



# FOR SALE

**US ROUTE 1  
AT I-85**

**MIXED-USE LAND DISPOSITION | ~ 286 ACRES**

Kyle Vernon

[KYLE.VERNON@JLL.COM](mailto:KYLE.VERNON@JLL.COM)

804.712.9906

John Simmons

[JOHN.SIMMONS@JLL.COM](mailto:JOHN.SIMMONS@JLL.COM)

804.396.0642

Jimmy Appich

[JIMMY.APPICH@JLL.COM](mailto:JIMMY.APPICH@JLL.COM)

804.200.6420





4901 BOYDTON PLANK ROAD

# OVERVIEW

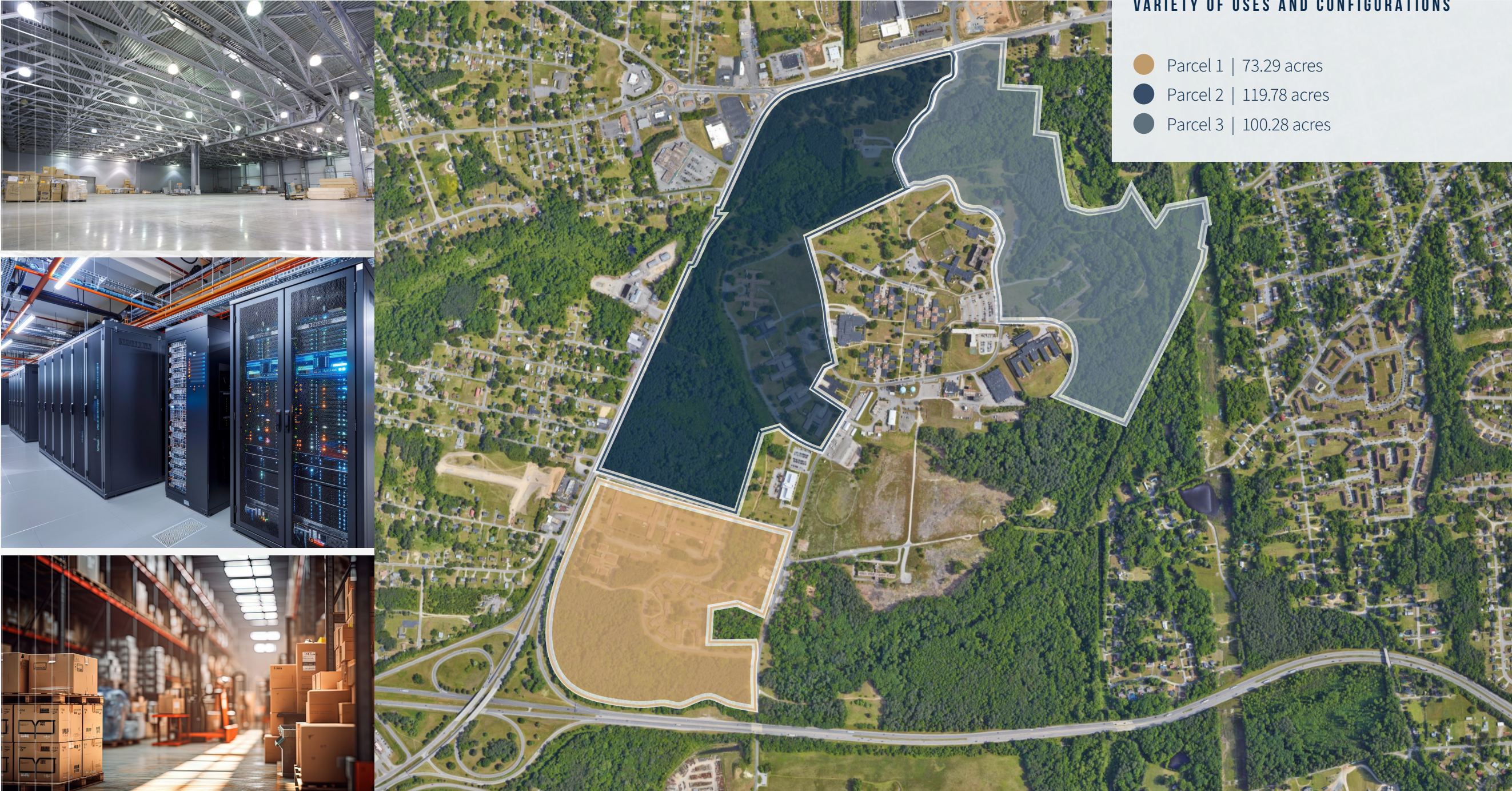
Located at 4901 Boydton Plank Road in Petersburg, Virginia, this property offers a strategic mixed-use land opportunity south of Richmond. With excellent accessibility via Interstate 85, Route 1, Interstate 95, and US-460, the site is ideally positioned for industrial development, accessible power infrastructure for Data Center, retail and commercial use. Its prime location makes it an attractive prospect for businesses seeking to capitalize on the region’s growing economic potential and infrastructure advantages.

## QUICK STATS

SIZE	ZONING	OWNER	COUNTY
~286 Acres	R-1	Commonwealth of VA	Dinwiddie County




PRICING SUBJECT TO PARCEL SIZE, LOCATION AND USE

-  **EASY ACCESS:** REACH MAJOR MARKETS VIA NEARBY I-85, ROUTE 1, I-95, US-460
-  **FLEXIBLE SPACE:** CUSTOMIZE YOUR INDUSTRIAL, DATA, OR COMMERCIAL OPERATIONS
-  **TECH-FRIENDLY:** IDEAL INFRASTRUCTURE FOR DATA CENTER ESTABLISHMENT
-  **ROOM TO GROW:** AMPLE SPACE FOR MANUFACTURING OR DISTRIBUTION EXPANSION
-  **BUSINESS-BOOSTING LOCATION:** LEVERAGE LOCAL ECONOMIC INCENTIVES AND GROWTH



## FLEXIBLE SITE / USES

FLEXIBLE PARCELS SIZES ALLOWS FOR A VARIETY OF USES AND CONFIGURATIONS

-  Parcel 1 | 73.29 acres
-  Parcel 2 | 119.78 acres
-  Parcel 3 | 100.28 acres



4901 BOYDTON PLANK ROAD

# LOCATION

## DRIVE TIMES

DIRECT ACCESS TO

**I-85**

7 MINUTES TO

**I-95**

30 MINUTES TO

**Downtown Richmond**

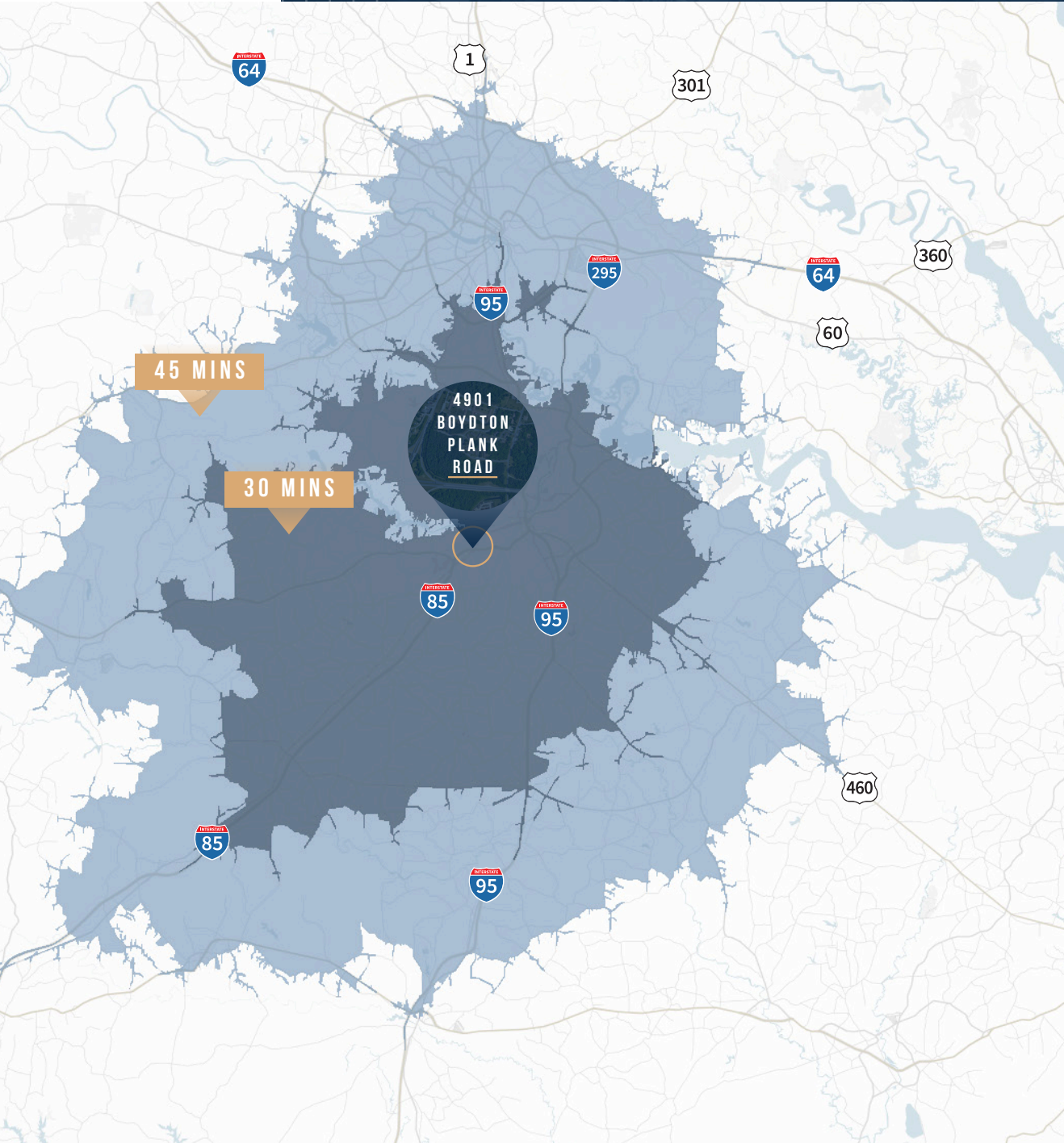
35 MINUTES TO

**Richmond International Airport**

1 HOUR 30 MINUTES TO

**Port of Virginia**

ROUTE	ADT (2022)
I-85	52,000
BOYDTON PLANK RD	17,000
WASHINGTON ST (ROUTE 1)	13,000
I-95	108,000



4901 BOYDTON PLANK ROAD

# STRONG LABOR AVAILABILITY

30 MINS 45 MINS

2024



**TOTAL POPULATION**

301,937 1,023,330



**MEDIAN HOUSEHOLD INCOME**

\$73,181 \$77,559



**UNEMPLOYED POPULATION 16+**

4.3% 3.9%



**OCCUPATION: PRODUCTION**

8,402 21,150



**OCCUPATION: TRANSPORTATION/MOVING**

13,989 42,542



**MEDIAN LABOR HOURLY WAGES**

\$22.34/HR MEDIAN \$22.02/HR MEDIAN



**% POPULATION PRODUCTION & MATERIAL MOVING**

7.4% 6.2%



4901 BOYDTON PLANK ROAD

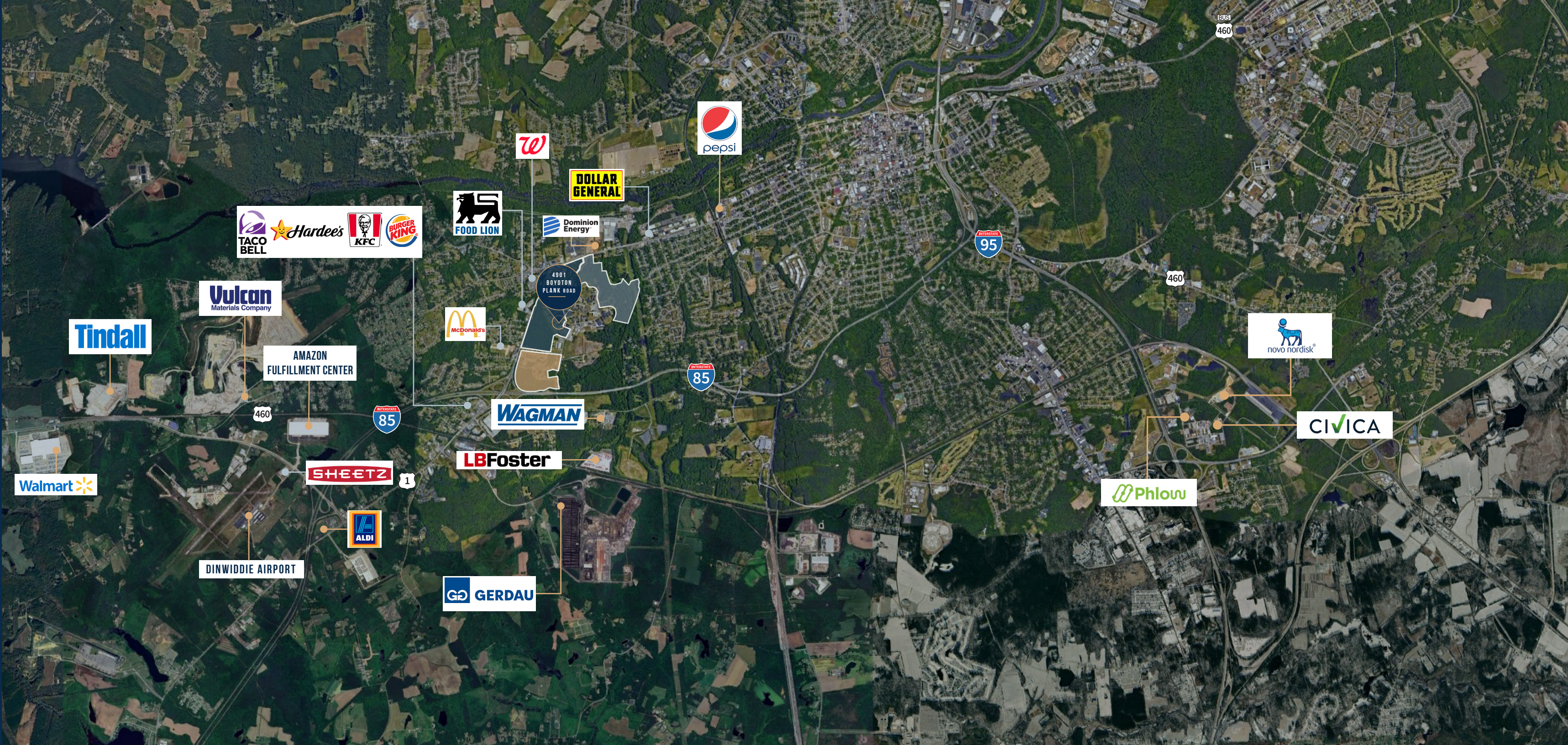
# CORPORATE NEIGHBORS

INDUSTRIAL

- 1. Dominion Energy
- 2. Pepsi Bottling Group
- 3. Gerdau Petersburg
- 4. ALDI Distribution Center
- 5. Dinwiddie Airport KPTB
- 6. RIC1-Amazon Fulfillment Center
- 7. Vulcan Materials Company
- 8. Walmart Distribution Center
- 9. Tindall Corporation
- 10. L.B. Foster Company
- 11. Wagman Heavy Civil, Inc.

RETAIL

- 1. Food Lion
- 2. Walgreens
- 3. Dollar General
- 4. McDonald's
- 5. Sheetz
- 6. Taco Bell
- 7. Hardee's
- 8. KFC
- 9. Burger King





# CONTACT US

Kyle Vernon

KYLE.VERNON@JLL.COM

804.712.9906

John Simmons

JOHN.SIMMONS@JLL.COM

804.396.0642

Jimmy Appich

JIMMY.APPICH@JLL.COM

804.200.6420



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.