New York, NY	6 Hr 54 Min
Atlanta, GA	7 Hr 8 Min
Columbus, OH	7 Hr 48 Min
Jacksonville, FL	7 Hr 58 Min
Cleveland, OH	8 Hr 10 Min
Cincinnati, OH	8 Hr 24 Min
Louisville, KY	8 Hr 48 Min
Nashville, TN	9 Hr 10 min
Detroit, MI	9 Hr 51 Min
Indianapolis, IN	9 Hr 56 Min