



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 advance manufacturing, pharmaceutical, 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	COUNTY
Phase 1: +/- 207 Acres Phase 2: +/- 149 Acres	Rezoning in process	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 OR COMMERCIAL OPERATIONS
-  **TECH-FRIENDLY:** IDEAL INFRASTRUCTURE FOR ADVANCE MANUFACTURING OR PHARMACEUTICAL
-  **ROOM TO GROW:** AMPLE SPACE FOR MANUFACTURING OR DISTRIBUTION EXPANSION
-  **BUSINESS-BOOSTING LOCATION:** LEVERAGE LOCAL ECONOMIC INCENTIVES AND GROWTH



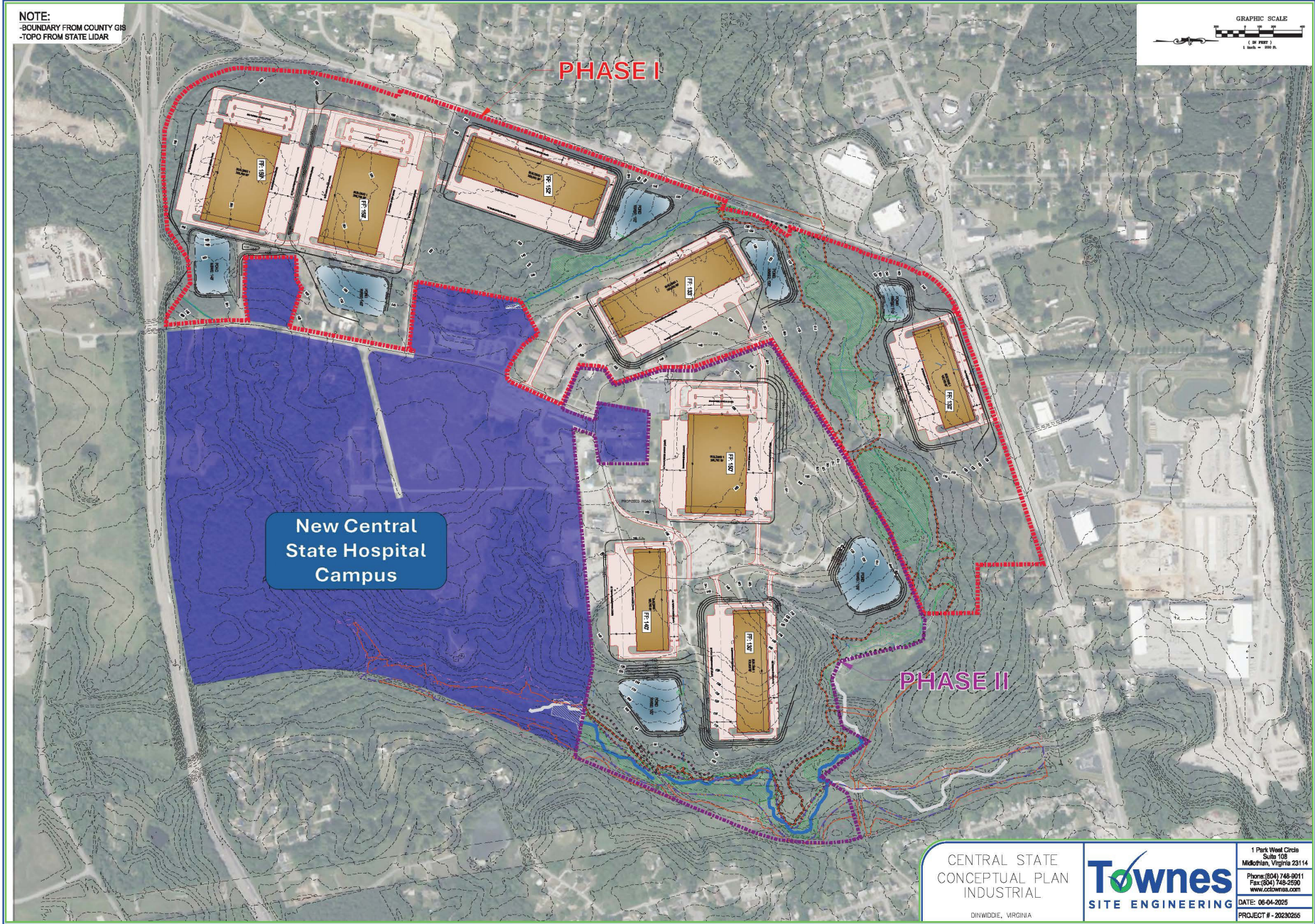
FLEXIBLE SITE / USES

FLEXIBLE PARCELS SIZES ALLOWS FOR A VARIETY OF USES AND CONFIGURATIONS

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

CENTRAL STATE CONCEPTUAL PLAN

Sample Industrial Layout



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4901 BOYDTON PLANK ROAD

LOCATION

DRIVE TIMES

DIRECT ACCESS TO

I-85

7 MINUTES TO

I-95

1 MINUTES TO

Downtown Richmond

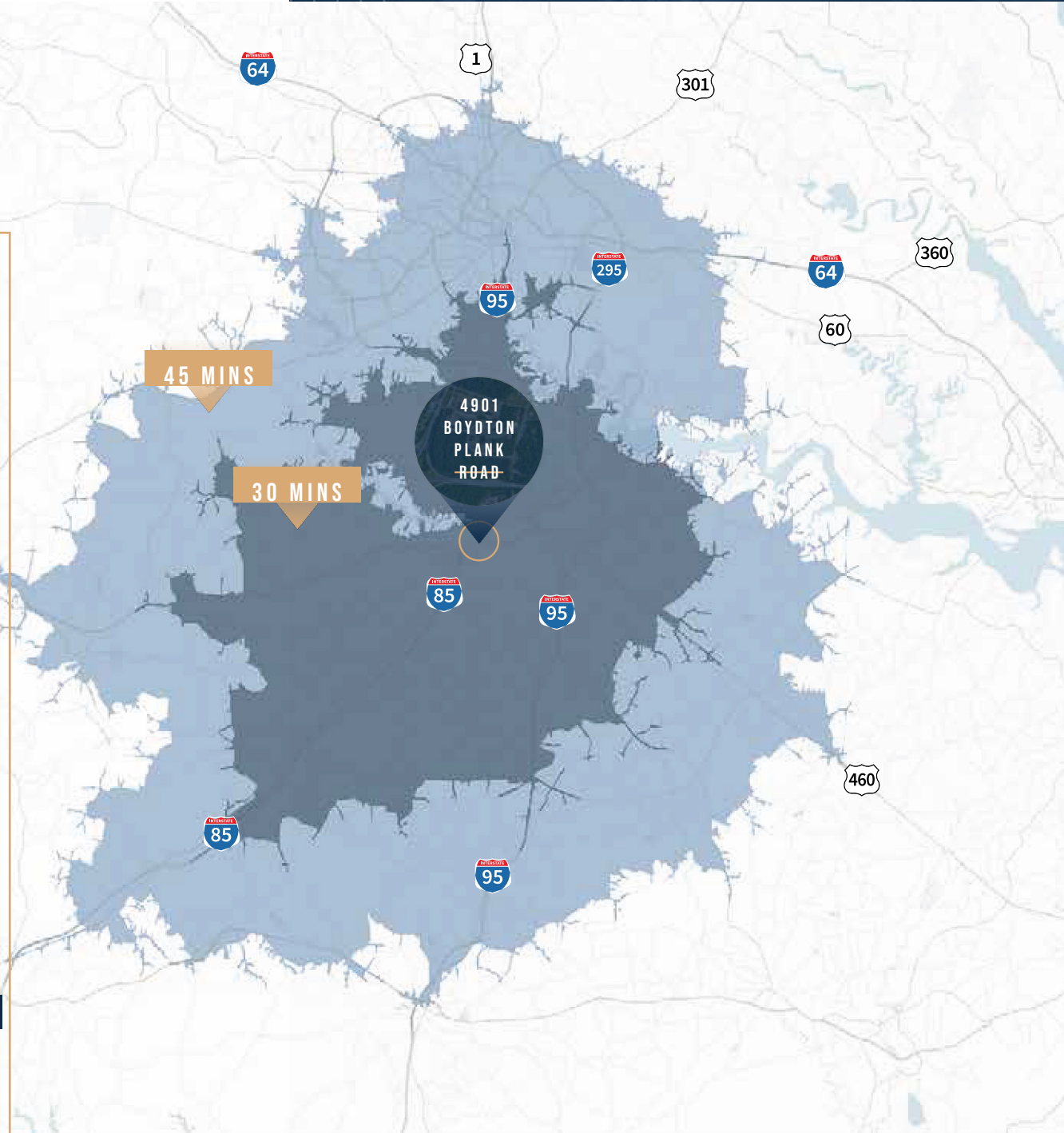
35 MINUTES TO

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

2025



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

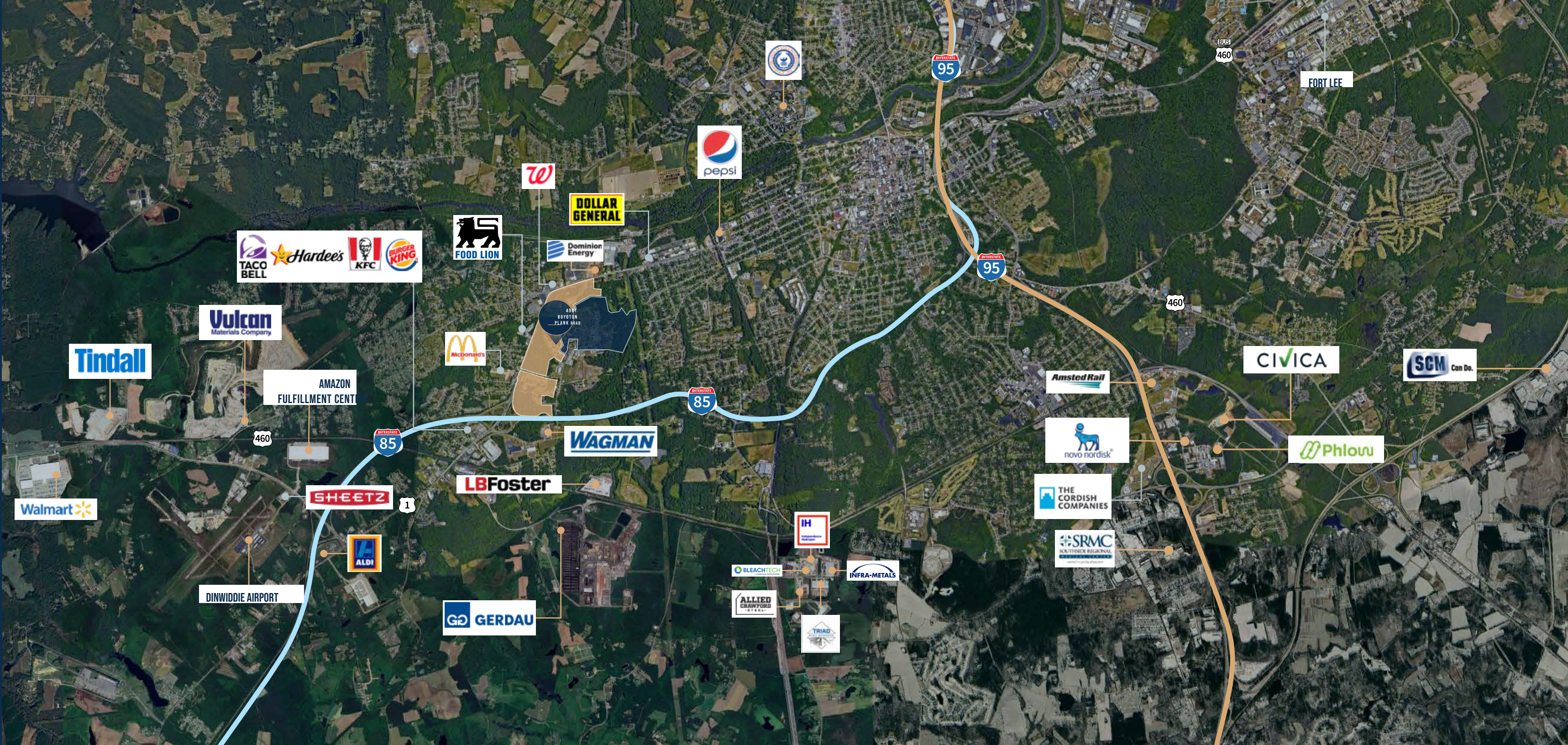
CORPORATE NEIGHBORS

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.
- 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. DollarGeneral | 9. Burger King |
| 4. McDonald's | 10. Cordish Casino |
| 5. Sheetz | 11. Fort Lee |
| 6. Taco Bell | |



CONTACT US

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