

Upper Magnolia Green

18100 Duval Rd
Moseley, VA 23120

Specifications

Site Area	1354 ac / 541.6 ha
Available Land	1120
Largest Contiguous Parcel	978 ac / 391.2 ha
Pad Ready	No
Subdividable	Yes
Zoning	I-2
Topography	Gently rolling
Outside Storage Allowed	No

Utilities

Electric	Dominion Energy
Natural Gas	Columbia Gas of Virginia
Water	Chesterfield County
Sewer	Chesterfield County
Fiber/Broadband	Verizon



Transportation

Interstate/Distance	Interstate 64, 22.1 miles
4-Lane Highway/Distance	U.S. Highway 360, 1.8 miles
International Airport	Washington-Dulles International Airport, 142.3 miles
Commercial Airport	Richmond International Airport, 31.9 miles
General Aviation Airport	Richmond Executive - Chesterfield County Airport, 15.6 miles
Rail Served	No

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Laborshed Statistics

	30 min	45 min	60 min
Total Population	677,547	1,278,641	1,437,465
Total Workforce	346,821	662,612	715,682
Manufacturing Workers	13,770	27,393	29,951
Hourly Avg. Wage	\$24.40	\$24.13	\$24.11
Logistics Workers	26,087	52,097	57,964
Hourly Avg. Wage	\$22.65	\$22.39	\$22.32
Office Workers	114,420	216,462	231,365
Hourly Avg. Wage	\$37.57	\$37.05	\$36.87
IT Workers	12,847	23,857	25,163
Hourly Avg. Wage	\$54.53	\$54.25	\$54.17
Unemployment Rate	3.00%	3.10%	3.10%

Sources: Total Population: ESRI, 2021; Total Workforce, Workers, and Average Wages: EMSI, 2021; Unemployment Rate: Bureau of Labor Statistics, 2021 Annual

Supporting Information

1,354 acres are publicly owned. A 445+ acre pad can be developed within 10 months. Preliminary environmental studies complete. Permitted uses include advanced manufacturing, research & development, and office. Transportation Impact Studies for the property were completed as part of the rezoning process. State Route 288 is within 11 miles, I-64 is within 25 miles and I-85 is within 35 miles. A 2-lane section of the eventual 4-lane divided section of Route 76 (Powhite Parkway) will be built from Route 360 to the property (approx. 1 mile). A ring road will then serve the park from that intersection. As of March 2023, the road infrastructure is under design and all right-of-way is controlled.

Contact

Chesterfield Economic Development
(804) 318-8550