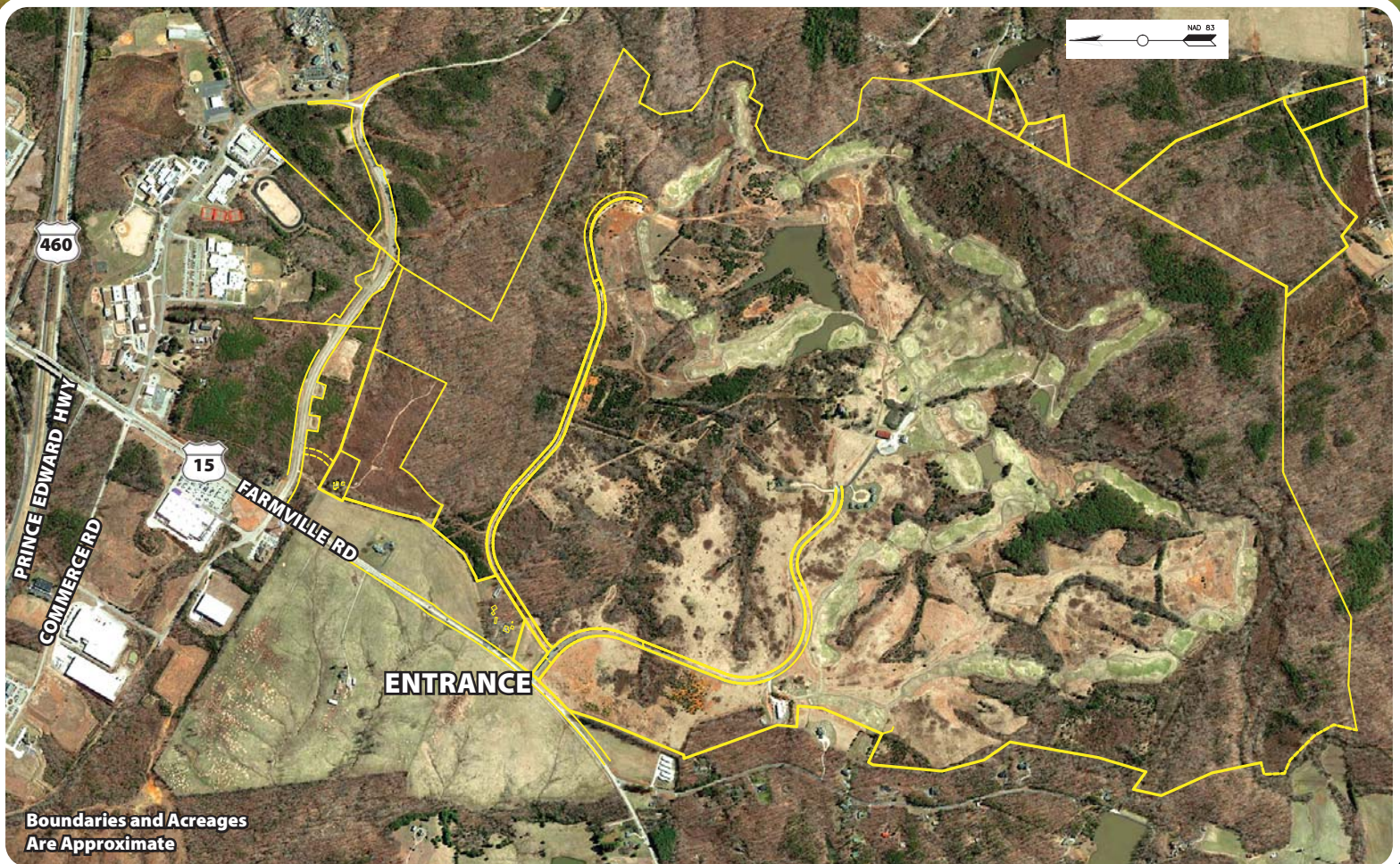


PRINCE EDWARD COUNTY, VIRGINIA

FOR SALE

628± ACRES OF DEVELOPMENT LAND RESIDENTIAL PLANNED COMMUNITY (RPC)

LESS THAN 4 MILES TO
HAMPDEN-SYDNEY COLLEGE
& LONGWOOD UNIVERSITY

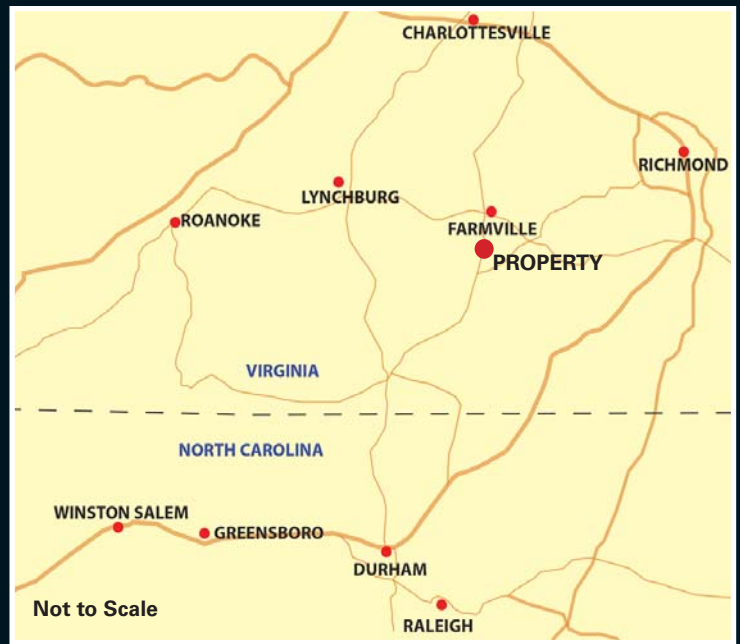


SITE SPECIFICATIONS

- Site Size: 628± acres
- Real Estate Tax Rate: \$0.47 per \$100 assessed (lowest 10% in Virginia)
- Hotel Rooms: 500+ within 30 minutes
- Water and Sewer: Prince Edward County
- Competitive Water and Sewer Tap Fees
- Zoning: Residential Planned Community (RPC)
- Educational: Longwood University & Hampden-Sydney College
- Recreation: High Bridge Trail State Park, Twin Lakes State Park, and Sailor Creek's Battlefield Historical State Park
- 18-hole Golf Course - The Manor Golf Club

MAJOR CITIES NEAR FARMVILLE

- 48 miles to Lynchburg, VA
- 63 miles to Charlottesville, VA
- 65 miles to Richmond, VA
- 95 miles to Durham, NC
- 100 miles to Roanoke, VA
- 107 miles to Raleigh, NC
- 115 miles to Greensboro, NC



Land Use Summary (Manor House Drive)			2019 AADT (VPD)	Peak Factor (K)	Peak (VPH)	Direction Factor (D)	Peak Lane 1 (VPH)	Peak Lane 2 (VPH)	
Existing Traffic Connecting Road: U.S. Route 15 (Farmville Road)			11000	0.088	968	0.604	585	383	
Phase	Parcel	Land Use	Acreage	Density	Lots/Units	Road Connection			
3	A	Medium Density Single Family Residential	50.23	3	lot/acre	151	Start Manor House Drive		
3	B	Medium Density Single Family Residential	10.16	3	lot/acre	30	Start Manor House Drive		
3	C	Medium Density Single Family Residential	25.90	3	lot/acre	81	Start Manor House Drive		
3	D	Medium Density Single Family Residential	8.39	3	lot/acre	25	Middle Manor House Drive		
3	E	Medium Density Single Family Residential	24.10	3	lot/acre	72	Middle Manor House Drive		
4	H	Medium Density Single Family Residential	40.81	3	lot/acre	122	Middle Manor House Drive		
4	J	Medium Density Single Family Residential	78.30	3	lot/acre	235	Middle Manor House Drive		
5	K	Medium Density Single Family Residential	18.73	3	lot/acre	56	Middle Manor House Drive		
5	L	Medium Density Single Family Residential	87.58	3	lot/acre	263	Middle Manor House Drive		
5	M	Medium Density Single Family Residential	47.03	3	lot/acre	141	Start Manor House Drive		
5	N	Medium Density Single Family Residential	24.99	3	lot/acre	75	Start Manor House Drive		
4	P	Medium Density Single Family Residential	7.88	3	lot/acre	24	Start Manor House Drive		
4	Q	Medium Density Single Family Residential	23.73	3	lot/acre	71	Start Manor House Drive		
1	R	Medium Density Single Family Residential (Fairway Estates)	19.30	1.5	lot/acre	28	Start Manor House Drive		
3	S	Medium Density Single Family Residential	31.89	3	lot/acre	96	Start Manor House Drive		
3	41E1	Medium Density Single Family Residential	18.69	3	lot/acre	56	Start Manor House Drive		
2	41E2	Medium Density Single Family Residential	34.91	3	lot/acre	105	Start Manor House Drive		
			553.62		Total	1631			
3	F1	High Density Condo/Cottages	8.02	4.75	units/acre	38	End Manor House Drive		
3	F2	High Density Condo/Cottages	9.71	4.75	units/acre	46	End Manor House Drive		
1	O	High Density Condo/Cottages	2.11	4.74	units/acre	10	End Manor House Drive		
3	O	High Density Condo/Cottages	18.63	4.75	units/acre	88	End Manor House Drive		
			38.47		Total	182			
4	G	High Density Multi-Family	3.63	13.25	units/acre	48	Middle Manor House Drive		
4	I	High Density Multi-Family	9.97	13.25	units/acre	132	Middle Manor House Drive		
			13.60		Total	180			
3	V	Commercial (Connect to Granite Falls Blvd.)	22.63				Granite Falls Blvd.		
			22.63						
			Total Acreage=		628.32				

For further information, please contact:

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