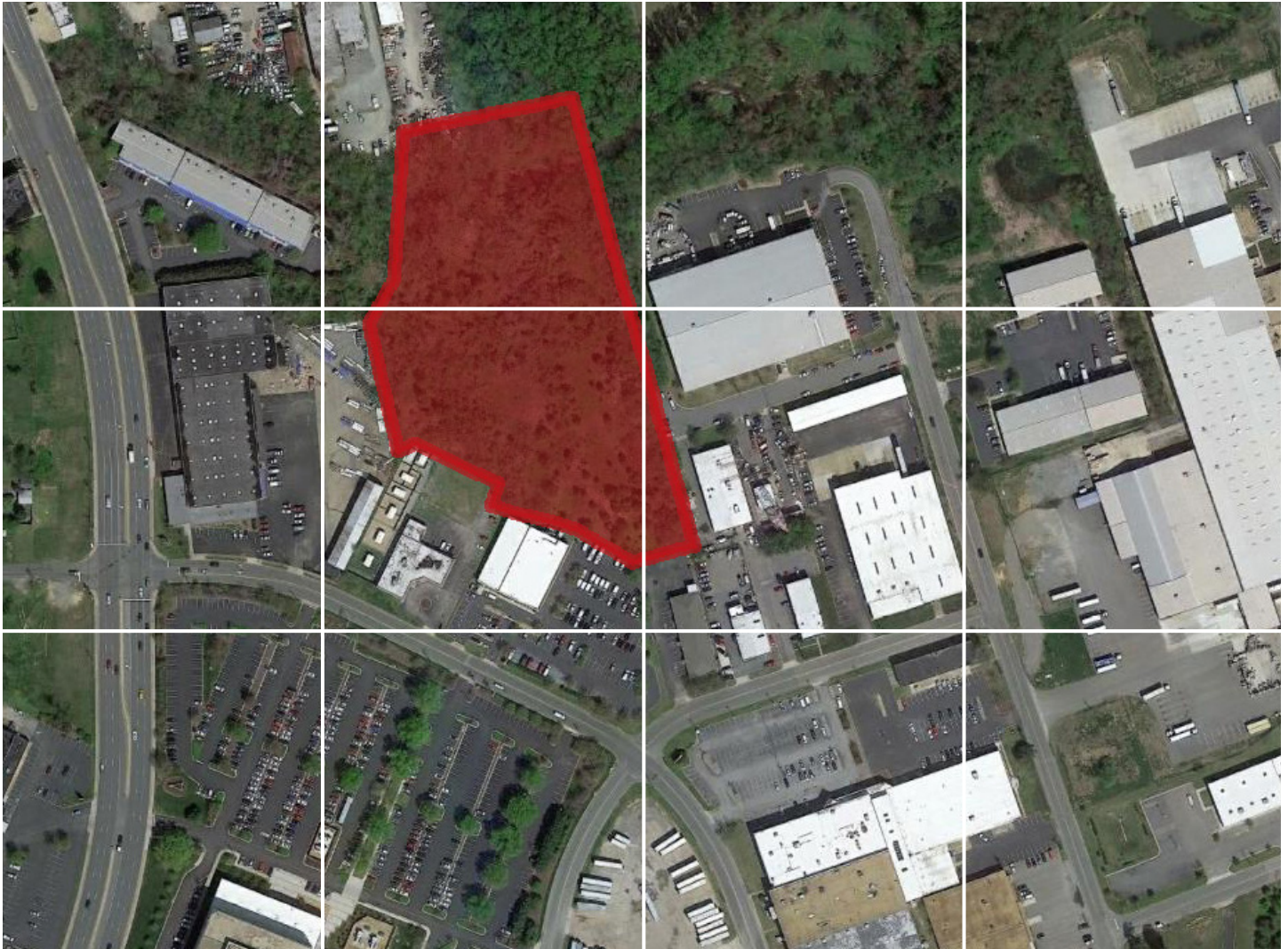


# *For sale* *Orville Road land parcel*

Premier development opportunity in the Dabney area



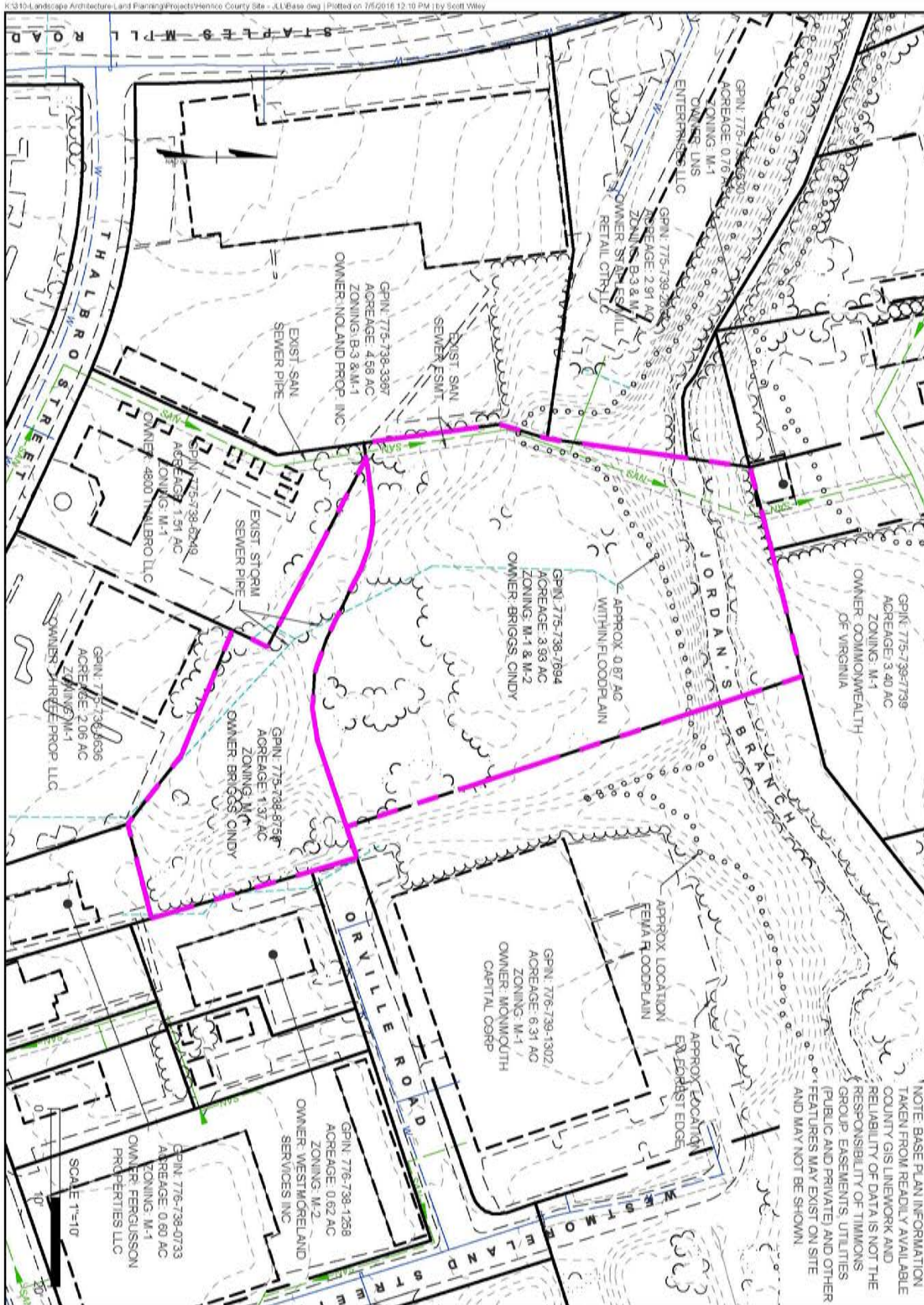
Orville Road represents an excellent opportunity to acquire land for development in the heart of Richmond, within Henrico County. The property is situated on approximately 5.32 acres near the intersection of Staples Mill Road and Thalboro Street, and in close proximity to the intersection of I-64, I-195, and I-95.

## **Benefits include:**

- 5.32 acres
- Great development or build-to-suit opportunity in low vacancy industrial corridor
- Paved road access and utilities to site
- Zoned M-1 / M-2
- Asking price: \$775,000



# Site plan



NOTE: BASE PLAN INFORMATION TAKEN FROM READILY AVAILABLE COUNTY GIS NETWORK AND RELIABILITY OF DATA IS NOT THE RESPONSIBILITY OF TIMMONS GROUP. EASEMENTS, UTILITIES (PUBLIC AND PRIVATE) AND OTHER FEATURES MAY EXIST ON SITE AND MAY NOT BE SHOWN.

## TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH Ours.

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
 1001 Builders Parkway, Suite 202 | Richmond, VA 23225  
 TEL: 804.200.8500 FAX: 804.565.1616 www.timmons.com

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Timmons Group and its subsidiaries do not warrant the accuracy of the information shown on this drawing. The user of this drawing shall be responsible for verifying the accuracy of the information shown on this drawing. Timmons Group and its subsidiaries shall not be held liable for any errors or omissions on this drawing. The user of this drawing shall be responsible for verifying the accuracy of the information shown on this drawing. Timmons Group and its subsidiaries shall not be held liable for any errors or omissions on this drawing.

# Location

Orville Road is conveniently located near multiple shopping centers and near other major firms. The location is also beneficial for companies looking for easy access to transportation as the CSX railway is nearby and there is also easy access to major interstates such as I-64, I-95 and I-195.



★ = Orville Road land parcel

A few of the nearby shopping centers, restaurants and amenities near the Orville Road location, include:

## Shopping Centers

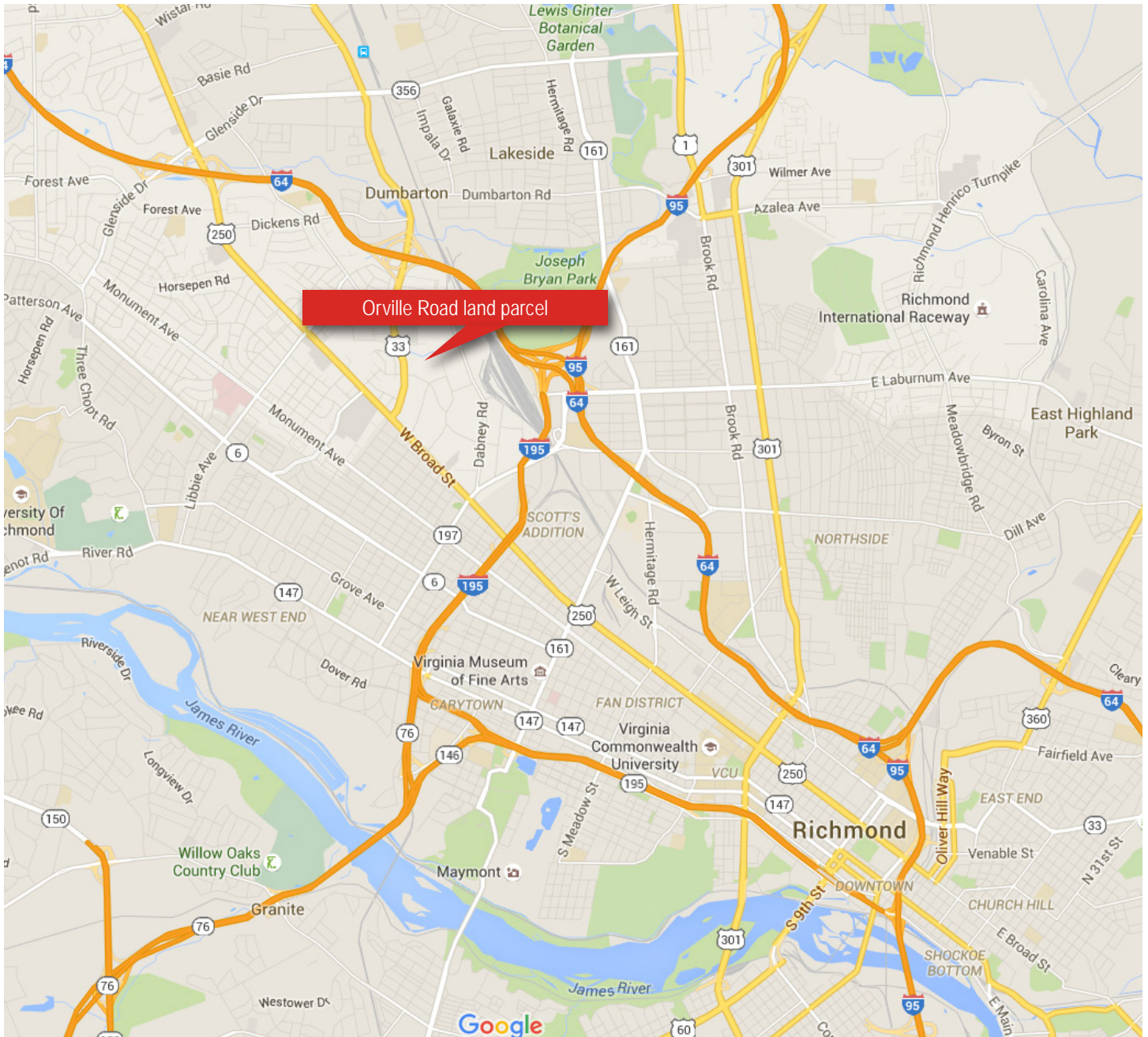
- Libbie Mill
- Libbie Place Shopping Center
- Staples Mill Shopping Center
- Tan-A Plaza
- The Shops at Willow Lawn
- Willow Lawn Plaza

## Restaurants

- Chick-fil-A
- Chipotle
- Crazy Greek
- Duck Donuts
- Five Guys
- Jason's Deli
- Krispy Kreme
- Ledo Pizza
- McDonald's
- Mekong Restaurant
- Noodles & Company
- Panera Bread
- Odoba Mexican Eats
- Sonic
- Sticks Kebab Shop
- Taco Bell
- Which Wich
- Zoe's Kitchen

## Amenities

- CVS
- Exxon Gas Station
- Food Lion
- Kroger (and fuel center)
- Shell Gas Station
- Target
- Walgreens
- Wawa
- Wells Fargo



## *Orville Road land parcel*

Premier development opportunity in the Dabney area

**Danny Holly**  
+1 804 200 6417  
danny.holly@am.jll.com

**Chris Avellana**  
+1 804 200 6468  
chris.avellana@am.jll.com