

Rivanna Futures

Site

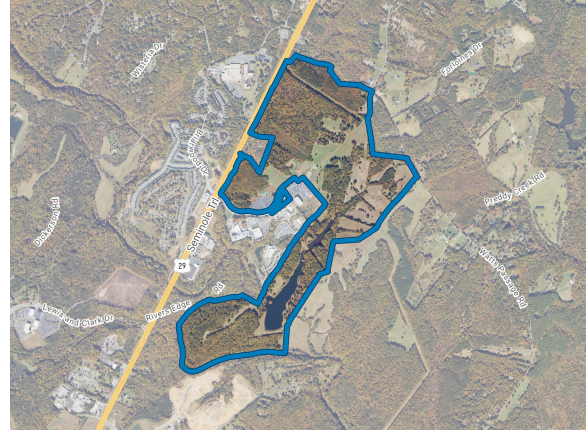
**2050 Boulders Road
Charlottesville**

Specifications

Total Acreage	172 acres
Largest Contiguous Acreage	55 acres
Minimum Acreage	1 acres
Pad Ready	✓
Topography	Rolling
Due Diligence	Geotechnical borings - Yes Phase I Environmental Audit - Yes Phase II Environmental Audit - Yes Cultural Resources Review - Yes Threatened & Endangered Species Review - Yes
Outside Storage	-
Zoning	Light Industrial
Sale or Lease	Sale
Sale Price	\$0.00

Utilities

Electric	Rappahannock Electric Cooperative
Natural Gas	City of Charlottesville
Water	Albemarle County Service Authority
Sewer	Rivanna Water & Sewer Authority
Fiber/Broadband	Comcast Business Communications Brightspeed Firefly Broadband



Transportation

Interstate	Interstate 64, 12.3 miles
4-Lane arterial Highway	U.S. Highway 29, 0.0 miles
Major International Airport	Washington Dulles International Airport, 92.2 miles
Commercial Airport	Charlottesville-Albemarle Airport, 3.2 miles
General Aviation Airport	Charlottesville-Albemarle Airport, 3.2 miles
Rail Served	-
Port of Virginia (Inland Port Front Royal)	68.9 miles, 82 miles
Port of Virginia (Hampton Roads Terminals)	159.3 miles, 143 miles

Note: All airports accept general aviation traffic. Regulations and fees vary by airport.

Rivanna Futures

Site

Laborshed Statistics

	● 30 min	● 45 min	● 60 min
Total Population	203891	383062	681994
Total Workforce	112237	176928	304442
Manufacturing Workers	3032	8049	17093
Hourly Avg. Wage	24.08	23.94	23.80
Logistics Workers	4700	10498	21123
Hourly Avg. Wage	20.71	21.40	21.78
Office Workers	32919	49326	83841
Hourly Avg. Wage	37.19	36.16	35.48
IT Workers	4500	5978	9273
Hourly Avg. Wage	52.33	51.77	51.57
Unemployment Rate	2.6	2.6	2.7

Supporting Information

Partially pad-ready; additional pads achievable with grading. Major industrial development underway on one portion. No structures on remaining bays.

On-site pond system and natural drainage corridors for stormwater management.