



11.18 ACRE $\pm$ DEVELOPMENT SITE

3907 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22911

FOR
SALE

**POTENTIAL
REDEVELOPMENT
SITE**
(MULTIFAMILY, SENIOR HOUSING)

29

29



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 11.18 acre $\pm$ site (2 parcels) with potential to support multifamily/senior housing
- Designated for redevelopment as Urban Density Residential within Albemarle County's Places 29 Comprehensive Plan
- Exceptional frontage along Seminole Trail (US Route 29), capturing high daily traffic counts along Charlottesville's primary commercial/retail spine
- Parcels served by public utilities
- Adjacent to new North Pointe master-planned development (1,600 new residential units)
- Minutes from the Charlottesville-Albemarle Airport (CHO), Hollymead Town Center, National Ground Intelligence Center (NGIC), North Fork Research Park, and the new AstraZeneca global manufacturing facility
- Seamless access off US Route 29 with convenient connectivity to US Rt. 250 Bypass, Interstate 64, and the University of Virginia

LOT SIZE:	11.18 ACRES $\pm$ (2 PARCELS)
TRAFFIC COUNT:	38,000 AADT (SEMINOLE TRAIL)
ZONING:	URBAN DENSITY RESIDENTIAL
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW

AERIAL



LOCAL BIRDSEYE



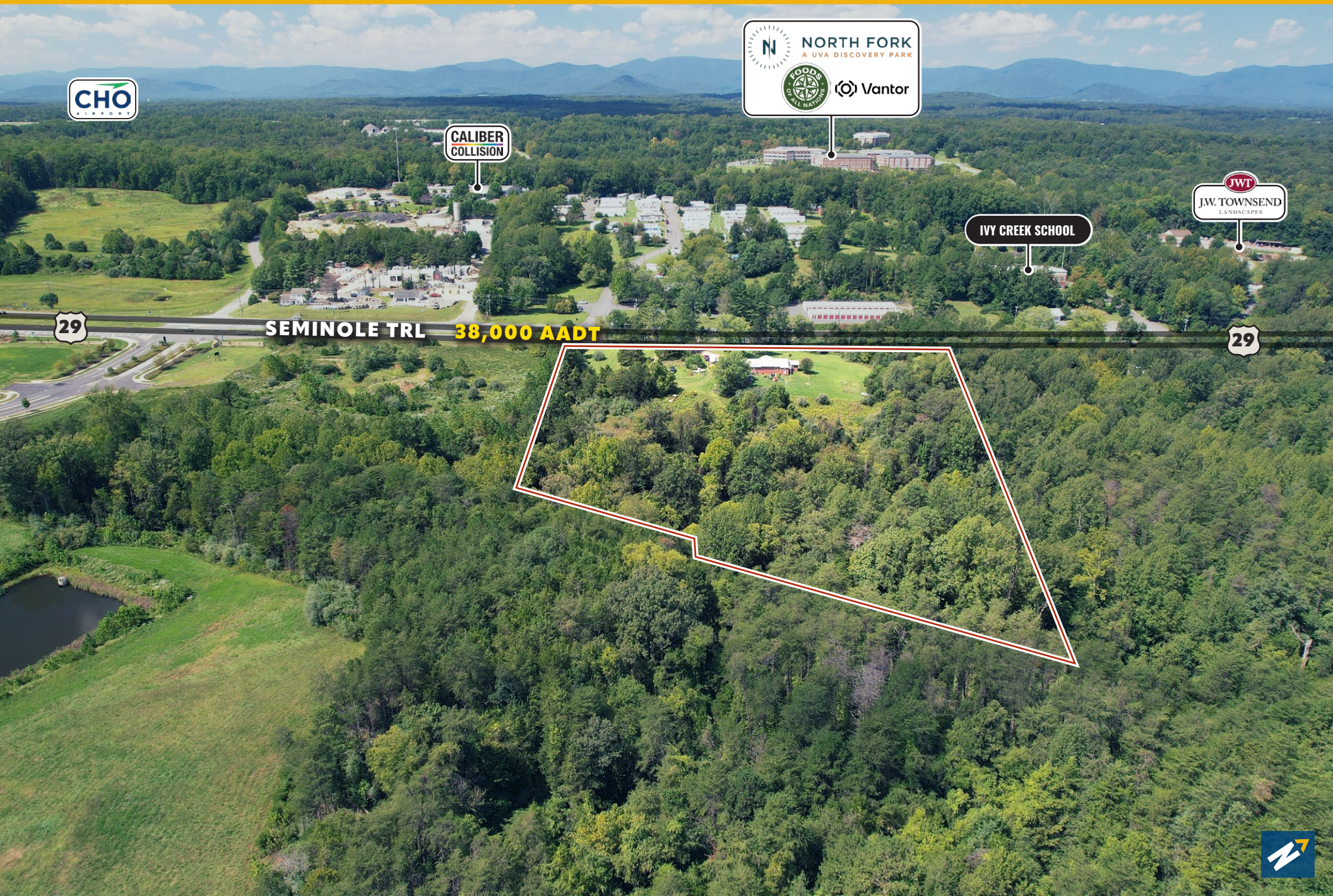
ENTRANCE
N
NORTH FORK
A UVA DISCOVERY PARK



SEMINOLE TRL
38,000 AADT



LOCAL BIRDSEYE

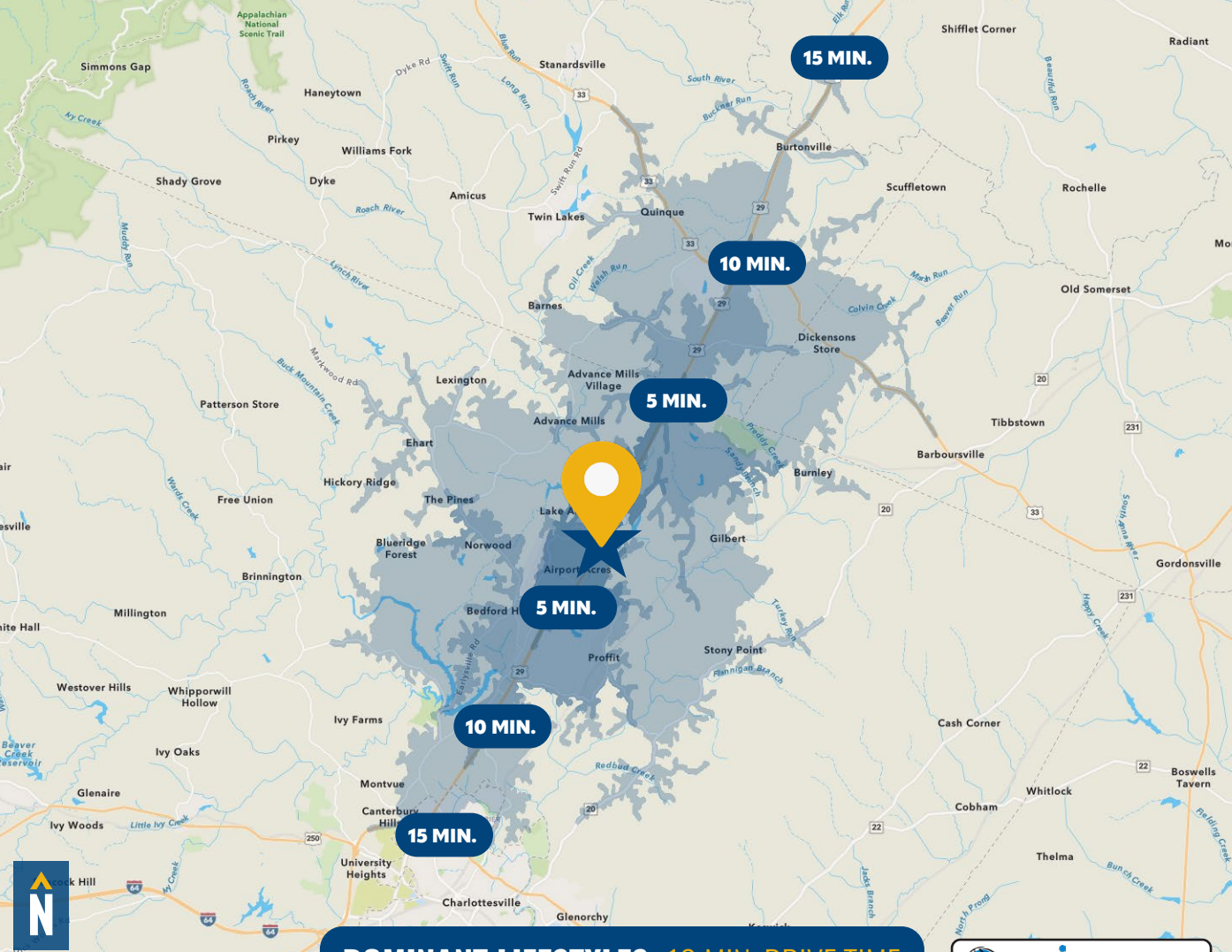


SEMINOLE TRL 38,000 AADT



CHARLOTTESVILLE MARKET





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

36% **SAVVY SUBURBANITES**

MEDIAN
AGE: 44.0
HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

35% **FLOURISHING FAMILIES**

MEDIAN
AGE: 39.0
HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

15% **CITY GREENS**

MEDIAN
AGE: 41.4
HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2026



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



FULL DEMOS REPORT

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