

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



PROPERTY HIGHLIGHTS

- Pad sites AVAILABLE from 1 to 12.5 AC.
Proposed GLA: 130,000+ SF
- Phase 1: 55 Acres - Phase 2: 65 Acres - Total project: 120 Acres
- Surrounding population set to grow by over 8.5% - 10 times the national average - Over \$665M in sales potential
- Looking for: Grocery, Medical, Restaurant, C-store W/ gas, Pharmacy
- Crossroads is located at the main entrance to Lake Anna.
Lake Anna is one of Virginia's most popular lake.

POPULATION

15 min 9,338
30 min 45,325
45 min 210,080

CARS PER DAY

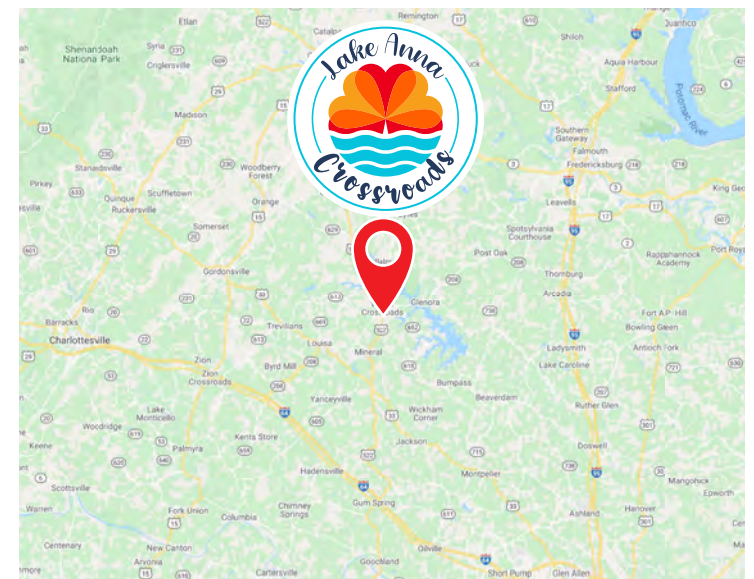
Mansfield Rd: 1,208
New Bridge Rd: 9,325
Zachary Taylor Hwy: 9,046

AV. HH INCOME

15 min \$114,727
30 min \$121,101
45 min \$129,355

EMPLOYEES

15 min 2,194
30 min 6,721
45 min 47,618



last updated: 08/29/25

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SHARY THUR



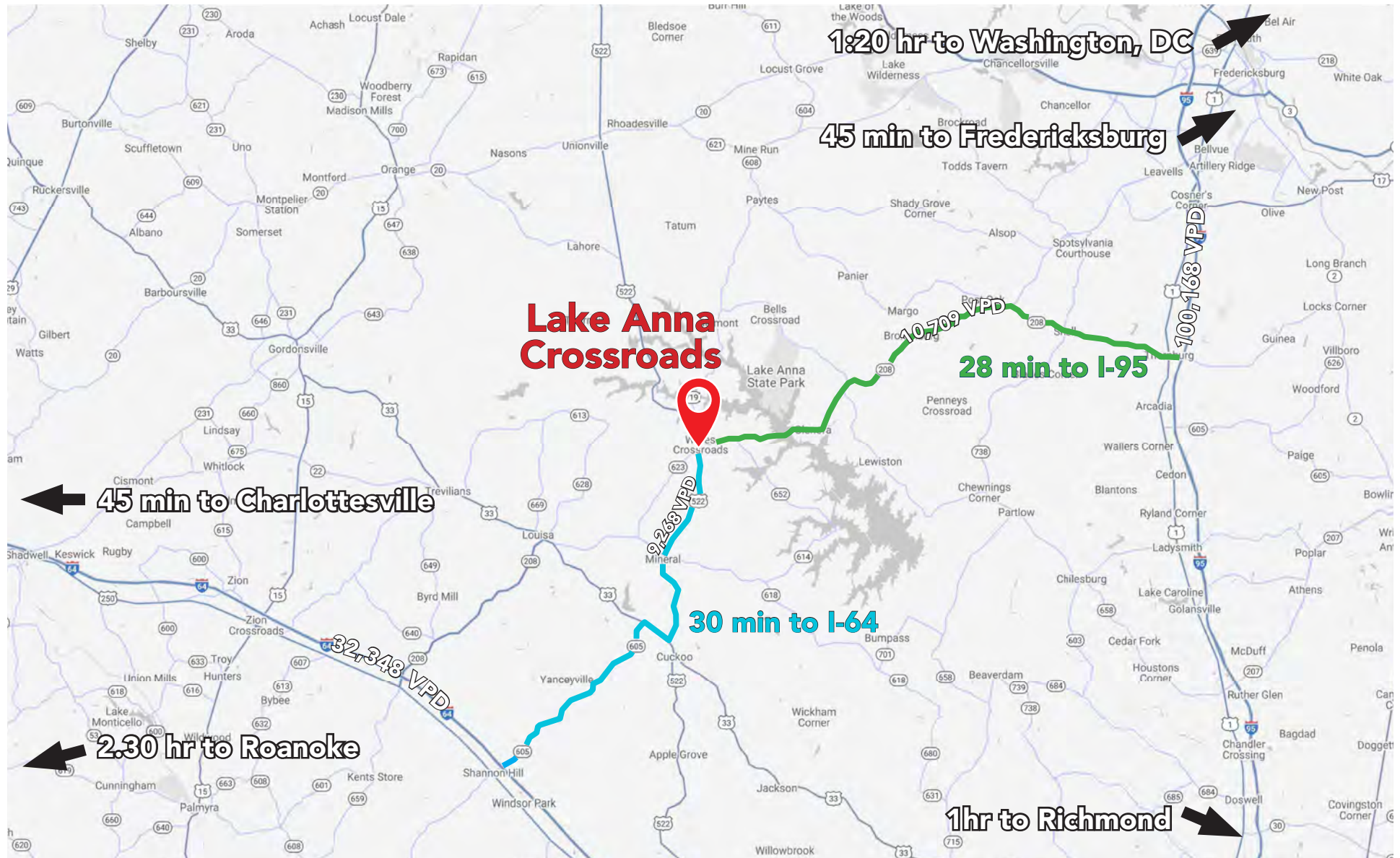
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SHARY THUR



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LAKE ANNA

Lake Anna is one of the largest freshwater inland lakes in Virginia, covering more than 13,000 acres with 225 miles of shoreline. Located 72 miles south (just over 1hr drive) of Washington, D.C. in Louisa, Orange and Spotsylvania counties, and close to Charlottesville and Fredericksburg, Lake Anna is easily accessible from anywhere in Virginia.

For nearly 40 years, Lake Anna has been a popular vacation and second home destination for residents of Virginia, Maryland and North Carolina. Alternatively, many people call the Lake Anna region home and that number of full-time residents only continues to rise.

Between 2019 and 2024, the population in Lake Anna is set to grow by over 8.5%, this is 10 times the national average.

Lake Anna is a growing community, the business scene has significantly picked up in recent years and more modern conveniences are arriving by the day. These are direct results of the rise in population growth and demand.

Lake Anna services a vast trade area of approximately 615 square miles. This has historically been an underserved market with a pent up demand for retail services and goods that continues to grow by the day. The spending power in this trade area totals \$1 Billion. As it stands today the supply in the market is only capturing roughly \$335 of that revenue leaving \$665 M in sales potential.



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LOUISA COUNTY

Louisa County is located in the Central Piedmont region of Virginia near the geographic center of the state. Louisa is just 15 miles west of Greater Richmond, the state capitol, and 15 miles east of Greater Charlottesville, home of the University of Virginia. Louisa County is located just 90 miles south of the nations capital and 140 miles northwest of the port city of Norfolk.

The county's 517 square miles are a mix of residential, historic farms, open pasture and wooded area.

Increasingly the business community is finding Louisa to be an attractive central location for manufacturing and commercial investment.

STRATEGIC LOCATION

Close proximity to Washington DC and Richmond provides easy access to Federal and State Government agencies, related businesses, as well as to Washington Dulles International Airport for those who value being able to fly non-stop to most anywhere in the world.

East-west I-64 intersects the region, providing direct highway access to the heart of the mid-west and the many concentrations of different types of businesses that populate that part of the country. North-south I-81 and I-95 are within an hour or less from many places in the region where businesses might locate.



LAKE ANNA CROSSROADS

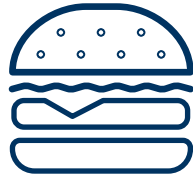
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LIFESTYLE CHARACTERISTICS

Percentage of adult customers within the last month who visited:

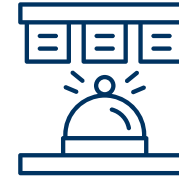
FAST FOOD



94%

89% spent \$201+ in the last 30 days

RESTAURANT



94%

90% visited fine dining 3+ times in the last 30 days

CLOTHING STORE



96%

95% spent \$1000–1999 in the last 12 months

CONVENIENCE



96%

96% spent \$100+ in the last 30 days



LAKE ANNA CROSSROADS

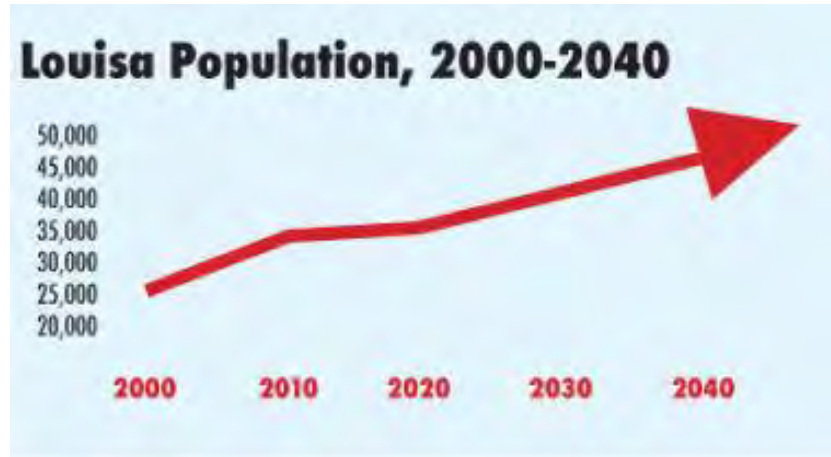
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https://www.thecentralvirginian.com/news/local/population-explosion-expected-for-louisa-in-coming-years/article_6300242b-1ffd-5371-a4cc-484ad49aa75e.html

Population explosion expected for Louisa in coming years

Jul 7, 2017



New numbers predict that Louisa County's population will grow faster than previously thought.

Sixteen years ago, state officials projected that Louisa County would nearly double in population over the next half-century. Though the county experienced a dramatic slowdown in growth after The Great Recession hit in 2008, new projections released last week suggest that the 2001 numbers were on target.

The Weldon Cooper Center, an arm of the University of Virginia tasked by the state with forecasting how the Commonwealth will grow in the future, expects Louisa to have nearly 48,000 residents by 2045. There are just over 34,000 people in the county today.

The projections in the county's comprehensive plan, last updated in 2001, call for the number of residents to surpass 48,000, but not until 2050.

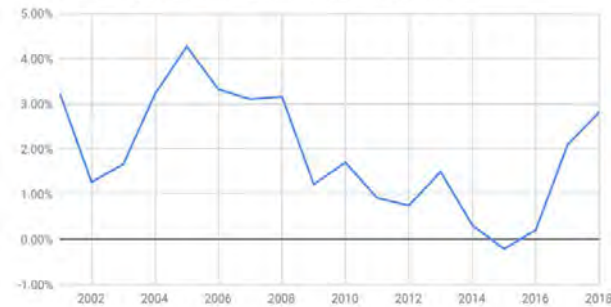
The reason the Cooper center says growth will speed up in Louisa in the future is because the county grew so much in the recent past. From 2000 to 2010, the population jumped by 29 percent, a rate of nearly three percent each year. Since then, the annual increase has been less than one percent. But it's not going to stay that way.

https://www.thecentralvirginian.com/news/local/population-on-the-rise-in-louisa-county/article_0481cd27-90a9-55c1-85ee-261318715c0b.html

Population on the rise in Louisa County

Mar 3, 2019

Louisa County population growth, 2001 to present



Louisa County's population grew last year at its fastest rate in a decade, with just under 1,000 new residents between 2017 and 2018. Estimates released by the University of Virginia's Weldon Cooper Center on Jan. 28 show the population was 36,021 as of July 2018. Population growth slowed dramatically after the Great Recession began in

Louisa County's population grew last year at its fastest rate in a decade, with just under 1,000 new residents between 2017 and 2018.

Estimates released by the University of Virginia's Weldon Cooper Center on Jan. 28 show the population was 36,021 as of July 2018. Population growth slowed dramatically after the Great Recession began in 2008, but it has bounced back.

Data provided by the Louisa County Community Development Department shows that many new residents are choosing to live in the Zion Crossroads and Lake Anna growth areas, but plenty of people still opt to settle in the county's rural sections.

Of 281 building permits issued for new single-family homes in 2018, 64 percent were for property in one of the seven growth areas. Seventy permits were for homes at Lake Anna and 56 in Zion Crossroads, with most of the latter in the Spring Creek subdivision.

The Countryside subdivision in the town of Louisa also saw a spurt in development, with 15 new permits. Another 15 homes are under construction in the Mineral growth area, eleven of them in the Hidden Farm Estates subdivision off of Chopping Road.

The most housing development in the rural parts of the county in 2018 was toward the east, with 41 new permits for homes in Bumpass, Holly Grove and areas in between. Another 27 permits were issued in the county's western third, closer to Gordonsville and Zion Crossroads.

Paul Snyder, the county's building official, said that while construction has picked up, it's still nothing like it was during the mid-2000s.

(Article by David Holtzman)

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REAL ESTATE NEWS ROUND-UP

Low Interest Rates Continue To Fan Flames Of Hot Lake Market

BY LIBBY SANDRIDGE

Here at Lake Anna, we definitely entered 2021 with pandemic fatigue but we are all so thankful that there is finally an end in sight. A huge shout out for the vaccine!

So, how did all this affect the real estate market at beautiful Lake Anna? Well, there is good news and bad news to report.

The good news is that 2020 brought us record sales as everyone began fleeing the cities for a more rural life.

Lake Anna's buyers reaped the rewards of the low interest rates while sellers won out on the rising property values due to the high demand.

The bad news is that last year's sales has left us with low inventory so buyers have less to choose from, plus competing offers. The vacation rental market was

also in high demand last year and still going strong. So, what does this all mean for sellers?

Low inventory means less selling competition and increasing property values. So, for current lake home owners if you have ever considered selling now maybe the time to get with a local lake agent to find out how much your home is worth.

As the saying goes you have to make hay while the sun is shining and the sun is shining brightly on Lake Anna real estate!

However, that being said, I have seen that some overly excited sellers have got the bug and we are seeing some overpricing.

If your home has sat on the market for over a month in this hot market then get with your agent to make sure you are priced according to recent sales. Also ask if there are any repairs, updates or



10,000 sq. ft. home under construction in the Tara Woods community of the lake by Spartan Homes.

consider when you are shopping this year. If you are wanting a home at Lake Anna, you do not have the luxury or time to hem and haw in making a decision. Consider getting pre-approved prior to shopping if you are financing. Sellers require an approval in order to

consider your offer and time is definitely a factor so be prepared to move quickly. Time is definitely of the essence.

Also, you need to consider sacrificing some wants for your must haves.

Many real estate experts recommend finding the least expensive home in the best neighborhood and upgrade over time.

Also consider, writing a letter to the sellers to go with your offer. Include tidbits about your family and how you plan to use the home. Many sellers like to know their home will be loved as much as they did. Currently we have sold 42 waterfront homes since the beginning of the year with 14 pending. There have been 51 lake access homes sold so far. We only have 16 waterfront homes and 17 water access homes on the market. Lots are exceeding home sales which is unusual. So far, 61

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lake anna

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MAGAZINE

2021-22

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REAL ESTATE NEWS ROUND-UP

New Homes, New Developments And New Residents For 2021

BY LIBBY SANDRIDGE

Last year brought us many new challenges to say the least and thankfully we were able to navigate them successfully here at Lake Anna. Even during these uncertain times the economic outlook for Virginia as a whole, appears that it will continue to remain strong for 2021.

With the historically low interest rates and lack of inventory property values are on the rise. Most homes at the lake are selling at and often above list price and in record time.

Land sales went through the roof last year with 190 lots sold at the lake. We closed 75 waterfront lots compared to 30 in 2019. There were 115 lake access lots sold compared to 47 lots that sold in 2019!

Land sales picked up for several reasons and the main driver was lack of housing inventory at the lake.

Home sales for 2020 exceeded

ed 2019 by 70 which includes waterfront and lake access homes. We had a good year in 2019 with home sales as well. So by the time we got to May 2020, buyers were forced to look at buying land and building in order to make their Lake Anna dreams a reality.

We do expect to see home prices continue to rise at the lake, however it is rumored that the mortgage rates will gradually rise. That being said even if they go up some it is still an unbelievably low rate, so buyers will continue to flood the market for homes especially at Lake Anna.

Builders are back building spec homes so you want to have that information as soon as possible too since they are selling before completion.

Thinking of selling? Now is the time! I know due to so much uncertainty because of the pandemic and changing

times, it can be difficult to make



Lake Anna's full time population has increased greatly in the past eight months with homes and land selling briskly, if not the day of.

Builders are back building spec homes so you want to have that information as soon as possible too since they are selling before completion.

Thinking of selling? Now is the time! I know due to so much uncertainty because of the pandemic and changing times, it can be difficult to make

cially for those not living in the area, a local agent is a must.

Things can happen in a home that is not lived in so I recommend an agent that can visit the home weekly, at a minimum. Hiring contractors out of Google can and will go wrong, so having a local agent who lives at the lake and knows the local contractors is best for sellers and buyers alike.

Also, please stay tuned for future updates on any and all new developments at the lake including the new private side development. As winter winds down and the weather continues to hold we may see these 56 new lots come available as early as this spring or summer.

There is also a large commercial parcel available off of Court-house Road (Rt. 208) that may be interesting to those wanting to startup a new business at the lake. It is 16+ acres and has 1,000' of waterfront. **LKA**

Contact the author at libbysandrige@comcast.net

Many of them had concerns about selling their inheritance and they wanted to know that they were being treated fairly, and he was able to reassure them about selling the land that had been in their family for so many generations. Butch says when it comes to developing it is important to focus on "trust, not dollars".

When asked what makes Lake Anna, in his opinion, different from other water resort areas such as Smith Mountain Lake or the tidal Potomac River, he says from a real estate standpoint, when you get into the tidal waters you need to worry about flood insurance, which can be extremely costly. He also believes the slowness to develop around Lake Anna has been an asset because it has kept the growth at a more reasonable pace.

While Lake Anna has grown over the years, Butch's daughter, Kay Lynn Weaver, who has been coming to Lake Anna since she was ten years old, points out the biggest change she has noticed is that the lake used to be mostly weekenders.

Kay Lynn told Life & Times the lake used to be desolate during the week, but now more and more people are calling Lake Anna home full-time like her father.

The increase of full-time residents has allowed for many wonderful gatherings to take place that allows people to know their neighbors and form even deeper connections in the community.

Dockside Realty owner Dave Moberley had this to say about Weaver, "He's my best friend and an awesome

Lakehouse&Land

continued from page 10

waterfront lots (which includes the pending sales) and 68 access lots has sold since the first of the year.

With lot sales on the rise since 2020 the builders are booming and the demand has also affected building material cost which was also hurt by the pandemic.

Many industries are down and not working therefore creating a demand from everything to building materials, boats, RV's and basically anything that involves home improvement and outdoor recreation.

Lake Anna is such a beautiful place and perfectly located with easy access to Northern Virginia, Maryland, DC, Richmond and Charlottesville making it a perfect destination. So, get with a local lake agent to find your perfect place or to find out how much your home is worth!

I am looking forward to seeing you on or around the lake! **LKA**

You can contact the author, Libby Sandridge at libbysandrige@comcast.net or 540-223-0350.

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AREA ATTRACTIONS



Lake Anna State Park

The park has a beach on one of Virginia's most popular lakes, a fishing pond accessible to children and the disabled, a bathhouse-concessions complex and a boat launch.



Spotsylvania Farmers Market

The largest farmers market in the region. Over 50 vendors sell locally produced foods and plants at this vibrant market. The place for local farmers and food producers to sell their wares directly to the community for nearly 30 years.



Callie Opie's Orchard

Callie Opie's Orchard is more than just a restaurant. The restaurant and loft offers farm to table fresh dining, craft brews, and event catering with an on-premises orchard. 3,000 sq. ft. barn is available for special events, weddings and entertainment.



Lake Anna Winery

The winery is housed in an old barn located on the Heidig farm. Lake Anna Winery's country setting is surrounded by both natural beauty and historic significance. Located 5621 Courthouse Rd, Spotsylvania Courthouse, VA 22551



Surrounding Towns

Nearby towns include historic Louisa County, Orange, Culpeper, Spotsylvania and Fredericksburg, all located within a 30-minute drive of Cutalong. Each town has a great selection of shopping and tourist attractions worth exploring.



Marks & Harrison Amphitheater

The venue hosts major music stars, including Sheryl Crow, Lynyrd Skynyrd, The Temptations and more. Watch the sun set peacefully over the shimmering waters of Lake Anna.



Cooling Pond Brewery

Cooling Pond Brewery is a veteran-owned, family friendly brewery serving the Lake Anna area in central Virginia. Conveniently located off Route 522 in Mineral, we welcome locals and out-of-towners alike!



Chancellorsville Battlefield

Visit and explore this great Civil War battlefield. Much of the battlefield has been preserved. The best place to start your visit is at the Chancellorsville Battlefield Visitor Center on the Plank Road



Louisa Art Center

The dynamic schedule of exhibits available to the public, which run for about six weeks each, include national artists & artists throughout central Virginia. Meet the artists at a gallery opening with libation, hors d'oeuvres and fine art.



Kings Dominion

Dominion Raceway and Entertainment is an exciting, multipurpose motorsports and entertainment facility. With 160 acres and four distinct tracks in one location.



Tim's at Lake Anna

Located on the water near Mineral, Virginia. Known for traditional American fare, home-cooked seafood, a unique atmosphere and scenic dining on one of Virginia's largest lakes.



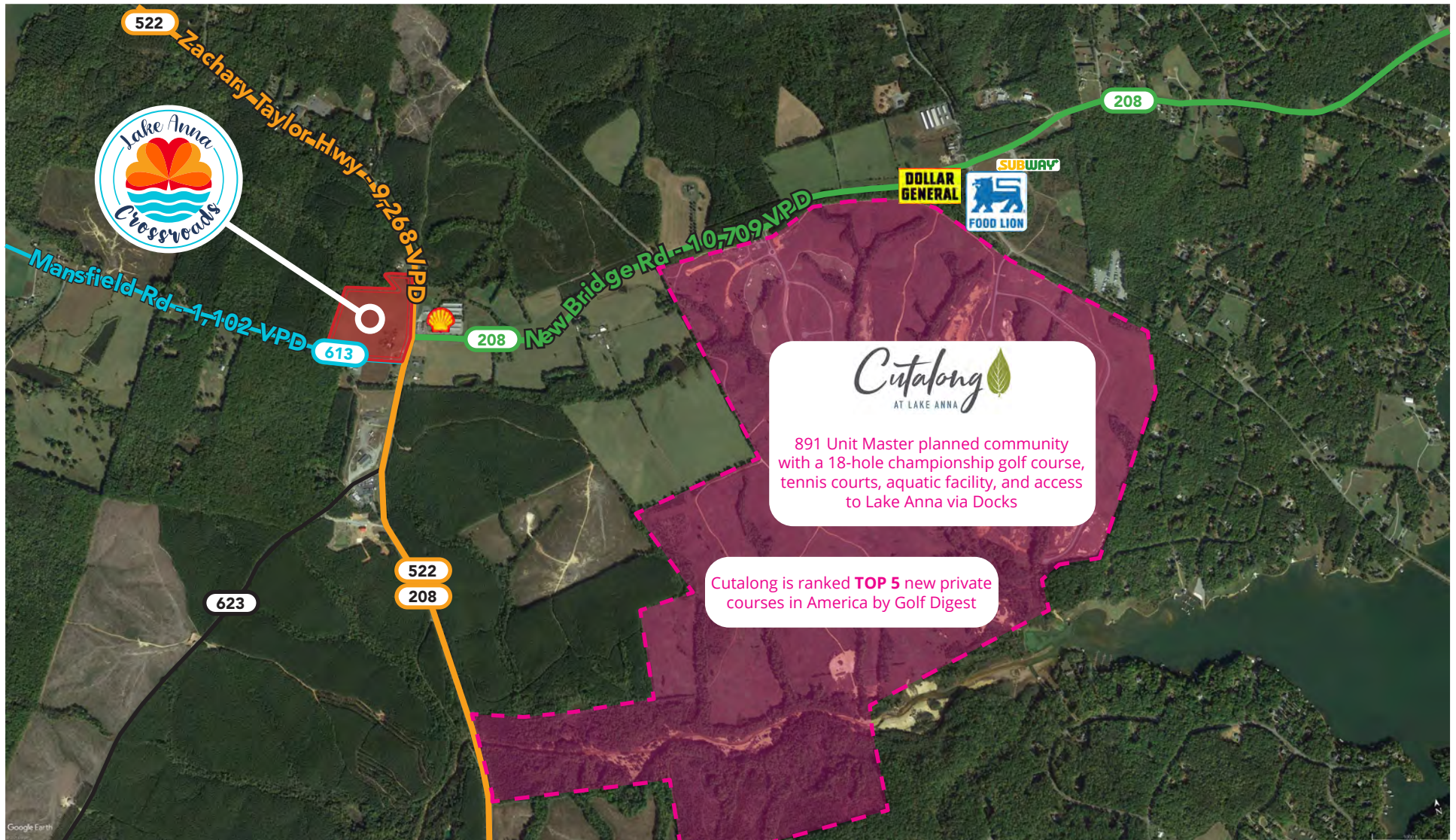
Fifty-Third Winery & Vineyard

Enjoy daily wine tastings and weekend complimentary acoustic music on the deck or in the tasting room year round. Wine tours, light fare, events and facility rentals.



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LAKE ANNA AREA NEWS

Lake RV Resort Planners Listening To Community Concerns

On January 21 Jay & Neil, Inc., representatives for the Four Seasons at Lake Anna, LLC submitted a site plan to the Spotsylvania Planning Commission for a proposed RV resort in Spotsylvania County on the Pamunkey Branch of Lake Anna.

Representatives from VDOT and the VDOT attended the meeting to pose concerns and questions. The planning commission were mostly interested in the impact of the wastewater treatment plan and in the safety of the entrance to the project off Rt. 522. They also wanted to make sure that the resort would not be open to the general public.

"The result was that they gave us their comments on an extensive packet they were happy to have due to the amount of time we spent on it. They put their concerns in writing and now we have two-week public comment

period on a webpage (Virtual Community Meeting) that shows the plan, then a public hearing and then applicant responds to the agencies' comments." Four Seasons at Lake Anna, LLC representative Trey Wills told Life & Times.

Spotsylvania Supervisor Barry Jett has the proposed RV resort in his district - Livingston. Life & Times asked what he thought of the proposed site plan and any concerns he might have on an RV park for that area of the lake.

"My constituents as well as myself have major concerns with the nitrogen adding to the HAB, 300 boat slip (too many) depth of water, traffic coming off Rt. 522 and the solid waste."

An informal poll question on Lake Anna Life's Facebook page on January 5, reached nearly 80 people and



Aerial view of proposed RV resort on the Pamunkey Branch of Lake Anna.

drew 147 comments. The question posed was: "Given the choice, what do you think is better suited for the

upper end of the lake in the Pamunkey Branch, not far from the Rt. 522 Bridge: 1) an upscale, high-end RV resort generating property tax, sales tax, lodging tax, 15-20 full time jobs and 50+ seasonal full time and part time jobs or 2) a community of 70-100 new homes?"

Of the 147 comments that were "score able" in either category or stated "neither" 21 were for an RV resort, nine for more homes and 21 for neither.

Wills told Life & Times: "We want to be considered one of the multi-vet luxury RV resorts in the county. And easily could be in the top 10 in the country with what we are doing," and we asked him to explain how he plans to do so.

"We are investing in a total vision for the property. We're focused on providing the best possible guest ex-

perience with world-class amenities. We are interviewing several firms that specialize in RV resort management and design. Our goal is to partner with one of these firms to maximize the offerings we will be providing."

We also asked the #1 question of "Why do you think an RV resort is needed at Lake Anna?"

"We know from experience and research there is a need for this type of outdoor hospitality venue in the region. Our team is confident that the proposed plan will be a tremendous success and a terrific addition to the Lake Anna community."

We also asked Wills to offer a macro view of the plan for the RV resort-as in the #2 of sites, % green space, amenities and overall impact to the Lake Anna community.

"We are working with the county and the community on making this venue a best-in-class property. Our planning team is seeking to maximize green

RV Resort Update

by Shary Thur

space and develop a plan that best meets the goals for the property."

To address the RV resort plan versus by right homes Life & Times asked Wills to contrast and compare the footprint of the proposed RV resort versus the amount of homes the land could support.

"Any plan that is proposed will be an approved design with the inputs of the surrounding area. The land use is consistent with the master land plan for the County. We've taken great care to listen to the inputs of the community as well as the County and we are confident the venue will become an exceptional addition to the region."

Any RV resort would include a wastewater treatment plan. We asked for details on that, too.

"The property will utilize the very latest in wastewater treatment facilities. Our plant will meet or exceed the standards set forth by the state and County. There will be no discharge to Lake Anna."

Many Facebook commenters were concerned about the long-term appearance of an RV resort, as in how you can the owners assure the existing Lake Anna community the RV resort would remain upscale and what does the term "upscale" mean for an RV resort?

"First and foremost our goal is to offer the very finest in guest amenities. Second, there will be standards

RV Resort Update

continued from page 10

for guest accommodation that require pre-approval of units prior to taking a reservation. Management of those standards is a top priority for the property."

Some also commented on Facebook about an unacceptable increase in boat traffic should an RV resort be approved and we asked Wills about that.

"We've gone to great lengths to study and address the concerns about traffic on the lake. We will be certain to keep this a major focus as we approach approval of the site."

"Our goal is to be a leader in the outdoor hospitality arena. We have studied dozens of world-class properties and we have taken a 'best practices' approach toward our venue. We are confi-

dent in the success of our plan."

Statements released on the RV resort cite it would create 15-20 full time jobs and 50 seasonal, full time jobs. We asked Wills to explain what those jobs would be?

"The property will be staffed by approximately a dozen full-time professional staff that are fully qualified in RV resort operations. These include the day-to-day management of the property as well as providing exceptional guest services. In addition to those positions we envision the need for seasonal staff to assist in the operation of the resort during the peak season. Many of these staff will serve in the areas of guest services and property maintenance." LKA

Lake Land Sales On The Way To Setting A New High Mark

BY LIBBY SANDRIDGE

The Lake Anna market continues to boom, however with the low inventory, sales were slightly lower in 2021 compared to 2020. 274 homes sold in 2021 compared to 308 sold in 2020. Of those sold 116 were waterfront and 158 lake access homes.

Due to low inventory in homes, last sales season again in 2021, 236 lots sold at the lake which included 70 waterfront lots and 165 lake access lots.

New construction at the lake continues to flourish. Building materials are starting to stabilize and with the rising cost of resale homes many are opting to build. According to recent data the median list price of homes grew 17.2% nationwide reaching a new all-time high of \$375,000 for a median list

price. Lake home prices reflect this new data to a T! Of the 15 lake access homes currently on the market the list price ranges from \$279,000 to \$650,000. I can remember when that was a price range for waterfronts!

With only 18 waterfront homes currently available those range from \$488,000 to \$5,995,000.

Home sales prices hit a 16 year high here at the lake and expectations are that this momentum will continue for 2022. The pandemic definitely ignited the housing market pushing many out of

the cities to rural areas. With low mortgage rates and the ability for remote working has given buyers the option to move further away from their work places.

Others predict that once Corporate America begins to bring back the remote workers to the office that it could mean fewer buyers in the second home market which could impact the Lake market.

Agnes keeps in mind this info is based on industry predictions. Refute online magazines reported that Frank Marshall, CEO of CoreLogic wrote: "As we head into 2022, we expect some moderations in the current pattern of flight away from urban cores, as the pandemic wanes."

With all that said if you have considered selling, now is definitely the time. Low inventory is your best friend and the Lake needs more inventory! We still have many

ready, willing and able buyers!

Also keep in mind that some are predicting interest rates to be 4% by the end of 2022 so buyers are anxious to buy early this year.

Contact a local Lake Agent to get your home ready for the spring market. March 1st should be your target date to get on the market! Most lake buyers want to be closed and using their lake home well before the end of May. LKA

Editor's Note: Libby Sandridge is a long time Lake Anna realtor that lives here. You can contact her at 540-233-0050 or libbysandridge@comcast.net



Lakefront property with a large house and a dock extending into the water.

Rt. 208 Parcel In Spotsylvania County Under Contract For Mixed Use Development

With the community growing and businesses looking for opportunity, the race to find remaining developable land along Lake Anna's lucrative Rt. 208 continues.

The developer looking to create an RV resort at the lake and build the Gateway project at Wares Crossroads has put a contract on 152 acres of Hairfield family land on Rt. 208 zoned for mixed use.

"We just put that great piece of property under contract," noted a representative of the Wills Company. Based on current zoning, the developer could create a mixed use



Location of Hairfield parcel under contract for development and the sign along Rt. 208.

project of 21 waterfront homes, 20 waterway lots, a transitional area and then 16 acres of commercial area along Rt. 208.



"We are happy to be welcomed into the community. The Spotsy side of the lake is underutilized and people have held onto their land for many years so we see how important it is to maintain proper development aims," Wills told Life & Times.

The four-month study period is underway to examine the project with Spotsylvania County planners and the Hairfield family. LKA

Lake Builder To Purchase 30 Lots In New Private Side Subdivision

Evergreen Homes will be purchasing 30 of the 54 waterfront and water access lots at new 80-acre subdivision located on the old Chisholm family farm on Cooling Lagoon 2 of the private side of the lake in 2022.

"All agents are welcome to contact our sales team starting in early April to learn more about the project and the waterfront and water access homes," noted Evergreen Homes spokesman Lonnie Carter. "Potential buyers can then schedule a personal meeting to learn more about the new home plans offered and the available homesites that will best meet their needs."

The Rock Island Landing project features gently rolling hills with scenic views and given the prior pastoral uses, will not disturb any existing wooded areas, allowing the new



Rock Island subdivision location.

homes to be built to blend well with the existing setting.

The Evergreen home options range from 1,700 sq. ft. up to 2,000 sq. ft. depending on options chosen. The homes feature 2x6 wall construction that allows for an enhanced insulation



Rock Island subdivision lot.

rating and greater energy efficiency. All homes are designed with energy rated windows, which provide great natural light into the homes while opening up spectacular lake views.

Luxury kitchens and hundreds of other additional choices permit buyers to personalize each home.

The waterfront homesites are an acre or more with ample shorelines. Water access lots all include a deeded, covered boat slip.

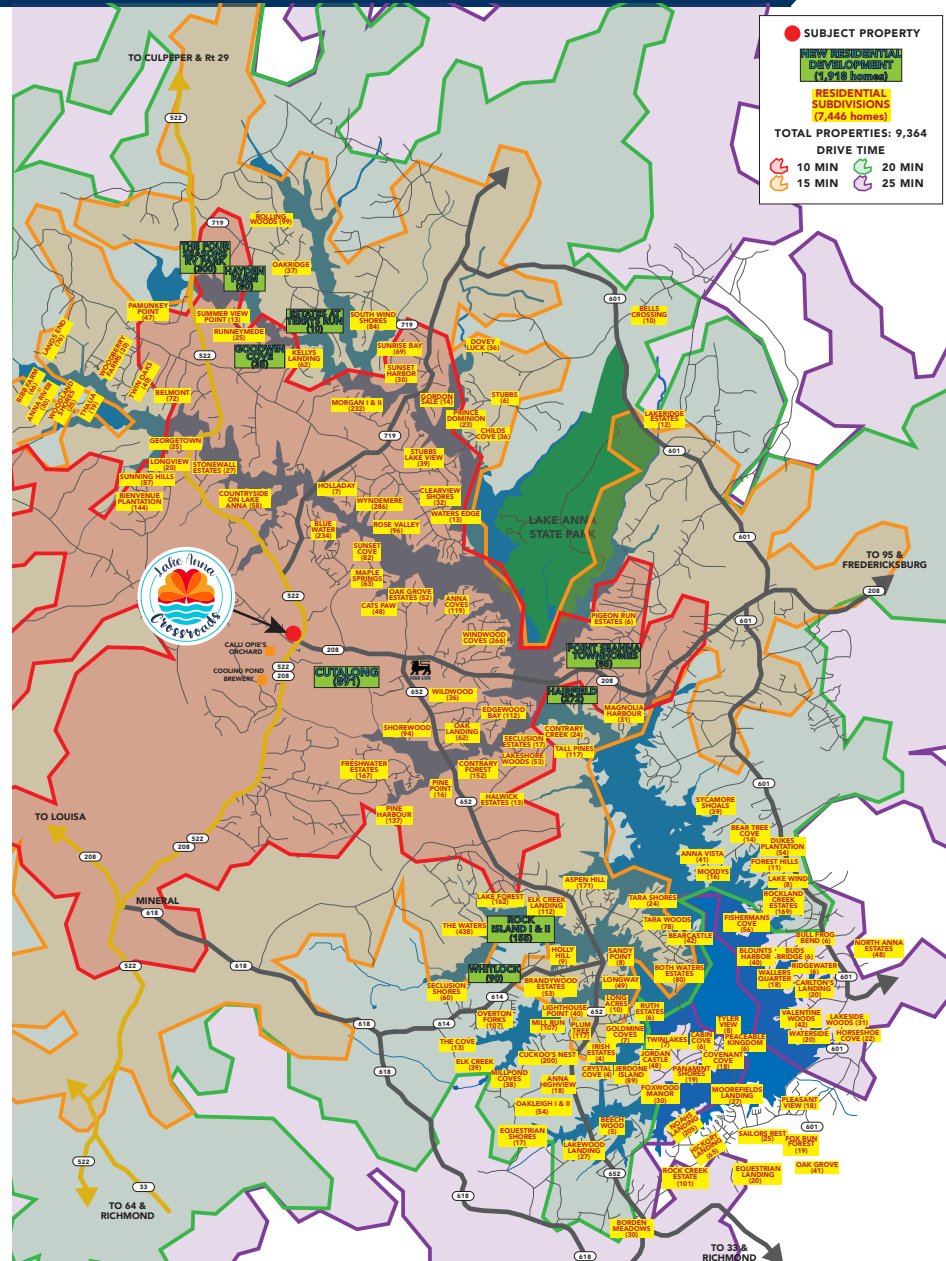
"The Evergreen Homes team truly enjoys the Lake lifestyle and has exciting plans for the future in this region. Lake Anna is quickly becoming one of the most desirable destinations in Virginia and we are thrilled to be a part of this growing community. We take great pride in our effort to exceed expectations with our home designs and the many quality construction details that are felt but not often noticed behind all the quality finishes we provide," noted Carter.

Evergreen has built over 85 homes at the lake in recent years in all three counties with many more under way in 2022. LKA

54 Mansfield Road, Mineral, VA 23117



LAKE ANNA SUBDIVISIONS

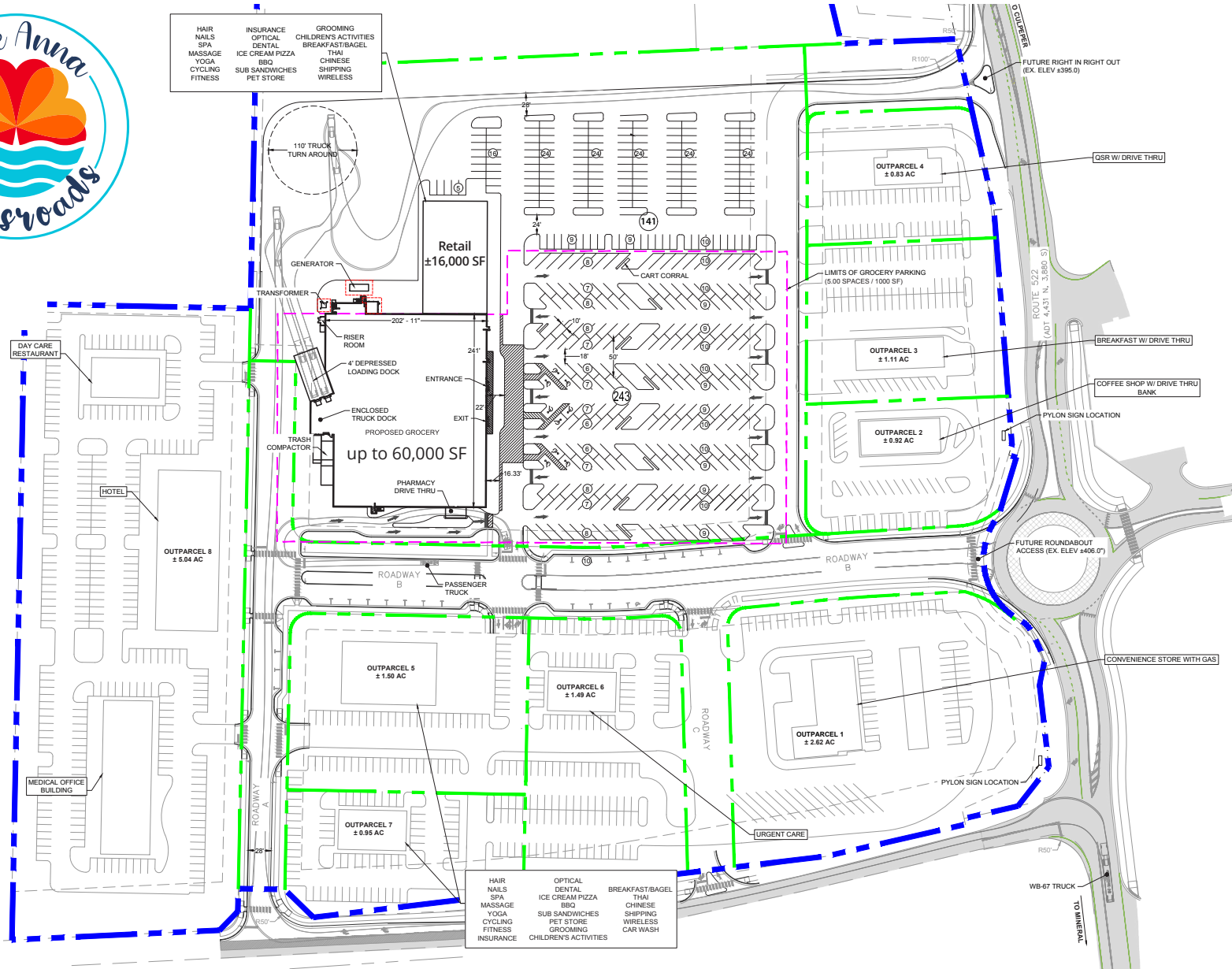


last updated: 08/29/25 P. 11



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117

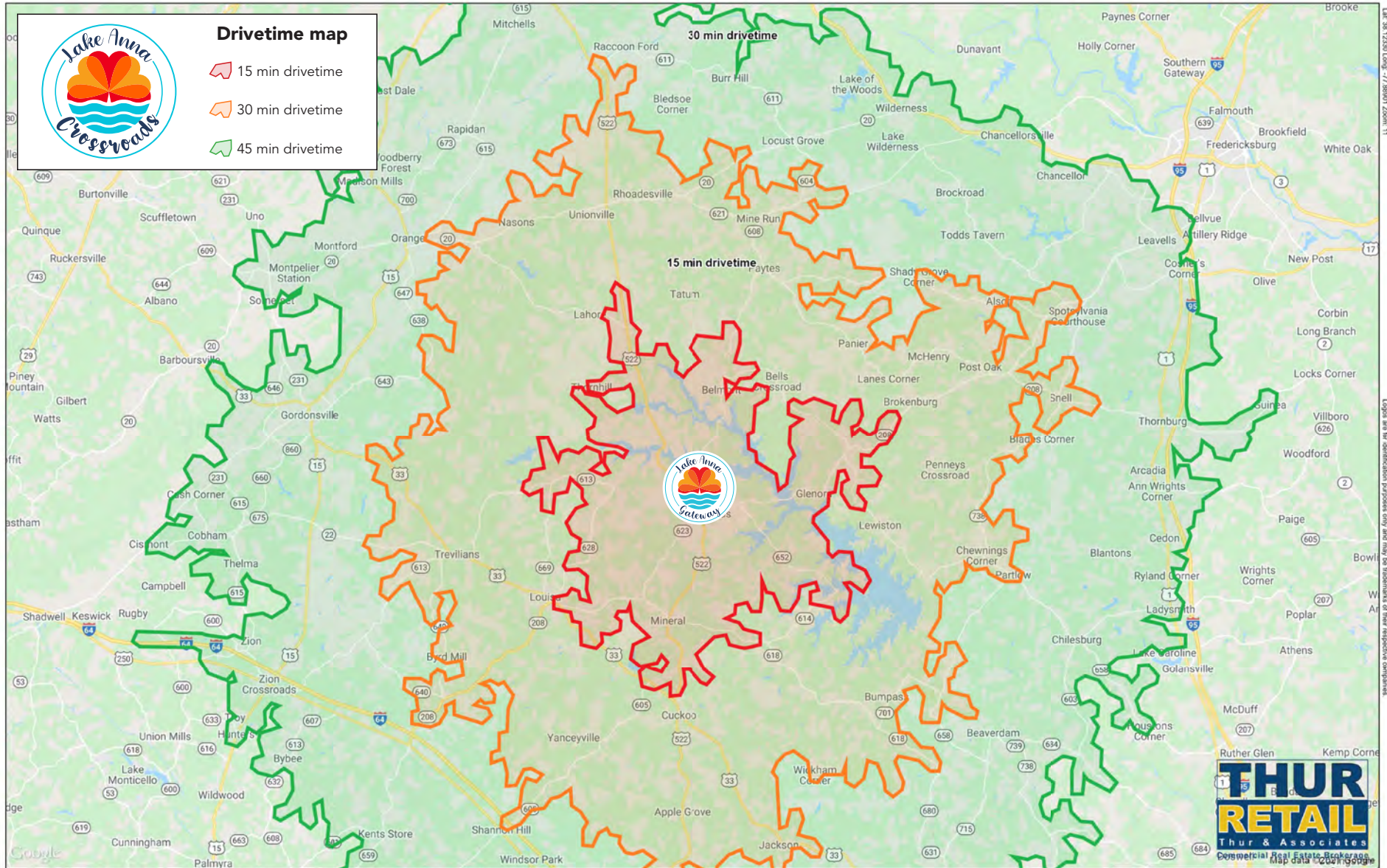


last updated: 08/29/25 P. 12



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



SHARY THUR



202-359-3469

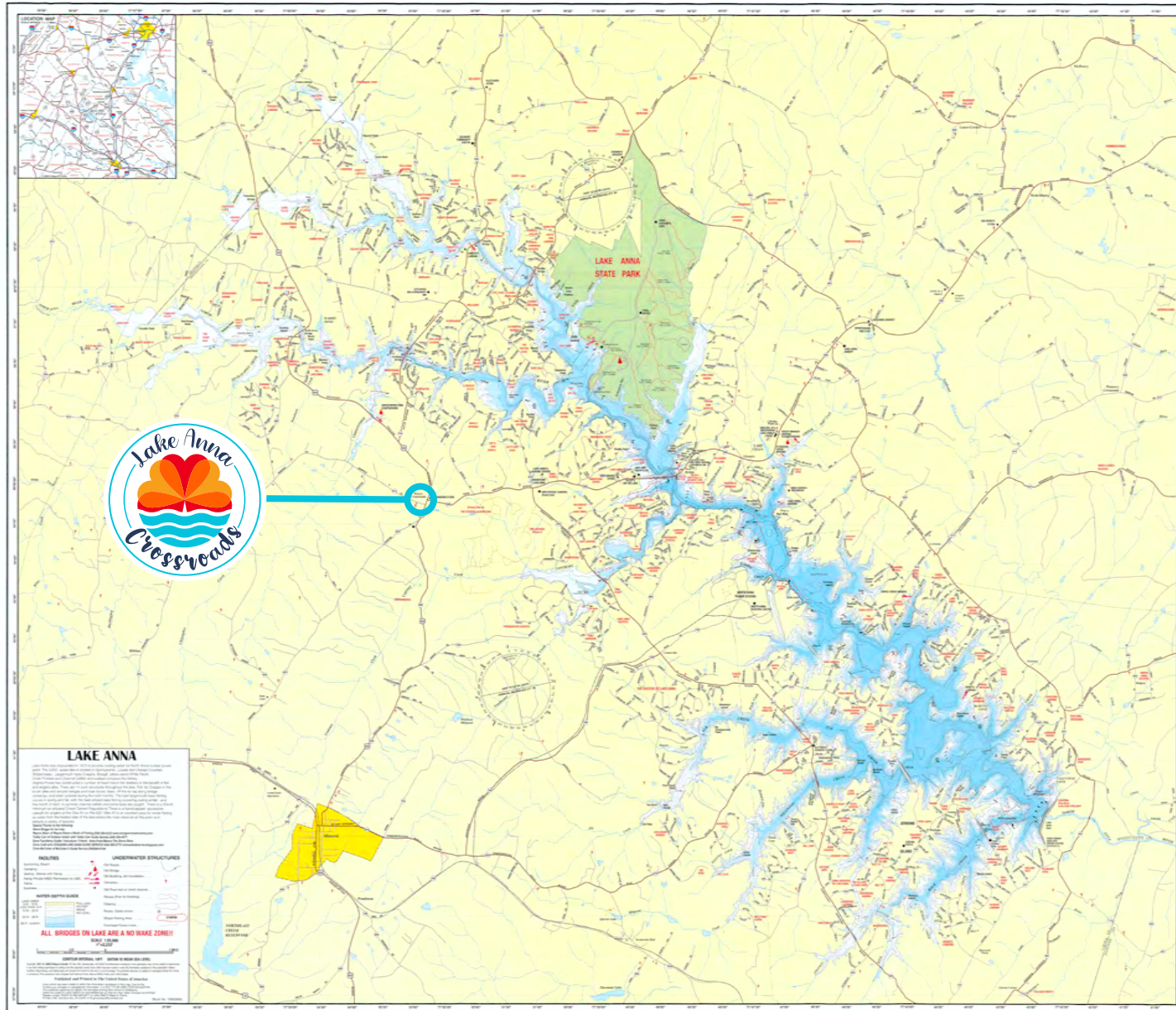


sthur@thurassociates.com

last updated: 08/29/25 P. 13

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



last updated: 08/29/25 P. 14



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Population								
Estimated Population (2025)			9,338		45,325		210,080	
Projected Population (2030)			10,535		49,578		224,967	
Census Population (2020)			7,074		40,025		192,378	
Census Population (2010)			6,546		36,388		172,230	
Projected Annual Growth (2025-2030)			1,197	2.6%	4,253	1.9%	14,887	1.4%
Historical Annual Growth (2020-2025)			2,264	-	5,300	2.6%	17,702	1.8%
Historical Annual Growth (2010-2020)			528	0.8%	3,637	1.0%	20,148	1.2%
Estimated Population Density (2025)			91	psm	88	psm	154	psm
Trade Area Size			103.0	sq mi	515.9	sq mi	1,365.7	sq mi
Households								
Estimated Households (2025)			3,831		17,779		78,512	
Projected Households (2030)			4,312		19,431		84,755	
Census Households (2020)			2,853		15,465		70,918	
Census Households (2010)			2,597		13,790		62,303	
Projected Annual Growth (2025-2030)			480	2.5%	1,652	1.9%	6,242	1.6%
Historical Annual Change (2010-2025)			1,235	3.2%	3,990	1.9%	16,210	1.7%
Average Household Income								
Estimated Average Household Income (2025)			\$114,727		\$121,101		\$129,355	
Projected Average Household Income (2030)			\$112,012		\$118,419		\$126,379	
Census Average Household Income (2010)			\$72,630		\$70,364		\$76,581	
Census Average Household Income (2000)			\$48,901		\$50,350		\$57,832	
Projected Annual Change (2025-2030)			-\$2,715	-0.5%	-\$2,681	-0.4%	-\$2,975	-0.5%
Historical Annual Change (2000-2025)			\$65,826	5.4%	\$70,751	5.6%	\$71,523	4.9%
Median Household Income								
Estimated Median Household Income (2025)			\$92,080		\$93,864		\$101,397	
Projected Median Household Income (2030)			\$90,191		\$92,084		\$99,506	
Census Median Household Income (2010)			\$56,607		\$56,936		\$65,442	
Census Median Household Income (2000)			\$40,441		\$41,161		\$48,963	
Projected Annual Change (2025-2030)			-\$1,888	-0.4%	-\$1,780	-0.4%	-\$1,891	-0.4%
Historical Annual Change (2000-2025)			\$51,639	5.1%	\$52,704	5.1%	\$52,434	4.3%
Per Capita Income								
Estimated Per Capita Income (2025)			\$47,077		\$47,517		\$48,374	
Projected Per Capita Income (2030)			\$45,847		\$46,424		\$47,641	
Census Per Capita Income (2010)			\$28,824		\$26,673		\$27,706	
Census Per Capita Income (2000)			\$19,509		\$19,008		\$20,843	
Projected Annual Change (2025-2030)			-\$1,229	-0.5%	-\$1,093	-0.5%	-\$733	-0.3%
Historical Annual Change (2000-2025)			\$27,568	5.7%	\$28,509	6.0%	\$27,531	5.3%
Estimated Average Household Net Worth (2025)			\$1.47 M		\$1.46 M		\$1.4 M	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads Bumpass, VA 23024	15 min drive time		30 min drive time		45 min drive time	
Race and Ethnicity						
Total Population (2025)	9,338		45,325		210,080	
White (2025)	7,483	80.1%	35,897	79.2%	147,424	70.2%
Black or African American (2025)	1,160	12.4%	5,947	13.1%	35,836	17.1%
American Indian or Alaska Native (2025)	28	0.3%	154	0.3%	776	0.4%
Asian (2025)	89	1.0%	407	0.9%	4,496	2.1%
Hawaiian or Pacific Islander (2025)	4	-	19	-	126	-
Other Race (2025)	129	1.4%	680	1.5%	7,336	3.5%
Two or More Races (2025)	445	4.8%	2,222	4.9%	14,087	6.7%
Population < 18 (2025)	1,722	18.4%	9,061	20.0%	46,993	22.4%
White Not Hispanic	1,234	71.7%	6,514	71.9%	28,221	60.1%
Black or African American	207	12.0%	1,104	12.2%	7,859	16.7%
Asian	10	0.6%	67	0.7%	950	2.0%
Other Race Not Hispanic	137	8.0%	685	7.6%	3,508	7.5%
Hispanic	134	7.8%	690	7.6%	6,455	13.7%
Not Hispanic or Latino Population (2025)	8,917	95.5%	43,072	95.0%	190,283	90.6%
Not Hispanic White	7,373	82.7%	35,247	81.8%	142,944	75.1%
Not Hispanic Black or African American	1,151	12.9%	5,887	13.7%	35,278	18.5%
Not Hispanic American Indian or Alaska Native	16	0.2%	77	0.2%	334	0.2%
Not Hispanic Asian	88	1.0%	396	0.9%	4,400	2.3%
Not Hispanic Hawaiian or Pacific Islander	4	-	16	-	86	-
Not Hispanic Other Race	6	-	53	0.1%	266	0.1%
Not Hispanic Two or More Races	279	3.1%	1,395	3.2%	6,976	3.7%
Hispanic or Latino Population (2025)	421	4.5%	2,253	5.0%	19,797	9.4%
Hispanic White	110	26.1%	650	28.8%	4,480	22.6%
Hispanic Black or African American	9	2.1%	60	2.7%	558	2.8%
Hispanic American Indian or Alaska Native	12	2.8%	78	3.5%	442	2.2%
Hispanic Asian	-	-	10	0.5%	96	0.5%
Hispanic Hawaiian or Pacific Islander	-	-	2	0.1%	40	0.2%
Hispanic Other Race	124	29.4%	627	27.8%	7,069	35.7%
Hispanic Two or More Races	166	39.4%	826	36.7%	7,111	35.9%
Not Hispanic or Latino Population (2020)	6,798	96.1%	38,328	95.8%	175,654	91.3%
Hispanic or Latino Population (2020)	276	3.9%	1,696	4.2%	16,724	8.7%
Not Hispanic or Latino Population (2010)	6,398	97.7%	35,491	97.5%	162,620	94.4%
Hispanic or Latino Population (2010)	148	2.3%	898	2.5%	9,610	5.6%
Not Hispanic or Latino Population (2030)	9,789	92.9%	46,027	92.8%	200,051	88.9%
Hispanic or Latino Population (2030)	747	7.1%	3,552	7.2%	24,916	11.1%
Projected Annual Growth (2025-2030)	326	15.5%	1,298	11.5%	5,119	5.2%
Historical Annual Growth (2010-2020)	128	8.7%	799	8.9%	7,115	7.4%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Total Age Distribution (2025)								
Total Population			9,338		45,325		210,080	
Age Under 5 Years			454	4.9%	2,336	5.2%	11,604	5.5%
Age 5 to 9 Years			452	4.8%	2,505	5.5%	13,391	6.4%
Age 10 to 14 Years			517	5.5%	2,625	5.8%	13,716	6.5%
Age 15 to 19 Years			468	5.0%	2,502	5.5%	13,039	6.2%
Age 20 to 24 Years			420	4.5%	2,191	4.8%	11,474	5.5%
Age 25 to 29 Years			453	4.9%	2,429	5.4%	12,543	6.0%
Age 30 to 34 Years			529	5.7%	2,693	5.9%	13,822	6.6%
Age 35 to 39 Years			522	5.6%	2,679	5.9%	13,775	6.6%
Age 40 to 44 Years			521	5.6%	2,655	5.9%	13,597	6.5%
Age 45 to 49 Years			503	5.4%	2,618	5.8%	12,165	5.8%
Age 50 to 54 Years			557	6.0%	2,904	6.4%	13,424	6.4%
Age 55 to 59 Years			759	8.1%	3,515	7.8%	14,424	6.9%
Age 60 to 64 Years			875	9.4%	3,890	8.6%	14,900	7.1%
Age 65 to 69 Years			802	8.6%	3,401	7.5%	12,940	6.2%
Age 70 to 74 Years			640	6.9%	2,647	5.8%	10,097	4.8%
Age 75 to 79 Years			464	5.0%	1,917	4.2%	7,577	3.6%
Age 80 to 84 Years			241	2.6%	1,086	2.4%	4,316	2.1%
Age 85 Years or Over			160	1.7%	732	1.6%	3,277	1.6%
Median Age			47.1		44.3		40.4	
Age 19 Years or Less			1,891	20.2%	9,968	22.0%	51,750	24.6%
Age 20 to 64 Years			5,140	55.0%	25,574	56.4%	120,124	57.2%
Age 65 Years or Over			2,307	24.7%	9,782	21.6%	38,206	18.2%
Female Age Distribution (2025)								
Female Population			4,661	49.9%	22,634	49.9%	106,326	50.6%
Age Under 5 Years			201	4.3%	1,104	4.9%	5,572	5.2%
Age 5 to 9 Years			228	4.9%	1,224	5.4%	6,546	6.2%
Age 10 to 14 Years			254	5.4%	1,276	5.6%	6,707	6.3%
Age 15 to 19 Years			225	4.8%	1,224	5.4%	6,440	6.1%
Age 20 to 24 Years			210	4.5%	1,083	4.8%	5,687	5.3%
Age 25 to 29 Years			229	4.9%	1,182	5.2%	6,222	5.9%
Age 30 to 34 Years			269	5.8%	1,388	6.1%	6,981	6.6%
Age 35 to 39 Years			253	5.4%	1,289	5.7%	6,940	6.5%
Age 40 to 44 Years			257	5.5%	1,312	5.8%	6,734	6.3%
Age 45 to 49 Years			253	5.4%	1,292	5.7%	6,074	5.7%
Age 50 to 54 Years			273	5.9%	1,443	6.4%	6,767	6.4%
Age 55 to 59 Years			388	8.3%	1,802	8.0%	7,477	7.0%
Age 60 to 64 Years			451	9.7%	1,991	8.8%	7,722	7.3%
Age 65 to 69 Years			419	9.0%	1,739	7.7%	6,796	6.4%
Age 70 to 74 Years			330	7.1%	1,358	6.0%	5,411	5.1%
Age 75 to 79 Years			211	4.5%	975	4.3%	4,094	3.9%
Age 80 to 84 Years			121	2.6%	550	2.4%	2,363	2.2%
Age 85 Years or Over			91	2.0%	402	1.8%	1,791	1.7%
Female Median Age			47.6		45.0		41.3	
Age 19 Years or Less			908	19.5%	4,828	21.3%	25,266	23.8%
Age 20 to 64 Years			2,583	55.4%	12,783	56.5%	60,605	57.0%
Age 65 Years or Over			1,171	25.1%	5,024	22.2%	20,456	19.2%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Male Age Distribution (2025)								
Male Population			4,677	50.1%	22,691	50.1%	103,754	49.4%
Age Under 5 Years			253	5.4%	1,232	5.4%	6,032	5.8%
Age 5 to 9 Years			224	4.8%	1,281	5.6%	6,844	6.6%
Age 10 to 14 Years			263	5.6%	1,349	5.9%	7,009	6.8%
Age 15 to 19 Years			243	5.2%	1,278	5.6%	6,599	6.4%
Age 20 to 24 Years			211	4.5%	1,108	4.9%	5,786	5.6%
Age 25 to 29 Years			224	4.8%	1,247	5.5%	6,321	6.1%
Age 30 to 34 Years			260	5.6%	1,304	5.7%	6,841	6.6%
Age 35 to 39 Years			269	5.8%	1,391	6.1%	6,835	6.6%
Age 40 to 44 Years			265	5.7%	1,343	5.9%	6,863	6.6%
Age 45 to 49 Years			250	5.3%	1,325	5.8%	6,091	5.9%
Age 50 to 54 Years			284	6.1%	1,461	6.4%	6,656	6.4%
Age 55 to 59 Years			371	7.9%	1,713	7.5%	6,947	6.7%
Age 60 to 64 Years			424	9.1%	1,899	8.4%	7,179	6.9%
Age 65 to 69 Years			383	8.2%	1,662	7.3%	6,144	5.9%
Age 70 to 74 Years			311	6.6%	1,289	5.7%	4,686	4.5%
Age 75 to 79 Years			253	5.4%	942	4.1%	3,482	3.4%
Age 80 to 84 Years			121	2.6%	536	2.4%	1,953	1.9%
Age 85 Years or Over			69	1.5%	330	1.5%	1,486	1.4%
Male Median Age			46.5		43.6		39.4	
Age 19 Years or Less			983	21.0%	5,141	22.7%	26,484	25.5%
Age 20 to 64 Years			2,557	54.7%	12,792	56.4%	59,519	57.4%
Age 65 Years or Over			1,136	24.3%	4,759	21.0%	17,751	17.1%
Males per 100 Females (2025)								
Overall Comparison			100		100		98	
Age Under 5 Years			126	55.7%	112	52.7%	108	52.0%
Age 5 to 9 Years			99	49.6%	105	51.1%	105	51.1%
Age 10 to 14 Years			104	50.9%	106	51.4%	105	51.1%
Age 15 to 19 Years			108	51.9%	104	51.1%	102	50.6%
Age 20 to 24 Years			100	50.1%	102	50.6%	102	50.4%
Age 25 to 29 Years			98	49.5%	105	51.3%	102	50.4%
Age 30 to 34 Years			96	49.1%	94	48.4%	98	49.5%
Age 35 to 39 Years			107	51.6%	108	51.9%	98	49.6%
Age 40 to 44 Years			103	50.8%	102	50.6%	102	50.5%
Age 45 to 49 Years			99	49.7%	103	50.6%	100	50.1%
Age 50 to 54 Years			104	51.0%	101	50.3%	98	49.6%
Age 55 to 59 Years			95	48.8%	95	48.7%	93	48.2%
Age 60 to 64 Years			94	48.5%	95	48.8%	93	48.2%
Age 65 to 69 Years			92	47.8%	96	48.9%	90	47.5%
Age 70 to 74 Years			94	48.5%	95	48.7%	87	46.4%
Age 75 to 79 Years			120	54.5%	97	49.1%	85	46.0%
Age 80 to 84 Years			100	50.1%	98	49.4%	83	45.2%
Age 85 Years or Over			76	43.0%	82	45.0%	83	45.3%
Age 19 Years or Less			108	52.0%	106	51.6%	105	51.2%
Age 20 to 39 Years			100	50.1%	102	50.5%	100	50.0%
Age 40 to 64 Years			98	49.6%	99	49.7%	97	49.2%
Age 65 Years or Over			97	49.3%	95	48.6%	87	46.5%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Household Type (2025)								
Total Households			3,831		17,779		78,512	
Households with Children			947	24.7%	4,966	27.9%	25,354	32.3%
Average Household Size			2.4		2.5		2.6	
Household Density per Square Mile			37		34		57	
Population Family			7,523	80.6%	37,590	82.9%	176,709	84.1%
Population Non-Family			1,809	19.4%	7,660	16.9%	31,324	14.9%
Population Group Quarters			6	-	75	0.2%	2,047	1.0%
Family Households			2,483	64.8%	12,244	68.9%	55,881	71.2%
Married Couple Households			1,896	76.4%	9,374	76.6%	42,000	75.2%
Other Family Households with Children			587	23.6%	2,871	23.4%	13,881	24.8%
Family Households with Children			946	38.1%	4,957	40.5%	25,301	45.3%
Married Couple with Children			659	69.7%	3,536	71.3%	17,866	70.6%
Other Family Households with Children			287	30.3%	1,421	28.7%	7,435	29.4%
Family Households No Children			1,537	61.9%	7,288	59.5%	30,580	54.7%
Married Couple No Children			1,237	80.5%	5,838	80.1%	24,133	78.9%
Other Family Households No Children			300	19.5%	1,449	19.9%	6,447	21.1%
Non-Family Households			1,349	35.2%	5,535	31.1%	22,632	28.8%
Non-Family Households with Children			2	0.1%	9	0.2%	54	0.2%
Non-Family Households No Children			1,347	99.9%	5,526	99.8%	22,578	99.8%
Average Family Household Size			3.0		3.1		3.2	
Average Family Income			\$134,410		\$138,204		\$146,941	
Median Family Income			\$107,021		\$108,719		\$117,639	
Average Non-Family Household Size			1.3		1.4		1.4	
Marital Status (2025)								
Population Age 15 Years or Over			7,915		37,859		171,369	
Never Married			1,820	23.0%	9,048	23.9%	47,442	27.7%
Currently Married			4,718	59.6%	21,503	56.8%	92,374	53.9%
Previously Married			1,378	17.4%	7,308	19.3%	31,554	18.4%
Separated			150	10.9%	1,102	15.1%	6,496	20.6%
Widowed			361	26.2%	1,988	27.2%	8,301	26.3%
Divorced			867	62.9%	4,217	57.7%	16,757	53.1%
Educational Attainment (2025)								
Adult Population Age 25 Years or Over			7,027		33,166		146,856	
Elementary (Grade Level 0 to 8)			150	2.1%	968	2.9%	5,171	3.5%
Some High School (Grade Level 9 to 11)			536	7.6%	2,448	7.4%	8,383	5.7%
High School Graduate			2,598	37.0%	11,938	36.0%	46,859	31.9%
Some College			1,348	19.2%	6,555	19.8%	28,840	19.6%
Associate Degree Only			582	8.3%	2,383	7.2%	11,391	7.8%
Bachelor Degree Only			1,073	15.3%	5,170	15.6%	27,562	18.8%
Graduate Degree			740	10.5%	3,704	11.2%	18,652	12.7%
Any College (Some College or Higher)			3,743	53.3%	17,812	53.7%	86,444	58.9%
College Degree + (Bachelor Degree or Higher)			1,813	25.8%	8,874	26.8%	46,213	31.5%

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Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Housing								
Total Housing Units (2025)			4,501		20,380		86,200	
Total Housing Units (2020)			3,969		18,970		78,364	
Historical Annual Growth (2020-2025)			532 -		1,410 -		7,836 -	
Housing Units Occupied (2025)			3,831 85.1%		17,779 87.2%		78,512 91.1%	
Housing Units Owner-Occupied			3,177 82.9%		14,386 80.9%		59,215 75.4%	
Housing Units Renter-Occupied			654 17.1%		3,393 19.1%		19,297 24.6%	
Housing Units Vacant (2025)			669 14.9%		2,601 12.8%		7,687 8.9%	
Household Size (2025)								
Total Households			3,831		17,779		78,512	
1 Person Households			1,100 28.7%		4,379 24.6%		17,795 22.7%	
2 Person Households			1,394 36.4%		6,589 37.1%		27,629 35.2%	
3 Person Households			572 14.9%		2,841 16.0%		13,222 16.8%	
4 Person Households			435 11.4%		2,164 12.2%		10,422 13.3%	
5 Person Households			187 4.9%		1,051 5.9%		5,446 6.9%	
6 Person Households			86 2.2%		482 2.7%		2,491 3.2%	
7 or More Person Households			57 1.5%		272 1.5%		1,508 1.9%	
Household Income Distribution (2025)								
HH Income \$200,000 or More			412 10.8%		2,369 13.3%		11,331 14.4%	
HH Income \$150,000 to \$199,999			452 11.8%		2,035 11.4%		10,475 13.3%	
HH Income \$125,000 to \$149,999			337 8.8%		1,614 9.1%		7,928 10.1%	
HH Income \$100,000 to \$124,999			474 12.4%		1,912 10.8%		9,273 11.8%	
HH Income \$75,000 to \$99,999			428 11.2%		2,043 11.5%		9,574 12.2%	
HH Income \$50,000 to \$74,999			757 19.7%		2,894 16.3%		11,464 14.6%	
HH Income \$35,000 to \$49,999			469 12.2%		1,997 11.2%		6,787 8.6%	
HH Income \$25,000 to \$34,999			235 6.1%		1,094 6.2%		4,384 5.6%	
HH Income \$15,000 to \$24,999			145 3.8%		811 4.6%		3,003 3.8%	
HH Income \$10,000 to \$14,999			67 1.7%		600 3.4%		2,166 2.8%	
HH Income Under \$10,000			57 1.5%		411 2.3%		2,127 2.7%	
Household Vehicles (2025)								
Households 0 Vehicles Available			112 2.9%		654 3.7%		2,865 3.6%	
Households 1 Vehicle Available			845 22.1%		3,623 20.4%		18,372 23.4%	
Households 2 Vehicles Available			1,446 37.7%		6,354 35.7%		28,991 36.9%	
Households 3 or More Vehicles Available			1,429 37.3%		7,148 40.2%		28,284 36.0%	
Total Vehicles Available			8,923		42,169		176,802	
Average Vehicles per Household			2.3		2.4		2.3	
Owner-Occupied Household Vehicles			7,794 87.4%		36,393 86.3%		145,118 82.1%	
Average Vehicles per Owner-Occupied Household			2.5		2.5		2.5	
Renter-Occupied Household Vehicles			1,128 12.6%		5,776 13.7%		31,684 17.9%	
Average Vehicles per Renter-Occupied Household			1.7		1.7		1.6	
Travel Time (2025)								
Worker Base Age 16 years or Over			3,922		20,823		106,778	
Travel to Work in 14 Minutes or Less			708 18.1%		3,023 14.5%		15,893 14.9%	
Travel to Work in 15 to 29 Minutes			834 21.3%		4,377 21.0%		24,575 23.0%	
Travel to Work in 30 to 59 Minutes			1,163 29.7%		7,001 33.6%		31,420 29.4%	
Travel to Work in 60 Minutes or More			740 18.9%		3,949 19.0%		20,950 19.6%	
Work at Home			477 12.2%		2,473 11.9%		13,941 13.1%	
Average Minutes Travel to Work			33.3		34.6		32.2	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads	15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024	time		time		time	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	3,922		20,823		106,778	
Drive to Work Alone	2,962	75.5%	15,832	76.0%	78,642	73.7%
Drive to Work in Carpool	435	11.1%	2,101	10.1%	11,094	10.4%
Travel to Work by Public Transportation	12	0.3%	101	0.5%	1,050	1.0%
Drive to Work on Motorcycle	-	-	22	0.1%	172	0.2%
Bicycle to Work	-	-	2	-	40	-
Walk to Work	8	0.2%	88	0.4%	669	0.6%
Other Means	27	0.7%	204	1.0%	1,169	1.1%
Work at Home	477	12.2%	2,473	11.9%	13,941	13.1%
Daytime Demographics (2025)						
Total Businesses	294		1,093		6,603	
Total Employees	2,194		6,721		47,618	
Company Headquarter Businesses	5	1.8%	18	1.7%	135	2.0%
Company Headquarter Employees	378	17.2%	677	10.1%	4,381	9.2%
Employee Population per Business	7.5	to 1	6.1	to 1	7.2	to 1
Residential Population per Business	31.8	to 1	41.5	to 1	31.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	6,061		23,097		108,633	
Labor Force						
Labor Population Age 16 Years or Over (2025)	7,808		37,326		168,604	
Labor Force Total Males (2025)	3,872	49.6%	18,551	49.7%	82,464	48.9%
Male Civilian Employed	2,089	54.0%	11,110	59.9%	55,954	67.9%
Male Civilian Unemployed	50	1.3%	401	2.2%	1,914	2.3%
Males in Armed Forces	17	0.4%	108	0.6%	624	0.8%
Males Not in Labor Force	1,716	44.3%	6,932	37.4%	23,971	29.1%
Labor Force Total Females (2025)	3,936	50.4%	18,775	50.3%	86,140	51.1%
Female Civilian Employed	1,832	46.6%	9,713	51.7%	50,826	59.0%
Female Civilian Unemployed	33	0.8%	328	1.7%	1,701	2.0%
Females in Armed Forces	3	-	19	0.1%	185	0.2%
Females Not in Labor Force	2,067	52.5%	8,715	46.4%	33,429	38.8%
Unemployment Rate	83	1.1%	729	2.0%	3,615	2.1%
Occupation (2025)						
Occupation Population Age 16 Years or Over	3,922		20,823		106,778	
Occupation Total Males	2,089	53.3%	11,110	53.4%	55,952	52.4%
Occupation Total Females	1,832	46.7%	9,713	46.6%	50,826	47.6%
Management, Business, Financial Operations	616	15.7%	3,543	17.0%	20,274	19.0%
Professional, Related	814	20.8%	4,457	21.4%	25,988	24.3%
Service	667	17.0%	3,317	15.9%	15,918	14.9%
Sales, Office	789	20.1%	4,134	19.9%	20,845	19.5%
Farming, Fishing, Forestry	38	1.0%	332	1.6%	702	0.7%
Construction, Extraction, Maintenance	479	12.2%	2,589	12.4%	10,662	10.0%
Production, Transport, Material Moving	518	13.2%	2,450	11.8%	12,389	11.6%
White Collar Workers	2,220	56.6%	12,134	58.3%	67,108	62.8%
Blue Collar Workers	1,702	43.4%	8,689	41.7%	39,670	37.2%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads			15 min drive		30 min drive		45 min drive	
Bumpass, VA 23024			time		time		time	
Units In Structure (2025)								
Total Units			3,831		17,779		78,512	
1 Detached Unit			3,272	85.4%	14,941	84.0%	60,942	77.6%
1 Attached Unit			47	1.2%	394	2.2%	4,820	6.1%
2 Units			9	0.2%	80	0.4%	468	0.6%
3 to 4 Units			9	0.2%	103	0.6%	787	1.0%
5 to 9 Units			14	0.4%	156	0.9%	1,672	2.1%
10 to 19 Units			68	1.8%	298	1.7%	2,765	3.5%
20 to 49 Units			14	0.4%	105	0.6%	1,279	1.6%
50 or More Units			16	0.4%	182	1.0%	1,653	2.1%
Mobile Home or Trailer			382	10.0%	1,517	8.5%	4,112	5.2%
Other Structure			-	-	3	-	14	-
Homes Built By Year (2025)								
Homes Built 2020 or later			39	0.9%	503	2.5%	3,297	3.8%
Homes Built 2010 to 2019			405	9.0%	2,096	10.3%	11,387	13.2%
Homes Built 2000 to 2009			878	19.5%	4,200	20.6%	17,979	20.9%
Homes Built 1990 to 1999			774	17.2%	3,303	16.2%	15,850	18.4%
Homes Built 1980 to 1989			775	17.2%	2,726	13.4%	11,771	13.7%
Homes Built 1970 to 1979			338	7.5%	1,751	8.6%	7,685	8.9%
Homes Built 1960 to 1969			90	2.0%	865	4.2%	3,070	3.6%
Homes Built 1950 to 1959			228	5.1%	959	4.7%	3,053	3.5%
Homes Built 1940 to 1949			65	1.4%	261	1.3%	1,053	1.2%
Homes Built Before 1939			239	5.3%	1,117	5.5%	3,366	3.9%
Median Age of Homes			36.8	yrs	36.1	yrs	33.1	yrs
Home Values (2025)								
Owner Specified Housing Units			3,177		14,386		59,215	
Home Values \$1,000,000 or More			290	9.1%	955	6.6%	2,176	3.7%
Home Values \$750,000 to \$999,999			140	4.4%	749	5.2%	3,054	5.2%
Home Values \$500,000 to \$749,999			294	9.2%	1,775	12.3%	10,429	17.6%
Home Values \$400,000 to \$499,999			446	14.0%	1,896	13.2%	10,117	17.1%
Home Values \$300,000 to \$399,999			516	16.2%	2,773	19.3%	14,036	23.7%
Home Values \$250,000 to \$299,999			380	12.0%	1,747	12.1%	6,785	11.5%
Home Values \$200,000 to \$249,999			454	14.3%	1,680	11.7%	4,843	8.2%
Home Values \$175,000 to \$199,999			171	5.4%	512	3.6%	1,338	2.3%
Home Values \$150,000 to \$174,999			71	2.2%	366	2.5%	1,112	1.9%
Home Values \$125,000 to \$149,999			39	1.2%	347	2.4%	902	1.5%
Home Values \$100,000 to \$124,999			114	3.6%	469	3.3%	931	1.6%
Home Values \$90,000 to \$99,999			2	-	53	0.4%	152	0.3%
Home Values \$80,000 to \$89,999			10	0.3%	81	0.6%	257	0.4%
Home Values \$70,000 to \$79,999			11	0.3%	108	0.8%	378	0.6%
Home Values \$60,000 to \$69,999			2	-	28	0.2%	164	0.3%
Home Values \$50,000 to \$59,999			25	0.8%	102	0.7%	391	0.7%
Home Values \$35,000 to \$49,999			62	2.0%	287	2.0%	556	0.9%
Home Values \$25,000 to \$34,999			8	0.3%	40	0.3%	324	0.5%
Home Values \$10,000 to \$24,999			120	3.8%	263	1.8%	561	0.9%
Home Values Under \$10,000			21	0.7%	154	1.1%	709	1.2%
Owner-Occupied Median Home Value			\$339,188		\$351,835		\$383,819	
Renter-Occupied Median Rent			\$1,029		\$1,055		\$1,288	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0804/-77.8804

Lake Anna Crossroads Bumpass, VA 23024	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$413.68 M	\$1.97 B	\$9.15 B
Total Non-Retail Expenditure	\$202.69 M	\$975.18 M	\$4.6 B
Total Retail Expenditure	\$210.99 M	\$994.78 M	\$4.55 B
Alcoholic Beverages	\$2.49 M	\$11.83 M	\$55.4 M
Apparel	\$7.46 M	\$35.53 M	\$166.16 M
Contributions	\$13.13 M	\$62.35 M	\$292.79 M
Education	\$9.31 M	\$44.24 M	\$207.52 M
Entertainment	\$23.07 M	\$109.87 M	\$513.66 M
Food Away From Home	\$17.78 M	\$84.65 M	\$395.98 M
Grocery	\$25.66 M	\$122.76 M	\$570.5 M
Health Care	\$26.91 M	\$123.62 M	\$537.74 M
Household Furnishings and Equipment	\$10.77 M	\$51.27 M	\$239.92 M
Household Operations	\$7.48 M	\$35.78 M	\$167.32 M
Miscellaneous Expenses	\$6.94 M	\$32.93 M	\$153.91 M
Personal Care	\$5.08 M	\$24.27 M	\$113 M
Shelter	\$60.84 M	\$291.16 M	\$1.38 B
Tax and Retirement	\$104.77 M	\$506.74 M	\$2.41 B
Tobacco and Related	\$1.83 M	\$8.83 M	\$40.32 M
Transportation	\$71.93 M	\$336.83 M	\$1.5 B
Utilities	\$18.24 M	\$87.31 M	\$405.5 M
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$8,998	\$9,233	\$9,717
Total Non-Retail Expenditure	\$4,409 49.0%	\$4,571 49.5%	\$4,883 50.3%
Total Retail Expenditures	\$4,589 51.0%	\$4,663 50.5%	\$4,834 49.7%
Alcoholic Beverages	\$54 0.6%	\$55 0.6%	\$59 0.6%
Apparel	\$162 1.8%	\$167 1.8%	\$176 1.8%
Contributions	\$286 3.2%	\$292 3.2%	\$311 3.2%
Education	\$202 2.3%	\$207 2.2%	\$220 2.3%
Entertainment	\$502 5.6%	\$515 5.6%	\$545 5.6%
Food Away From Home	\$387 4.3%	\$397 4.3%	\$420 4.3%
Grocery	\$558 6.2%	\$575 6.2%	\$606 6.2%
Health Care	\$585 6.5%	\$579 6.3%	\$571 5.9%
Household Furnishings and Equipment	\$234 2.6%	\$240 2.6%	\$255 2.6%
Household Operations	\$163 1.8%	\$168 1.8%	\$178 1.8%
Miscellaneous Expenses	\$151 1.7%	\$154 1.7%	\$163 1.7%
Personal Care	\$110 1.2%	\$114 1.2%	\$120 1.2%
Shelter	\$1,323 14.7%	\$1,365 14.8%	\$1,466 15.1%
Tax and Retirement	\$2,279 25.3%	\$2,375 25.7%	\$2,559 25.7%
Tobacco and Related	\$40 0.4%	\$41 0.4%	\$43 0.4%
Transportation	\$1,565 17.4%	\$1,579 17.1%	\$1,596 16.4%
Utilities	\$397 4.4%	\$409 4.4%	\$430 4.4%