

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 8,977
30 min 46,074
45 min 211,263

CARS PER DAY



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

AV. HH INCOME

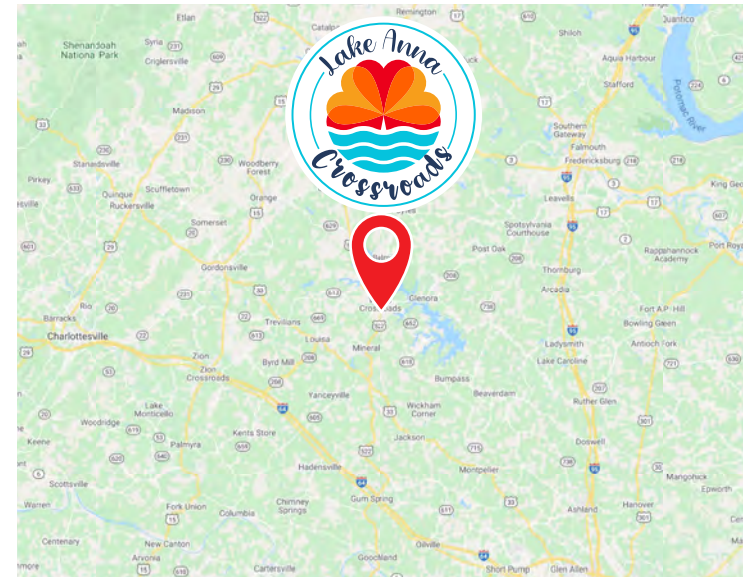


15 min \$119,635
30 min \$120,474
45 min \$128,413

EMPLOYEES



15 min 2,165
30 min 7,053
45 min 49,139



last updated: 05/01/25

P. 1



SHARY THUR



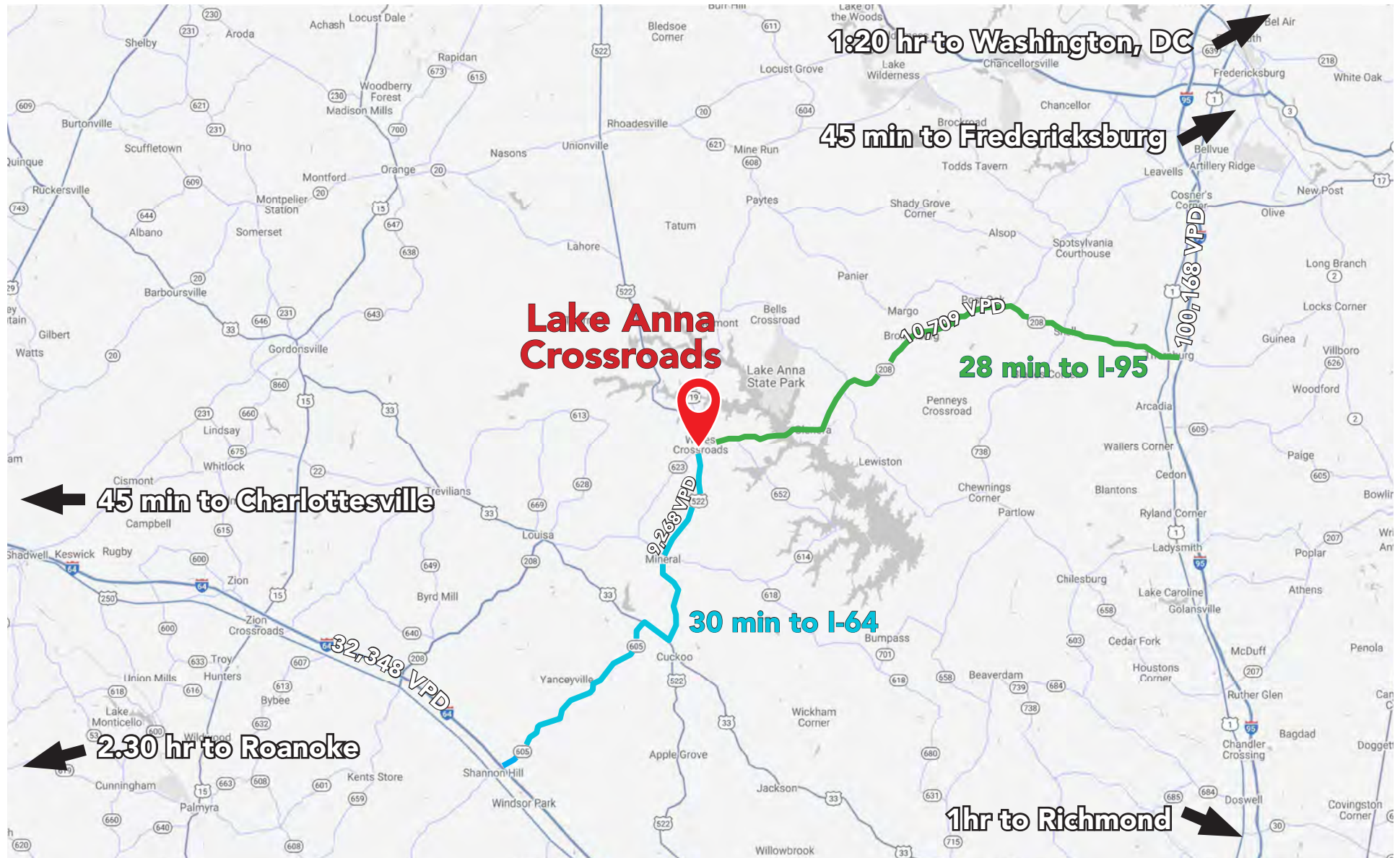
202-359-3469



sthur@thurassociates.com

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



last updated: 05/01/25 P.2



SHARY THUR



202-359-3469



sthur@thurassociates.com

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



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.



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



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

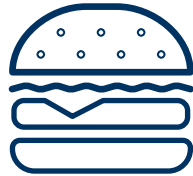
54 Mansfield Road, Mineral, VA 23117



LIFESTYLE CHARACTERISTICS

Percentage of adult customers within the last month who visited:

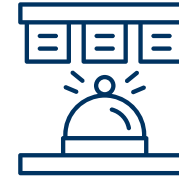
FAST FOOD



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

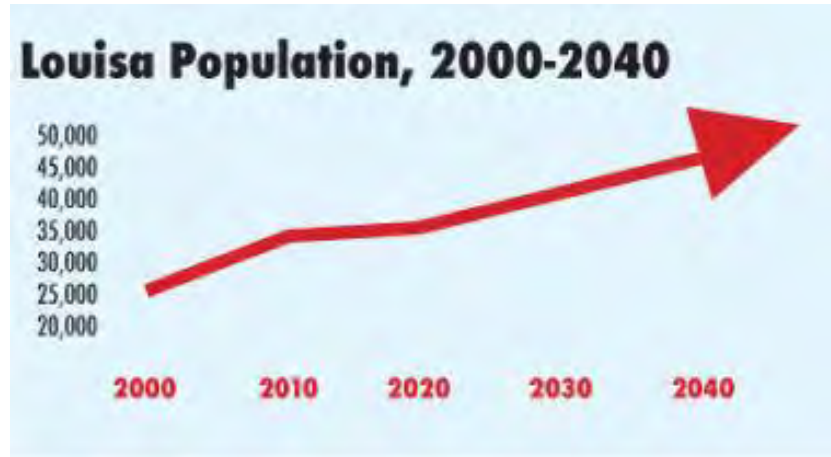
54 Mansfield Road, Mineral, VA 23117



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.

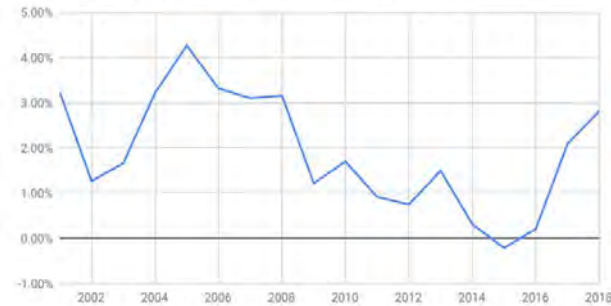
The reason the Cooper center says growth will speed up in Louisa in the future is because the county grew so much in the recent past. From 2000 to 2010, the population jumped by 29 percent, a rate of nearly three percent each year. Since then, the annual increase has been less than one percent. But it's 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)



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage

lakehouse & land

Want to advertise here? Contact us at lakehouse@earthlink.net

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

continued on page 23

lake anna

YOUR GUIDE TO LIVING & VACATIONING

MAGAZINE

2021-22

lakehouse & land

Want to advertise here? Contact us at lakehouse@earthlink.net

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 exceed-

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 need to make sure to shop with a local agent to be setup for easy quick searches so they do not miss out on any new listings especially for the waterfront homes. Shopping on Zillow is not recommended if you are in the market to buy now.

Generally once a good home hits the market it is receiving offers within the first two days



Lake Anna's full time population has increased greatly in the past eight months with homes and land selling briskly.

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 libbysandrledge@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 libbysandrledge@comcast.net or 540-223-0350.

540-895-5155

5792 Courthouse Rd, Springfield, VA 22151

Off The Hook

For Help On The Water Call **Tow A Boat US**

- On Water Towing, Boat Repairs, Jump Starts, Boat Delivery
- 24/7 Dispatch Service
- Fuel and Marine Discounts
- 40 Service Levels Provided by 400 Representatives Boat Tow Crews Available On Call
- Member's 24 Hour Service
- Best U.S. Boat Tow Company Awarded 2020 Boat Magazine

For Seaworthy You Can Trust. Download the BoatUS App

L&G Marine Services
540-659-5397

We Can Make Your Dock Or Deck Beautiful Again!

LAKEFRONT

POWER WASHING & HOME IMPROVEMENTS

Dock & Deck Power Washing, Staining, Sealing, Repairs (540) 603-6764 & Restorations



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



AREA ATTRACTIONS



Coyote Hole Ciderworks

Coyote Hole Ciderworks makes hard cider from 100% Virginia apples. We are located in the heart of Lake Anna in Mineral, Virginia. Come sample premium hard cider at our tasting room along and enjoy food trucks, live music, events, family games and more.



Cooper Vineyards

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.



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.



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.



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.



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 20 years.



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.



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.



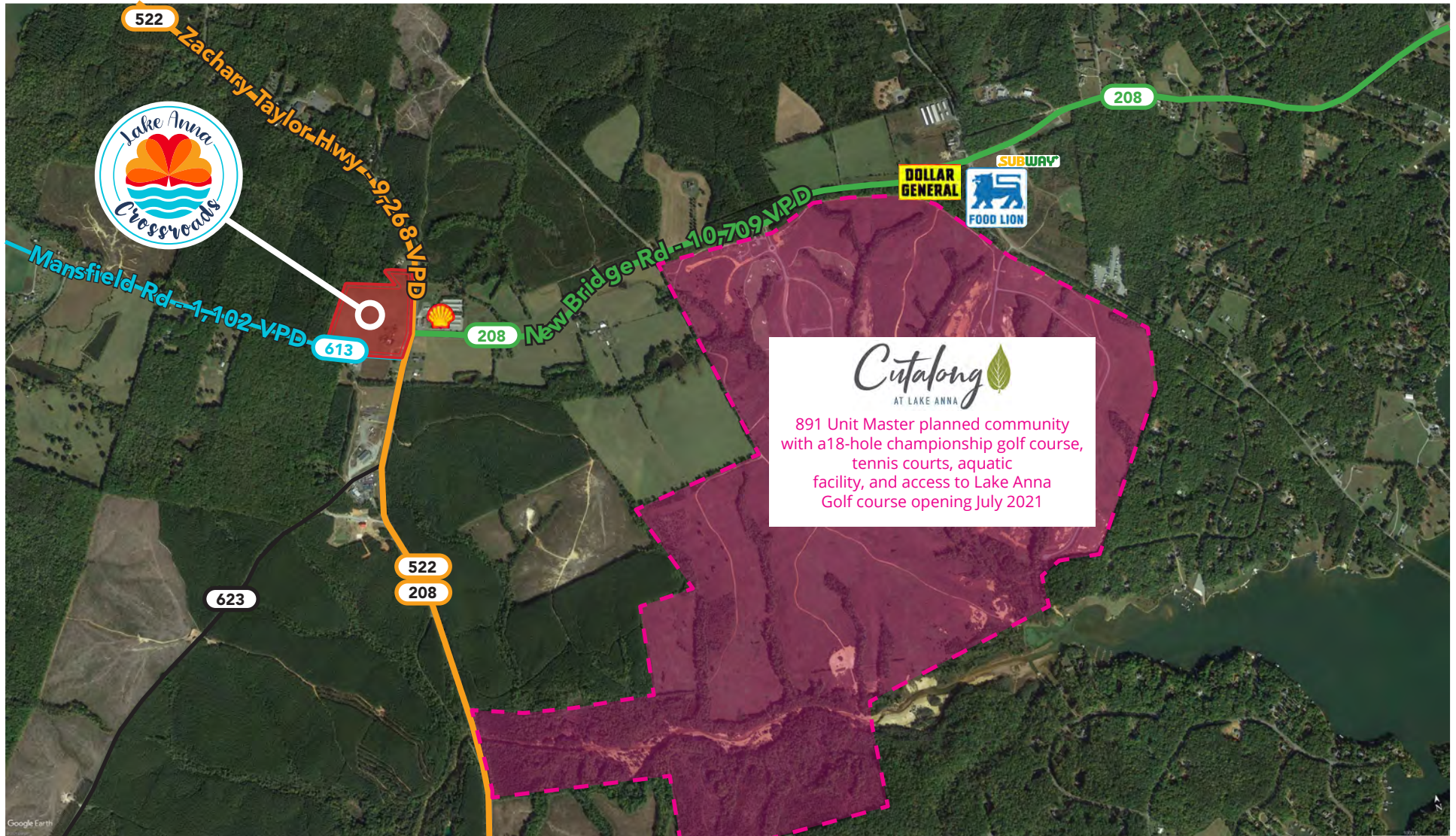
Louisa Art Center

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.



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



last updated: 05/01/25 P.9



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117

LAKE ANNA AREA NEWS

Lake RV Resort Planners Listening To Community Concerns

On January 21 Gay & 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 was mostly interested in the impact of the wastewater treatment plant 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

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, so 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

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." LMA

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 real estate 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.

Agents keep in mind this info is based on industry predictions. Return online mortgage rates 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. LMA

Editor's Note: Libby Sandridge is a long time Lake Anna realtor that lives here. You can contact her at 540-223-0050 or libbysandridge@comcast.net



15 lake access homes currently on the market the list price ranges from \$279,000 to \$650,000.

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.

eration, local development company from northern Virginia.

Based on current zoning, the developer could create a mixed use

project of 21 waterfront homes, 20 waterfront 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. LMA

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.

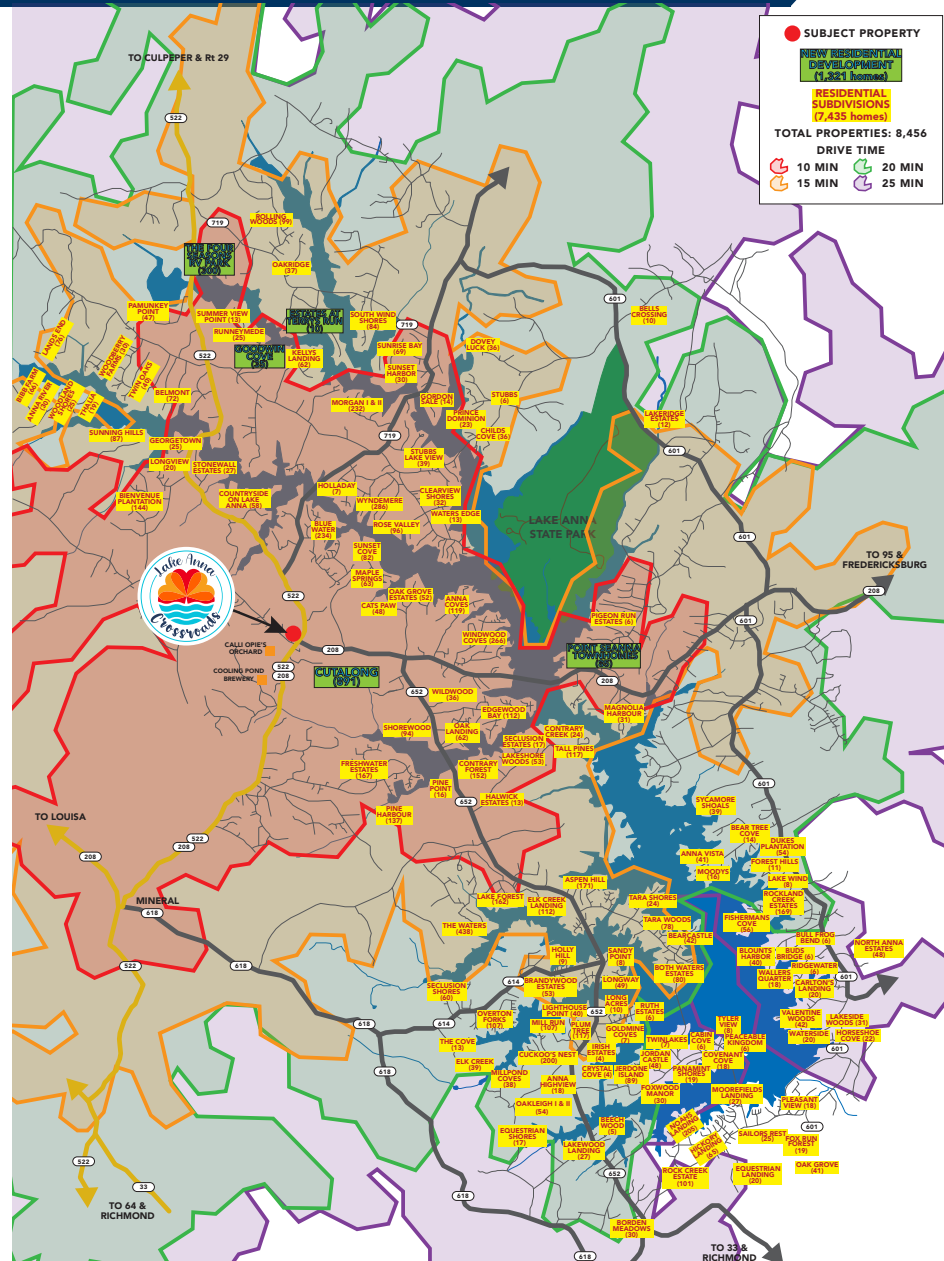
Evergreen has built over 85 homes at the lake in recent years in all three counties with many more under way in 2022. LMA

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



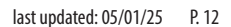
LAKE ANNA SUBDIVISIONS



last updated: 05/01/25 P. 11

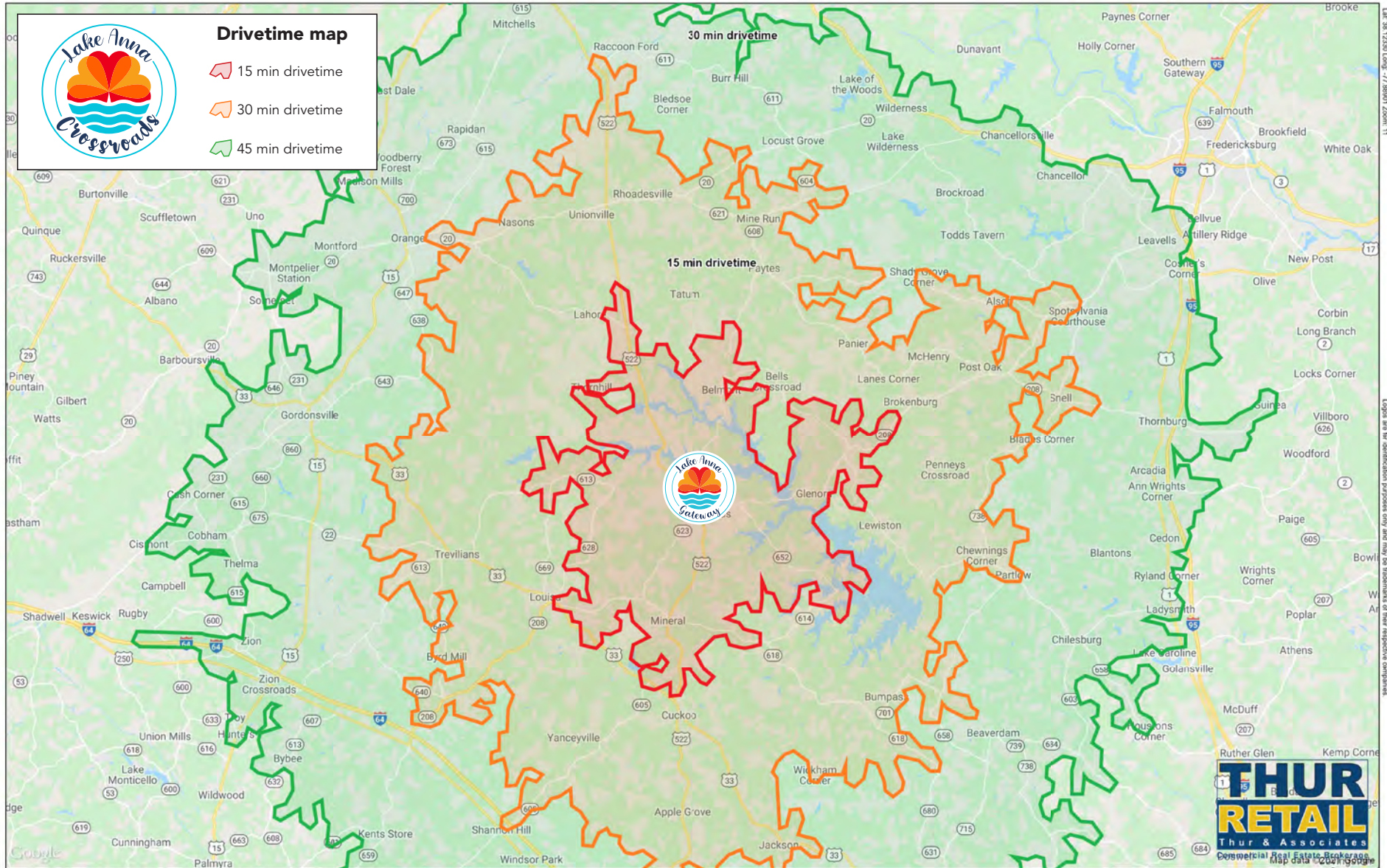


54 Mansfield Road, Mineral, VA 23117



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

last updated: 05/01/25 P.13



SHARY THUR



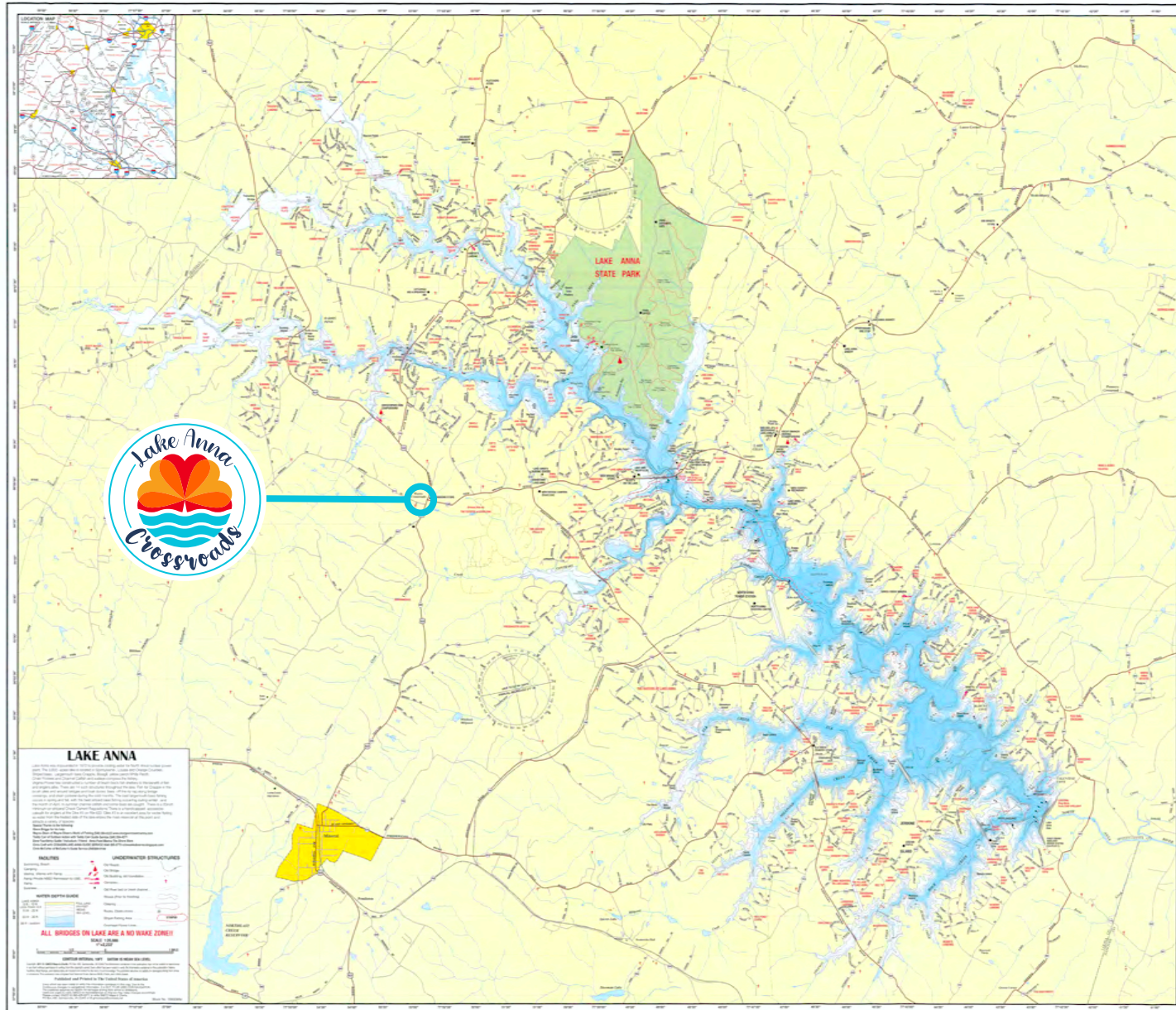
202-359-3469



sthur@thurassociates.com

LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



last updated: 05/01/25 P. 14



LAKE ANNA CROSSROADS

54 Mansfield Road, Mineral, VA 23117



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

WASHINGTON DC
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd	15 min drive	30 min drive	45 min drive
Mineral, VA 23117	time	time	time
Population			
Estimated Population (2024)	8,977	46,074	211,263
Projected Population (2029)	10,193	50,884	230,490
Census Population (2020)	7,063	41,510	196,489
Census Population (2010)	6,519	37,741	175,902
Projected Annual Growth (2024-2029)	1,216 2.7%	4,810 2.1%	19,227 1.8%
Historical Annual Growth (2020-2024)	1,913 -	4,564 2.7%	14,775 1.9%
Historical Annual Growth (2010-2020)	545 0.8%	3,769 1.0%	20,587 1.2%
Estimated Population Density (2024)	87 psm	89 psm	152 psm
Trade Area Size	103.5 sq mi	520.3 sq mi	1,392.9 sq mi
Households			
Estimated Households (2024)	3,699	18,126	79,222
Projected Households (2029)	4,160	19,890	86,506
Census Households (2020)	2,848	16,011	72,418
Census Households (2010)	2,585	14,275	63,636
Projected Annual Growth (2024-2029)	461 2.5%	1,764 1.9%	7,284 1.8%
Historical Annual Change (2010-2024)	1,114 3.1%	3,852 1.9%	15,586 1.7%
Average Household Income			
Estimated Average Household Income (2024)	\$119,635	\$120,474	\$128,413
Projected Average Household Income (2029)	\$123,796	\$124,499	\$132,950
Census Average Household Income (2010)	\$72,348	\$70,332	\$76,648
Census Average Household Income (2000)	\$48,575	\$50,341	\$57,911
Projected Annual Change (2024-2029)	\$4,161 0.7%	\$4,025 0.7%	\$4,537 0.7%
Historical Annual Change (2000-2024)	\$71,059 6.1%	\$70,133 5.8%	\$70,502 5.1%
Median Household Income			
Estimated Median Household Income (2024)	\$91,255	\$89,777	\$99,309
Projected Median Household Income (2029)	\$91,518	\$90,838	\$100,916
Census Median Household Income (2010)	\$56,073	\$57,205	\$65,513
Census Median Household Income (2000)	\$40,367	\$41,116	\$49,024
Projected Annual Change (2024-2029)	\$263 -	\$1,061 0.2%	\$1,607 0.3%
Historical Annual Change (2000-2024)	\$50,888 5.3%	\$48,662 4.9%	\$50,285 4.3%
Per Capita Income			
Estimated Per Capita Income (2024)	\$49,305	\$47,408	\$48,181
Projected Per Capita Income (2029)	\$50,534	\$48,675	\$49,923
Census Per Capita Income (2010)	\$28,699	\$26,610	\$27,732
Census Per Capita Income (2000)	\$19,360	\$18,976	\$20,874
Projected Annual Change (2024-2029)	\$1,229 0.5%	\$1,267 0.5%	\$1,742 0.7%
Historical Annual Change (2000-2024)	\$29,945 6.4%	\$28,432 6.2%	\$27,307 5.5%
Estimated Average Household Net Worth (2024)	\$1.49 M	\$1.47 M	\$1.45 M

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd		15 min drive		30 min drive		45 min drive	
Mineral, VA 23117		time		time		time	
Race and Ethnicity							
Total Population (2024)		8,977		46,074		211,263	
White (2024)		7,179	80.0%	36,476	79.2%	148,375	70.2%
Black or African American (2024)		1,130	12.6%	6,041	13.1%	36,019	17.0%
American Indian or Alaska Native (2024)		27	0.3%	163	0.4%	780	0.4%
Asian (2024)		83	0.9%	418	0.9%	4,476	2.1%
Hawaiian or Pacific Islander (2024)		4	-	19	-	120	-
Other Race (2024)		125	1.4%	691	1.5%	7,358	3.5%
Two or More Races (2024)		429	4.8%	2,264	4.9%	14,136	6.7%
Population < 18 (2024)		1,654	18.4%	9,241	20.1%	47,160	22.3%
White Not Hispanic		1,182	71.5%	6,644	71.9%	28,399	60.2%
Black or African American		200	12.1%	1,115	12.1%	7,858	16.7%
Asian		10	0.6%	76	0.8%	943	2.0%
Other Race Not Hispanic		133	8.0%	692	7.5%	3,502	7.4%
Hispanic		129	7.8%	714	7.7%	6,459	13.7%
Not Hispanic or Latino Population (2024)		8,570	95.5%	43,749	95.0%	191,414	90.6%
Not Hispanic White		7,073	82.5%	35,795	81.8%	143,902	75.2%
Not Hispanic Black or African American		1,121	13.1%	5,980	13.7%	35,451	18.5%
Not Hispanic American Indian or Alaska Native		16	0.2%	81	0.2%	335	0.2%
Not Hispanic Asian		82	1.0%	407	0.9%	4,388	2.3%
Not Hispanic Hawaiian or Pacific Islander		4	-	16	-	89	-
Not Hispanic Other Race		5	-	53	0.1%	259	0.1%
Not Hispanic Two or More Races		269	3.1%	1,416	3.2%	6,990	3.7%
Hispanic or Latino Population (2024)		407	4.5%	2,325	5.0%	19,849	9.4%
Hispanic White		106	26.0%	682	29.3%	4,474	22.5%
Hispanic Black or African American		9	2.2%	61	2.6%	568	2.9%
Hispanic American Indian or Alaska Native		11	2.8%	82	3.5%	444	2.2%
Hispanic Asian		-	-	11	0.5%	87	0.4%
Hispanic Hawaiian or Pacific Islander		-	-	3	0.1%	31	0.2%
Hispanic Other Race		120	29.4%	638	27.4%	7,098	35.8%
Hispanic Two or More Races		160	39.3%	848	36.5%	7,146	36.0%
Not Hispanic or Latino Population (2020)		6,792	96.2%	39,774	95.8%	179,474	91.3%
Hispanic or Latino Population (2020)		272	3.8%	1,736	4.2%	17,014	8.7%
Not Hispanic or Latino Population (2010)		6,374	97.8%	36,824	97.6%	166,126	94.4%
Hispanic or Latino Population (2010)		144	2.2%	917	2.4%	9,776	5.6%
Not Hispanic or Latino Population (2029)		9,487	93.1%	47,213	92.8%	204,738	88.8%
Hispanic or Latino Population (2029)		705	6.9%	3,671	7.2%	25,752	11.2%
Projected Annual Growth (2024-2029)		299	14.7%	1,345	11.6%	5,903	5.9%
Historical Annual Growth (2010-2020)		127	8.8%	819	8.9%	7,238	7.4%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd			15 min drive		30 min drive		45 min drive	
Mineral, VA 23117			time		time		time	
Total Age Distribution (2024)								
Total Population			8,977		46,074		211,263	
Age Under 5 Years			428	4.8%	2,372	5.1%	11,646	5.5%
Age 5 to 9 Years			438	4.9%	2,553	5.5%	13,444	6.4%
Age 10 to 14 Years			494	5.5%	2,676	5.8%	13,756	6.5%
Age 15 to 19 Years			455	5.1%	2,564	5.6%	13,095	6.2%
Age 20 to 24 Years			405	4.5%	2,240	4.9%	11,512	5.4%
Age 25 to 29 Years			438	4.9%	2,519	5.5%	12,599	6.0%
Age 30 to 34 Years			509	5.7%	2,747	6.0%	13,930	6.6%
Age 35 to 39 Years			500	5.6%	2,712	5.9%	13,861	6.6%
Age 40 to 44 Years			505	5.6%	2,714	5.9%	13,692	6.5%
Age 45 to 49 Years			489	5.4%	2,689	5.8%	12,267	5.8%
Age 50 to 54 Years			531	5.9%	2,978	6.5%	13,507	6.4%
Age 55 to 59 Years			733	8.2%	3,563	7.7%	14,487	6.9%
Age 60 to 64 Years			836	9.3%	3,930	8.5%	14,977	7.1%
Age 65 to 69 Years			770	8.6%	3,420	7.4%	13,014	6.2%
Age 70 to 74 Years			612	6.8%	2,656	5.8%	10,177	4.8%
Age 75 to 79 Years			446	5.0%	1,911	4.1%	7,613	3.6%
Age 80 to 84 Years			235	2.6%	1,089	2.4%	4,353	2.1%
Age 85 Years or Over			154	1.7%	742	1.6%	3,333	1.6%
Median Age			47.0		44.1		40.4	
Age 19 Years or Less			1,815	20.2%	10,165	22.1%	51,941	24.6%
Age 20 to 64 Years			4,945	55.1%	26,092	56.6%	120,834	57.2%
Age 65 Years or Over			2,217	24.7%	9,817	21.3%	38,489	18.2%
Female Age Distribution (2024)								
Female Population			4,477	49.9%	23,004	49.9%	106,854	50.6%
Age Under 5 Years			191	4.3%	1,123	4.9%	5,587	5.2%
Age 5 to 9 Years			218	4.9%	1,240	5.4%	6,577	6.2%
Age 10 to 14 Years			245	5.5%	1,311	5.7%	6,734	6.3%
Age 15 to 19 Years			218	4.9%	1,245	5.4%	6,482	6.1%
Age 20 to 24 Years			203	4.5%	1,110	4.8%	5,714	5.3%
Age 25 to 29 Years			217	4.8%	1,221	5.3%	6,239	5.8%
Age 30 to 34 Years			260	5.8%	1,421	6.2%	7,025	6.6%
Age 35 to 39 Years			238	5.3%	1,306	5.7%	6,971	6.5%
Age 40 to 44 Years			248	5.5%	1,343	5.8%	6,765	6.3%
Age 45 to 49 Years			246	5.5%	1,324	5.8%	6,118	5.7%
Age 50 to 54 Years			260	5.8%	1,476	6.4%	6,817	6.4%
Age 55 to 59 Years			374	8.3%	1,827	7.9%	7,506	7.0%
Age 60 to 64 Years			427	9.5%	2,008	8.7%	7,765	7.3%
Age 65 to 69 Years			405	9.1%	1,751	7.6%	6,829	6.4%
Age 70 to 74 Years			317	7.1%	1,363	5.9%	5,447	5.1%
Age 75 to 79 Years			203	4.5%	977	4.2%	4,108	3.8%
Age 80 to 84 Years			118	2.6%	553	2.4%	2,374	2.2%
Age 85 Years or Over			88	2.0%	406	1.8%	1,796	1.7%
Female Median Age			47.6		44.8		41.3	
Age 19 Years or Less			873	19.5%	4,919	21.4%	25,381	23.8%
Age 20 to 64 Years			2,473	55.2%	13,036	56.7%	60,920	57.0%
Age 65 Years or Over			1,131	25.3%	5,049	21.9%	20,553	19.2%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd		15 min drive		30 min drive		45 min drive	
Mineral, VA 23117		time		time		time	
Male Age Distribution (2024)							
Male Population	4,500	50.1%	23,070	50.1%	104,409	49.4%	
Age Under 5 Years	237	5.3%	1,249	5.4%	6,059	5.8%	
Age 5 to 9 Years	220	4.9%	1,313	5.7%	6,867	6.6%	
Age 10 to 14 Years	249	5.5%	1,365	5.9%	7,021	6.7%	
Age 15 to 19 Years	237	5.3%	1,319	5.7%	6,612	6.3%	
Age 20 to 24 Years	203	4.5%	1,130	4.9%	5,798	5.6%	
Age 25 to 29 Years	221	4.9%	1,298	5.6%	6,360	6.1%	
Age 30 to 34 Years	249	5.5%	1,326	5.7%	6,905	6.6%	
Age 35 to 39 Years	263	5.8%	1,406	6.1%	6,889	6.6%	
Age 40 to 44 Years	257	5.7%	1,371	5.9%	6,928	6.6%	
Age 45 to 49 Years	242	5.4%	1,365	5.9%	6,149	5.9%	
Age 50 to 54 Years	270	6.0%	1,502	6.5%	6,691	6.4%	
Age 55 to 59 Years	359	8.0%	1,735	7.5%	6,982	6.7%	
Age 60 to 64 Years	409	9.1%	1,922	8.3%	7,213	6.9%	
Age 65 to 69 Years	365	8.1%	1,669	7.2%	6,185	5.9%	
Age 70 to 74 Years	295	6.5%	1,293	5.6%	4,730	4.5%	
Age 75 to 79 Years	243	5.4%	934	4.0%	3,505	3.4%	
Age 80 to 84 Years	117	2.6%	536	2.3%	1,979	1.9%	
Age 85 Years or Over	66	1.5%	336	1.5%	1,537	1.5%	
Male Median Age	46.4		43.4		39.5		
Age 19 Years or Less	942	20.9%	5,246	22.7%	26,560	25.4%	
Age 20 to 64 Years	2,473	54.9%	13,056	56.6%	59,914	57.4%	
Age 65 Years or Over	1,085	24.1%	4,768	20.7%	17,935	17.2%	
Males per 100 Females (2024)							
Overall Comparison	101		100		98		
Age Under 5 Years	124	55.3%	111	52.7%	108	52.0%	
Age 5 to 9 Years	101	50.2%	106	51.4%	104	51.1%	
Age 10 to 14 Years	102	50.5%	104	51.0%	104	51.0%	
Age 15 to 19 Years	108	52.0%	106	51.4%	102	50.5%	
Age 20 to 24 Years	100	50.0%	102	50.4%	101	50.4%	
Age 25 to 29 Years	102	50.5%	106	51.5%	102	50.5%	
Age 30 to 34 Years	96	48.9%	93	48.3%	98	49.6%	
Age 35 to 39 Years	110	52.5%	108	51.8%	99	49.7%	
Age 40 to 44 Years	104	50.9%	102	50.5%	102	50.6%	
Age 45 to 49 Years	98	49.6%	103	50.8%	101	50.1%	
Age 50 to 54 Years	104	50.9%	102	50.4%	98	49.5%	
Age 55 to 59 Years	96	49.0%	95	48.7%	93	48.2%	
Age 60 to 64 Years	96	48.9%	96	48.9%	93	48.2%	
Age 65 to 69 Years	90	47.4%	95	48.8%	91	47.5%	
Age 70 to 74 Years	93	48.2%	95	48.7%	87	46.5%	
Age 75 to 79 Years	119	54.4%	96	48.9%	85	46.0%	
Age 80 to 84 Years	99	49.8%	97	49.3%	83	45.5%	
Age 85 Years or Over	75	43.0%	83	45.3%	86	46.1%	
Age 19 Years or Less	108	51.9%	107	51.6%	105	51.1%	
Age 20 to 39 Years	102	50.5%	102	50.5%	100	50.0%	
Age 40 to 64 Years	99	49.7%	99	49.7%	97	49.3%	
Age 65 Years or Over	96	49.0%	94	48.6%	87	46.6%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd			15 min drive		30 min drive		45 min drive	
Mineral, VA 23117			time		time		time	
Household Type (2024)								
Total Households			3,699		18,126		79,222	
Households with Children			919	24.8%	5,061	27.9%	25,445	32.1%
Average Household Size			2.4		2.5		2.6	
Household Density per Square Mile			36		35		57	
Population Family			7,293	81.2%	38,514	83.6%	178,903	84.7%
Population Non-Family			1,679	18.7%	7,482	16.2%	30,127	14.3%
Population Group Quarters			5	-	77	0.2%	2,233	1.1%
Family Households			2,373	64.2%	12,375	68.3%	56,058	70.8%
Married Couple Households			1,819	76.7%	9,481	76.6%	42,125	75.1%
Other Family Households with Children			554	23.3%	2,894	23.4%	13,934	24.9%
Family Households with Children			917	38.6%	5,051	40.8%	25,394	45.3%
Married Couple with Children			637	69.5%	3,596	71.2%	17,971	70.8%
Other Family Households with Children			280	30.5%	1,455	28.8%	7,424	29.2%
Family Households No Children			1,456	61.4%	7,325	59.2%	30,664	54.7%
Married Couple No Children			1,182	81.2%	5,886	80.4%	24,154	78.8%
Other Family Households No Children			274	18.8%	1,439	19.6%	6,510	21.2%
Non-Family Households			1,326	35.8%	5,751	31.7%	23,164	29.2%
Non-Family Households with Children			2	0.1%	10	0.2%	51	0.2%
Non-Family Households No Children			1,324	99.9%	5,741	99.8%	23,113	99.8%
Average Family Household Size			3.1		3.1		3.2	
Average Family Income			\$137,752		\$138,443		\$145,697	
Median Family Income			\$105,449		\$107,988		\$115,856	
Average Non-Family Household Size			1.3		1.3		1.3	
Marital Status (2024)								
Population Age 15 Years or Over			7,617		38,473		172,417	
Never Married			1,796	23.6%	9,220	24.0%	47,305	27.4%
Currently Married			4,489	58.9%	21,795	56.7%	93,410	54.2%
Previously Married			1,332	17.5%	7,457	19.4%	31,702	18.4%
Separated			145	10.9%	1,134	15.2%	6,532	20.6%
Widowed			348	26.1%	1,998	26.8%	8,285	26.1%
Divorced			838	63.0%	4,325	58.0%	16,885	53.3%
Educational Attainment (2024)								
Adult Population Age 25 Years or Over			6,757		33,668		147,810	
Elementary (Grade Level 0 to 8)			139	2.1%	1,071	3.2%	4,730	3.2%
Some High School (Grade Level 9 to 11)			478	7.1%	2,359	7.0%	8,446	5.7%
High School Graduate			2,626	38.9%	12,614	37.5%	47,135	31.9%
Some College			1,311	19.4%	6,783	20.1%	29,897	20.2%
Associate Degree Only			521	7.7%	2,498	7.4%	11,690	7.9%
Bachelor Degree Only			966	14.3%	4,821	14.3%	27,275	18.5%
Graduate Degree			717	10.6%	3,522	10.5%	18,637	12.6%
Any College (Some College or Higher)			3,514	52.0%	17,625	52.3%	87,499	59.2%
College Degree + (Bachelor Degree or Higher)			1,683	24.9%	8,343	24.8%	45,912	31.1%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd			15 min drive		30 min drive		45 min drive	
Mineral, VA 23117			time		time		time	
Housing								
Total Housing Units (2024)			4,379		20,854		87,097	
Total Housing Units (2020)			3,956		19,571		79,976	
Historical Annual Growth (2020-2024)			423 -		1,283 -		7,121 -	
Housing Units Occupied (2024)			3,699 84.5%		18,126 86.9%		79,222 91.0%	
Housing Units Owner-Occupied			3,068 82.9%		14,667 80.9%		60,079 75.8%	
Housing Units Renter-Occupied			631 17.1%		3,460 19.1%		19,143 24.2%	
Housing Units Vacant (2024)			680 15.5%		2,728 13.1%		7,875 9.0%	
Household Size (2024)								
Total Households			3,699		18,126		79,222	
1 Person Households			1,078 29.1%		4,560 25.2%		18,451 23.3%	
2 Person Households			1,350 36.5%		6,754 37.3%		28,441 35.9%	
3 Person Households			544 14.7%		2,841 15.7%		12,910 16.3%	
4 Person Households			412 11.1%		2,160 11.9%		10,208 12.9%	
5 Person Households			180 4.9%		1,057 5.8%		5,310 6.7%	
6 Person Households			81 2.2%		483 2.7%		2,431 3.1%	
7 or More Person Households			54 1.5%		272 1.5%		1,471 1.9%	
Household Income Distribution (2024)								
HH Income \$200,000 or More			417 11.3%		2,414 13.3%		11,410 14.4%	
HH Income \$150,000 to \$199,999			402 10.9%		1,765 9.7%		10,370 13.1%	
HH Income \$125,000 to \$149,999			312 8.4%		1,492 8.2%		7,231 9.1%	
HH Income \$100,000 to \$124,999			478 12.9%		1,906 10.5%		8,767 11.1%	
HH Income \$75,000 to \$99,999			491 13.3%		2,502 13.8%		10,811 13.6%	
HH Income \$50,000 to \$74,999			548 14.8%		2,638 14.6%		10,887 13.7%	
HH Income \$35,000 to \$49,999			439 11.9%		1,975 10.9%		7,164 9.0%	
HH Income \$25,000 to \$34,999			319 8.6%		1,354 7.5%		4,652 5.9%	
HH Income \$15,000 to \$24,999			176 4.8%		875 4.8%		3,215 4.1%	
HH Income \$10,000 to \$14,999			65 1.8%		694 3.8%		2,347 3.0%	
HH Income Under \$10,000			52 1.4%		511 2.8%		2,367 3.0%	
Household Vehicles (2024)								
Households 0 Vehicles Available			105 2.8%		731 4.0%		3,010 3.8%	
Households 1 Vehicle Available			819 22.1%		3,740 20.6%		18,976 24.0%	
Households 2 Vehicles Available			1,360 36.8%		6,413 35.4%		28,612 36.1%	
Households 3 or More Vehicles Available			1,415 38.3%		7,242 40.0%		28,624 36.1%	
Total Vehicles Available			8,666		42,381		177,397	
Average Vehicles per Household			2.3		2.3		2.2	
Owner-Occupied Household Vehicles			7,642 88.2%		36,835 86.9%		146,585 82.6%	
Average Vehicles per Owner-Occupied Household			2.5		2.5		2.4	
Renter-Occupied Household Vehicles			1,023 11.8%		5,546 13.1%		30,812 17.4%	
Average Vehicles per Renter-Occupied Household			1.6		1.6		1.6	
Travel Time (2024)								
Worker Base Age 16 years or Over			4,076		21,972		105,915	
Travel to Work in 14 Minutes or Less			604 14.8%		2,920 13.3%		14,098 13.3%	
Travel to Work in 15 to 29 Minutes			865 21.2%		4,866 22.1%		25,518 24.1%	
Travel to Work in 30 to 59 Minutes			1,265 31.0%		7,331 33.4%		30,694 29.0%	
Travel to Work in 60 Minutes or More			654 16.0%		3,833 17.4%		19,604 18.5%	
Work at Home			688 16.9%		3,023 13.8%		16,001 15.1%	
Average Minutes Travel to Work			34.1		34.4		32.6	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd			15 min drive		30 min drive		45 min drive	
Mineral, VA 23117			time		time		time	
Transportation To Work (2024)								
Worker Base Age 16 years or Over			4,076		21,972		105,915	
Drive to Work Alone			2,892	71.0%	16,028	72.9%	75,305	71.1%
Drive to Work in Carpool			461	11.3%	2,494	11.4%	11,751	11.1%
Travel to Work by Public Transportation			8	0.2%	102	0.5%	748	0.7%
Drive to Work on Motorcycle			-	-	6	-	48	-
Bicycle to Work			-	-	1	-	9	-
Walk to Work			14	0.4%	112	0.5%	988	0.9%
Other Means			12	0.3%	206	0.9%	1,065	1.0%
Work at Home			688	16.9%	3,023	13.8%	16,001	15.1%
Daytime Demographics (2024)								
Total Businesses			293		1,119		6,646	
Total Employees			2,165		7,053		49,139	
Company Headquarter Businesses			5	1.6%	17	1.6%	139	2.1%
Company Headquarter Employees			332	15.4%	679	9.6%	4,279	8.7%
Employee Population per Business			7.4	to 1	6.3	to 1	7.4	to 1
Residential Population per Business			30.7	to 1	41.2	to 1	31.8	to 1
Adj. Daytime Demographics Age 16 Years or Over			5,589		22,912		112,074	
Labor Force								
Labor Population Age 16 Years or Over (2024)			7,512		37,929		169,642	
Labor Force Total Males (2024)			3,732	49.7%	18,860	49.7%	83,051	49.0%
Male Civilian Employed			2,126	57.0%	11,622	61.6%	55,734	67.1%
Male Civilian Unemployed			51	1.4%	457	2.4%	2,055	2.5%
Males in Armed Forces			13	0.3%	88	0.5%	617	0.7%
Males Not in Labor Force			1,543	41.4%	6,693	35.5%	24,645	29.7%
Labor Force Total Females (2024)			3,780	50.3%	19,069	50.3%	86,590	51.0%
Female Civilian Employed			1,950	51.6%	10,351	54.3%	50,183	58.0%
Female Civilian Unemployed			36	1.0%	401	2.1%	1,788	2.1%
Females in Armed Forces			-	-	10	-	173	0.2%
Females Not in Labor Force			1,793	47.5%	8,307	43.6%	34,447	39.8%
Unemployment Rate			87	1.2%	859	2.3%	3,844	2.3%
Occupation (2024)								
Occupation Population Age 16 Years or Over			4,076		21,972		105,915	
Occupation Total Males			2,126	52.2%	11,622	52.9%	55,732	52.6%
Occupation Total Females			1,950	47.8%	10,351	47.1%	50,183	47.4%
Management, Business, Financial Operations			615	15.1%	3,383	15.4%	17,452	16.5%
Professional, Related			726	17.8%	4,173	19.0%	25,408	24.0%
Service			745	18.3%	3,852	17.5%	17,422	16.4%
Sales, Office			939	23.0%	4,642	21.1%	20,337	19.2%
Farming, Fishing, Forestry			101	2.5%	526	2.4%	1,051	1.0%
Construction, Extraction, Maintenance			447	11.0%	2,829	12.9%	12,777	12.1%
Production, Transport, Material Moving			503	12.3%	2,567	11.7%	11,468	10.8%
White Collar Workers			2,280	55.9%	12,199	55.5%	63,197	59.7%
Blue Collar Workers			1,796	44.1%	9,774	44.5%	42,717	40.3%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd			15 min drive		30 min drive		45 min drive	
Mineral, VA 23117			time		time		time	
Units In Structure (2024)								
Total Units			3,699		18,126		79,222	
1 Detached Unit			3,096	83.7%	14,885	82.1%	61,132	77.2%
1 Attached Unit			97	2.6%	615	3.4%	5,207	6.6%
2 Units			10	0.3%	90	0.5%	485	0.6%
3 to 4 Units			10	0.3%	112	0.6%	929	1.2%
5 to 9 Units			20	0.5%	215	1.2%	1,631	2.1%
10 to 19 Units			70	1.9%	264	1.5%	2,106	2.7%
20 to 49 Units			29	0.8%	184	1.0%	2,137	2.7%
50 or More Units			17	0.5%	207	1.1%	1,742	2.2%
Mobile Home or Trailer			349	9.4%	1,545	8.5%	3,800	4.8%
Other Structure			-	-	10	-	54	-
Homes Built By Year (2024)								
Homes Built 2020 or later			33	0.8%	383	1.8%	2,293	2.6%
Homes Built 2010 to 2019			371	8.5%	2,150	10.3%	11,362	13.0%
Homes Built 2000 to 2009			901	20.6%	4,526	21.7%	19,605	22.5%
Homes Built 1990 to 1999			674	15.4%	3,178	15.2%	14,739	16.9%
Homes Built 1980 to 1989			807	18.4%	3,002	14.4%	12,533	14.4%
Homes Built 1970 to 1979			295	6.7%	1,732	8.3%	8,169	9.4%
Homes Built 1960 to 1969			79	1.8%	771	3.7%	2,951	3.4%
Homes Built 1950 to 1959			233	5.3%	1,041	5.0%	3,171	3.6%
Homes Built 1940 to 1949			54	1.2%	262	1.3%	1,040	1.2%
Homes Built Before 1939			252	5.8%	1,082	5.2%	3,359	3.9%
Median Age of Homes			37.1	yrs	36.0	yrs	33.4	yrs
Home Values (2024)								
Owner Specified Housing Units			3,068		14,667		60,079	
Home Values \$1,000,000 or More			138	4.5%	620	4.2%	1,422	2.4%
Home Values \$750,000 to \$999,999			207	6.8%	817	5.6%	2,479	4.1%
Home Values \$500,000 to \$749,999			314	10.2%	1,806	12.3%	9,591	16.0%
Home Values \$400,000 to \$499,999			422	13.8%	1,779	12.1%	9,540	15.9%
Home Values \$300,000 to \$399,999			453	14.8%	2,638	18.0%	13,742	22.9%
Home Values \$250,000 to \$299,999			418	13.6%	1,909	13.0%	7,991	13.3%
Home Values \$200,000 to \$249,999			339	11.1%	1,884	12.8%	6,419	10.7%
Home Values \$175,000 to \$199,999			152	5.0%	585	4.0%	1,874	3.1%
Home Values \$150,000 to \$174,999			165	5.4%	626	4.3%	1,789	3.0%
Home Values \$125,000 to \$149,999			45	1.5%	308	2.1%	786	1.3%
Home Values \$100,000 to \$124,999			96	3.1%	497	3.4%	1,061	1.8%
Home Values \$90,000 to \$99,999			13	0.4%	95	0.6%	265	0.4%
Home Values \$80,000 to \$89,999			25	0.8%	100	0.7%	226	0.4%
Home Values \$70,000 to \$79,999			8	0.3%	136	0.9%	290	0.5%
Home Values \$60,000 to \$69,999			4	0.1%	43	0.3%	82	0.1%
Home Values \$50,000 to \$59,999			13	0.4%	66	0.5%	249	0.4%
Home Values \$35,000 to \$49,999			78	2.5%	266	1.8%	557	0.9%
Home Values \$25,000 to \$34,999			14	0.4%	68	0.5%	282	0.5%
Home Values \$10,000 to \$24,999			150	4.9%	341	2.3%	750	1.2%
Home Values Under \$10,000			14	0.5%	83	0.6%	684	1.1%
Owner-Occupied Median Home Value			\$326,014		\$338,342		\$358,512	
Renter-Occupied Median Rent			\$998		\$997		\$1,219	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

54 Mansfield Rd Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$397.31 M	\$1.97 B	\$9.14 B
Total Non-Retail Expenditure	\$194.92 M	\$975.6 M	\$4.59 B
Total Retail Expenditure	\$202.39 M	\$997.78 M	\$4.55 B
Alcoholic Beverages	\$2.38 M	\$11.82 M	\$55.23 M
Apparel	\$7.14 M	\$35.56 M	\$165.68 M
Contributions	\$12.62 M	\$62.2 M	\$292.07 M
Education	\$8.94 M	\$44.17 M	\$206.98 M
Entertainment	\$22.1 M	\$109.97 M	\$512.17 M
Food Away From Home	\$17.04 M	\$84.68 M	\$394.81 M
Grocery	\$24.49 M	\$123.43 M	\$568.32 M
Health Care	\$25.93 M	\$125.54 M	\$540.95 M
Household Furnishings and Equipment	\$10.33 M	\$51.27 M	\$239.27 M
Household Operations	\$7.17 M	\$35.85 M	\$166.87 M
Miscellaneous Expenses	\$6.65 M	\$32.92 M	\$153.46 M
Personal Care	\$4.85 M	\$24.37 M	\$112.58 M
Shelter	\$58.13 M	\$291.36 M	\$1.37 B
Tax and Retirement	\$101.2 M	\$505.03 M	\$2.41 B
Tobacco and Related	\$1.74 M	\$8.98 M	\$40.16 M
Transportation	\$69.21 M	\$338.41 M	\$1.5 B
Utilities	\$17.4 M	\$87.83 M	\$403.89 M
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$8,950	\$9,072	\$9,614
Total Non-Retail Expenditure	\$4,391 49.1%	\$4,485 49.4%	\$4,830 50.2%
Total Retail Expenditures	\$4,559 50.9%	\$4,587 50.6%	\$4,783 49.8%
Alcoholic Beverages	\$54 0.6%	\$54 0.6%	\$58 0.6%
Apparel	\$161 1.8%	\$163 1.8%	\$174 1.8%
Contributions	\$284 3.2%	\$286 3.2%	\$307 3.2%
Education	\$201 2.2%	\$203 2.2%	\$218 2.3%
Entertainment	\$498 5.6%	\$506 5.6%	\$539 5.6%
Food Away From Home	\$384 4.3%	\$389 4.3%	\$415 4.3%
Grocery	\$552 6.2%	\$567 6.3%	\$598 6.2%
Health Care	\$584 6.5%	\$577 6.4%	\$569 5.9%
Household Furnishings and Equipment	\$233 2.6%	\$236 2.6%	\$252 2.6%
Household Operations	\$161 1.8%	\$165 1.8%	\$176 1.8%
Miscellaneous Expenses	\$150 1.7%	\$151 1.7%	\$161 1.7%
Personal Care	\$109 1.2%	\$112 1.2%	\$118 1.2%
Shelter	\$1,310 14.6%	\$1,339 14.8%	\$1,446 15.0%
Tax and Retirement	\$2,280 25.5%	\$2,322 25.6%	\$2,533 25.6%
Tobacco and Related	\$39 0.4%	\$41 0.5%	\$42 0.4%
Transportation	\$1,559 17.4%	\$1,556 17.1%	\$1,582 16.5%
Utilities	\$392 4.4%	\$404 4.5%	\$425 4.4%