



FOR SALE

US ROUTE 1
AT I-85

MIXED-USE LAND DISPOSITION

PHASE 1: +/- 207 ACRES | PHASE 2: +/- 149 ACRES

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4901 BOYDTON PLANK ROAD

OVERVIEW

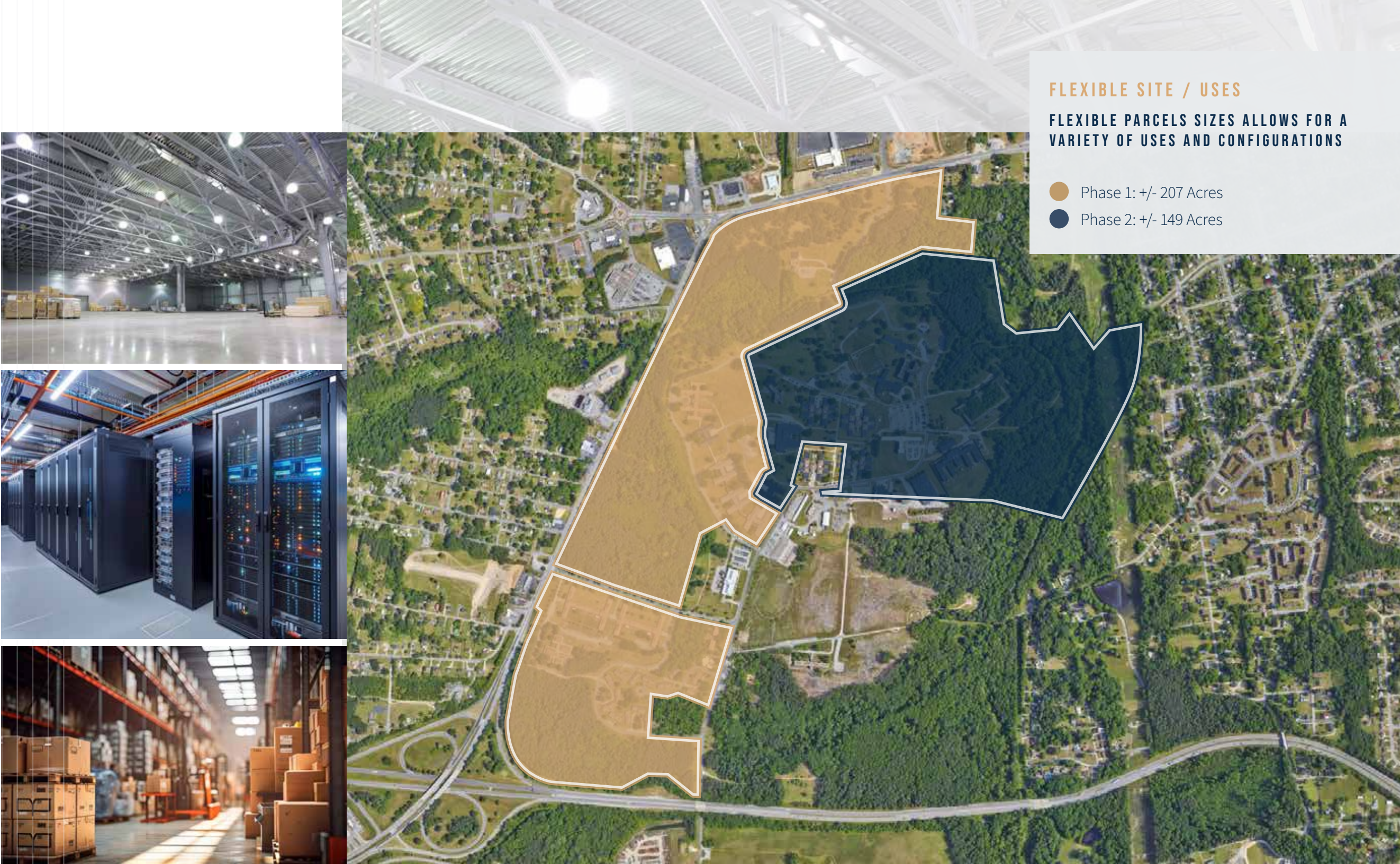
Located at 4901 Boynton Plank Road in Petersburg, Virginia, this property offers a strategic mixed-use land opportunity south of Richmond. With excellent accessibility via Interstate 85, Route 1, Interstate 95, and US-460, the site is ideally positioned for industrial development, accessible power infrastructure 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
Phase 1: +/- 207 Acres Phase 2: +/- 149 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

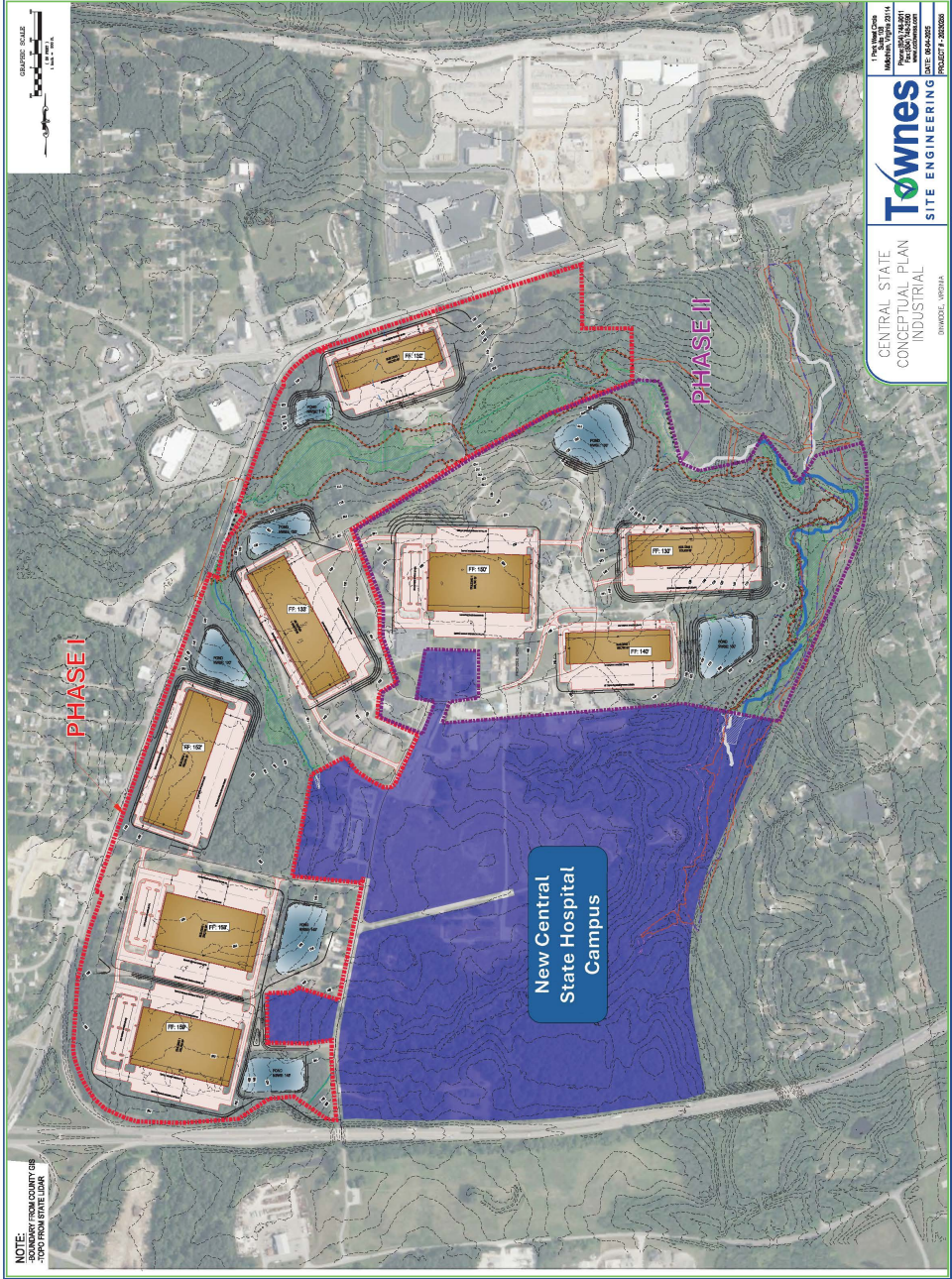
FLEXIBLE PARCELS SIZES ALLOWS FOR A VARIETY OF USES AND CONFIGURATIONS

- Phase 1: +/- 207 Acres
- Phase 2: +/- 149 Acres

4901 BOYDTON PLANK ROAD

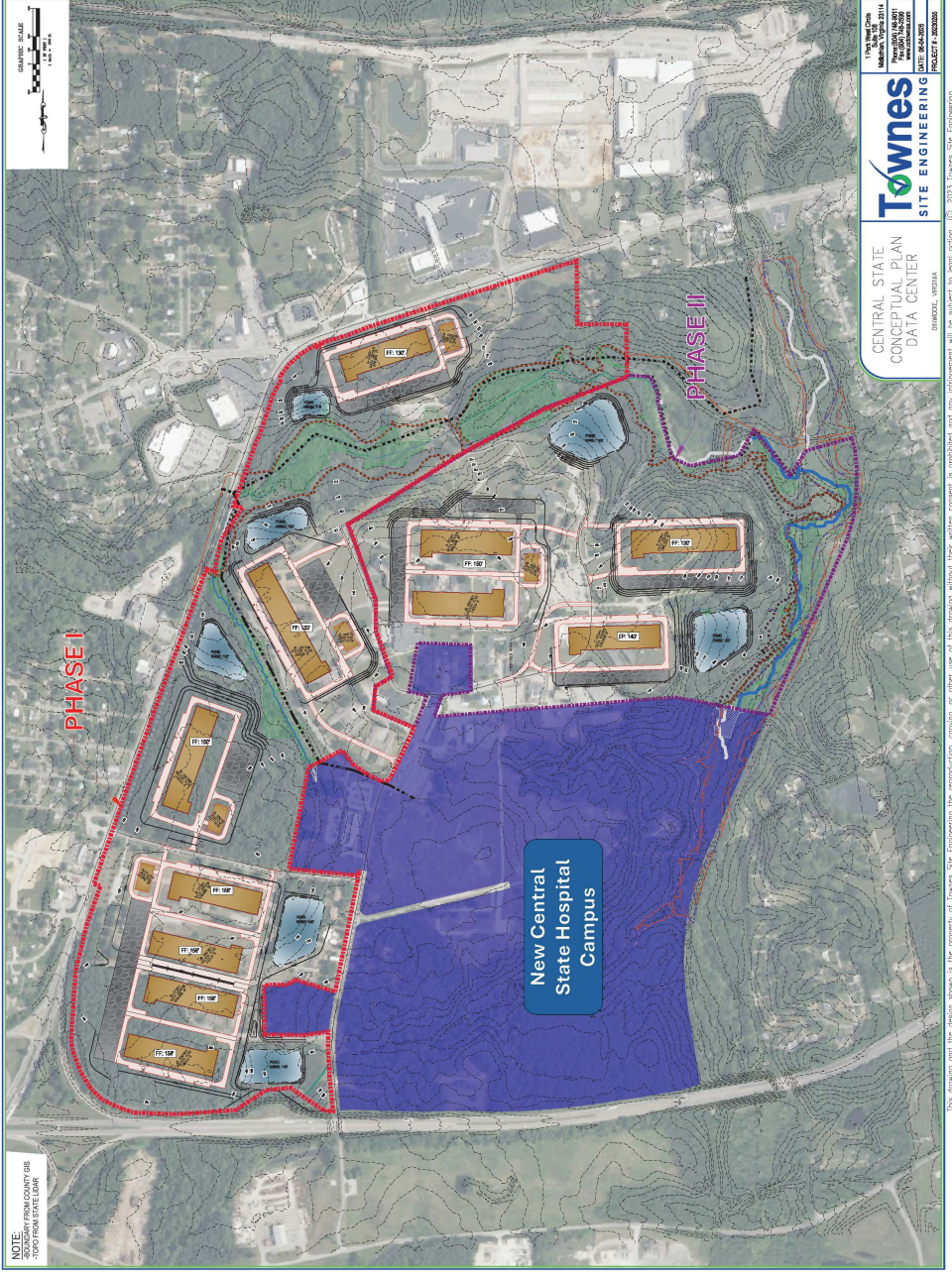
CENTRAL STATE CONCEPTUAL PLAN - DATA CENTER

Sample Data Center Layout



CENTRAL STATE CONCEPTUAL PLAN - INDUSTRIAL

Sample Industrial Layout



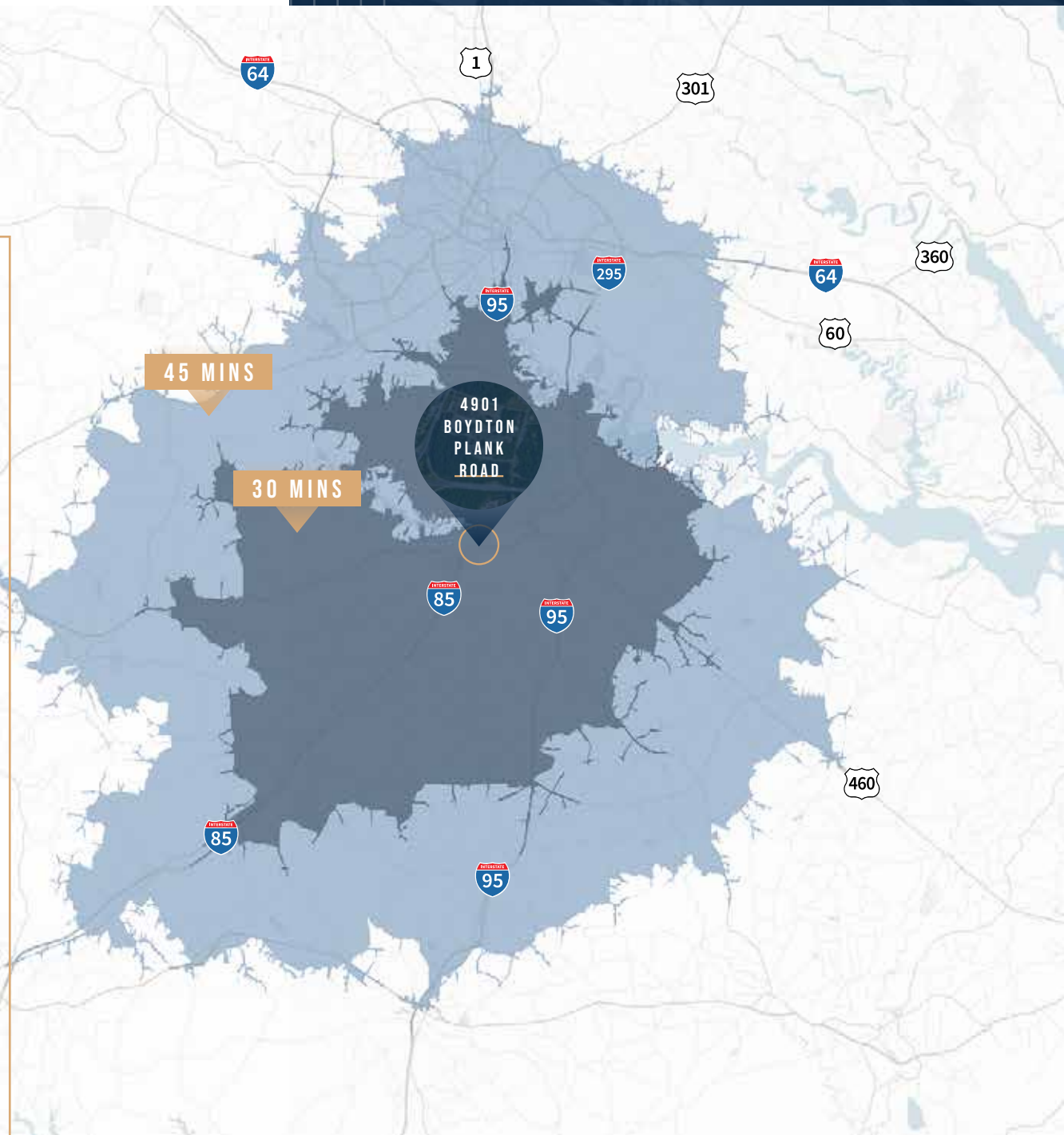
4901 BOYDTON PLANK ROAD

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

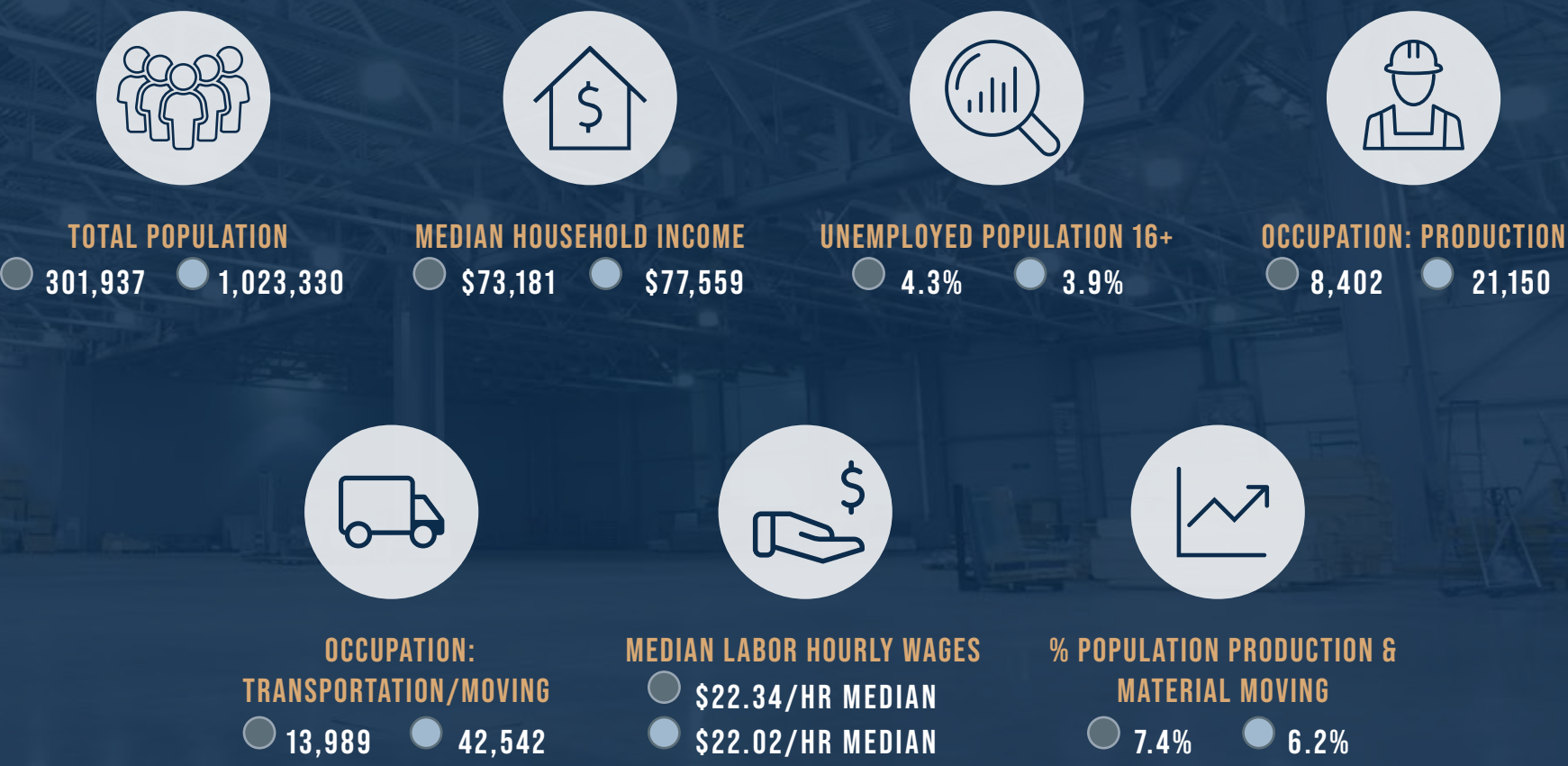


4901 BOYDTON PLANK ROAD

STRONG LABOR AVAILABILITY

30 MINS 45 MINS

2024



4901 BOYDTON PLANK ROAD

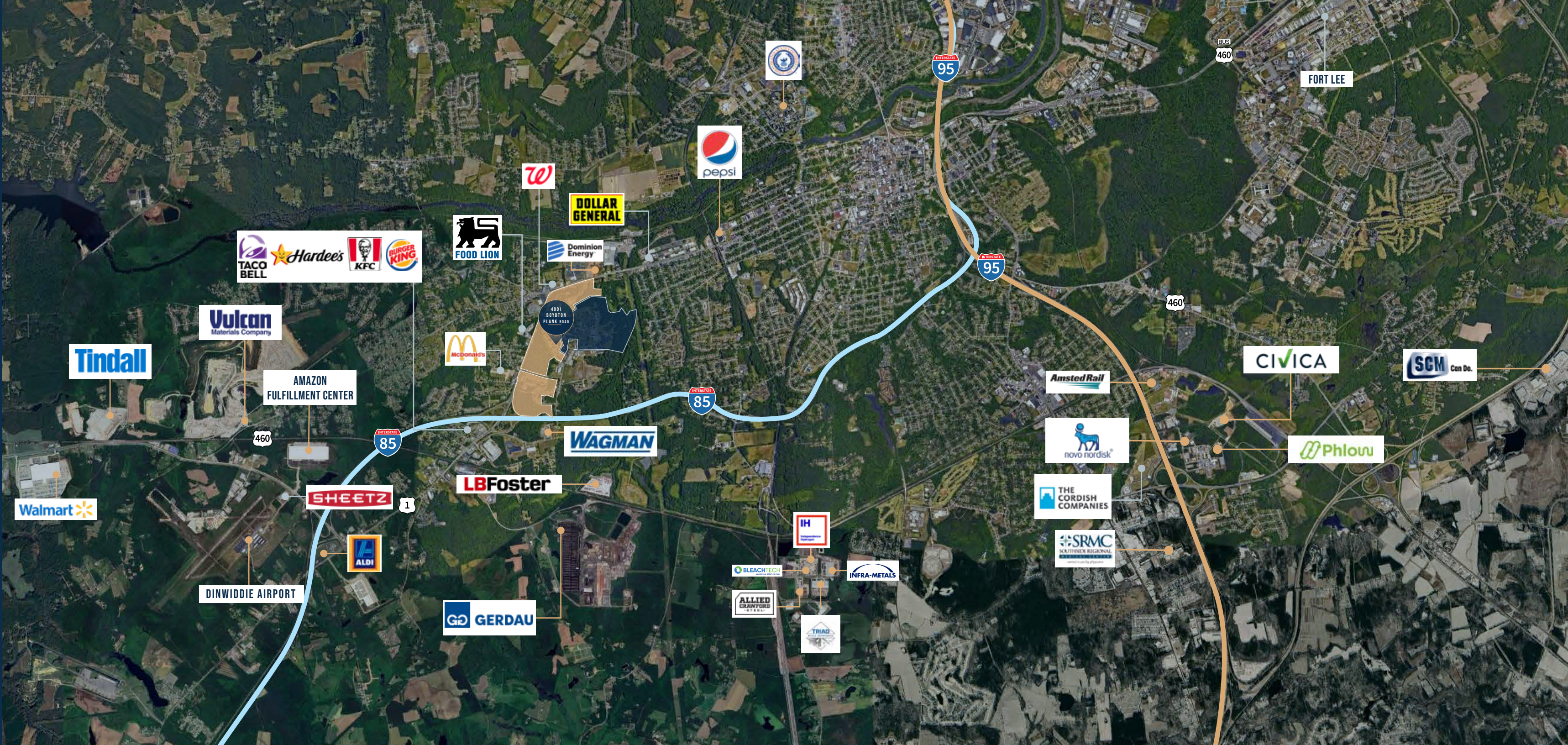
CORPORATE NEIGHBORS

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.
12. Allied Crawford Steel
13. Bleachtech LLC
14. Infra-Metals Co.
15. Triad Metals International
16. Independence Hydrogen
17. Amsted Rail - BRESCO Bearings
18. Phlow Petersburg Manufacturing Facilities
19. SCM Can Do.
20. CIVICA
21. Virginia State University
22. Novo-Nordisk
23. Southside Regional Medical Center

RETAIL

- | | |
|-------------------|--------------------|
| 1. Food Lion | 7. Hardee's |
| 2. Walgreens | 8. KFC |
| 3. Dollar General | 9. Burger King |
| 4. McDonald's | 10. Cordish Casino |
| 5. Sheetz | 11. Fort Lee |
| 6. Taco Bell | |



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