






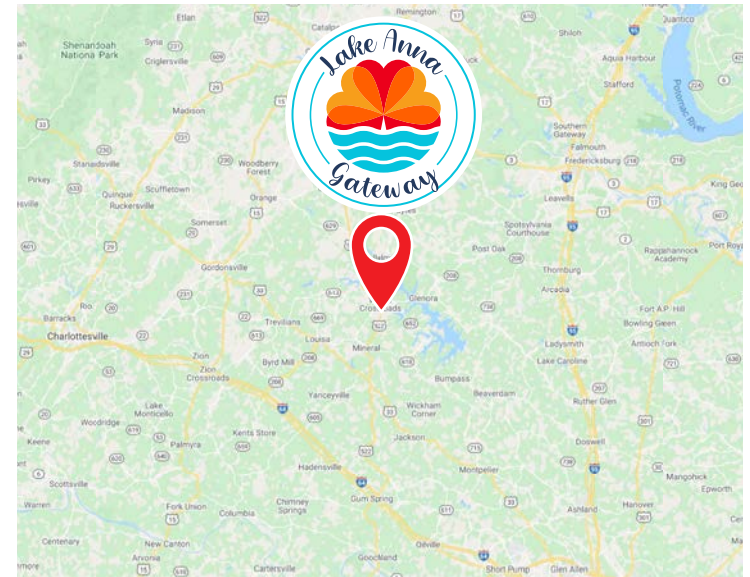
LAKE ANNA GATEWAY

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
-  The Gateway is located at the main entrance to Lake Anna
Lake Anna is one of Virginia's most popular lake.



POPULATION



15 min 10,177
30 min 47,523
45 min 202,872

CARS PER DAY



Mansfield Rd: 1,102
New Bridge Rd: 7,119
Zachary Taylor Hwy: 4,335

AV. HH INCOME



15 min \$98,553
30 min \$91,579
45 min \$95,132

EMPLOYEES



15 min 3,076
30 min 8,446
45 min 47,518

last updated: 04/22/22

P.1



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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.



LAKE ANNA GATEWAY

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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 GATEWAY

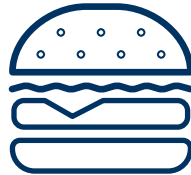
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LIFESTYLE CHARACTERISTICS

Percentage of adult customers within the last month who visited:

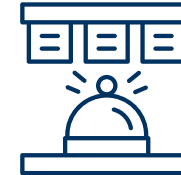
FAST FOOD



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 GATEWAY

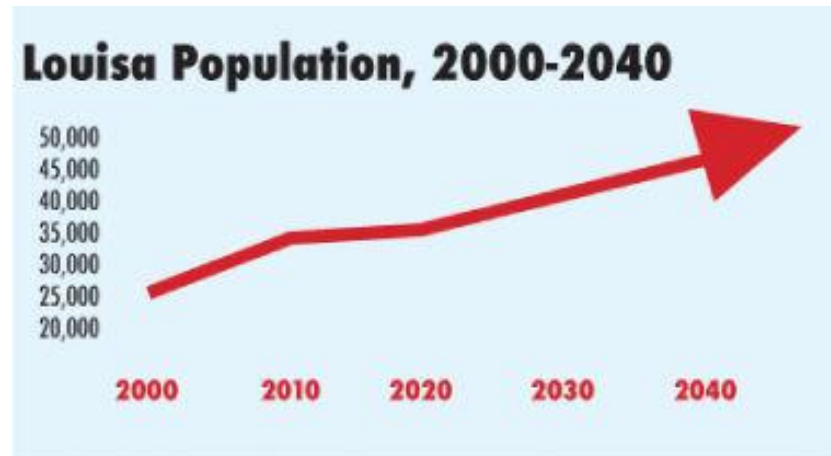
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https://www.thecentralvirginian.com/news/local/population-explosion-expected-for-louisa-in-coming-years/article_6300242b-1ffd-5371-a4cc-484ad49aa75e.html

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.

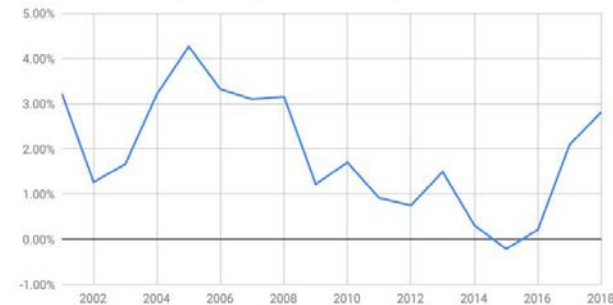
The reason the Cooper center says growth will speed up in Louisa in the future is because the county grew so much in the recent past. From 2000 to 2010, the population jumped by 29 percent, a rate of nearly three percent each year. Since then, the annual increase has been less than one percent. But it's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

last updated: 04/22/22 P. 6



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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 your odds of getting an offer. 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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2021-22

lake anna

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MAGAZINE

lakehouse & land

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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

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.

Buyers 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, 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

decisions 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 Courthouse 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. **LIA**

I also want to recommend that sellers have a local/resident REALTOR as well. Espe-

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! **LIA**

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

Lakehouse & Land

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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



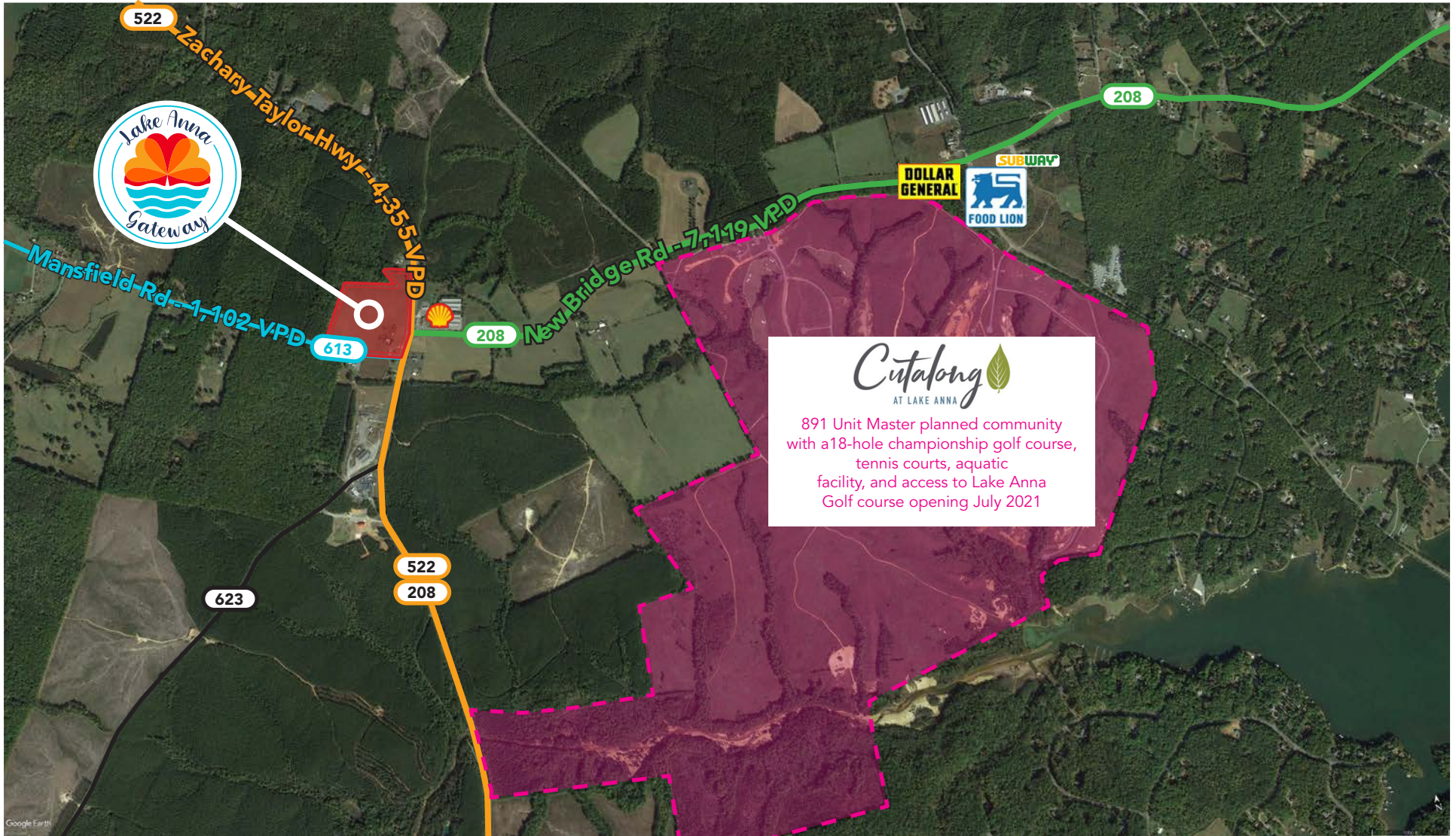
Louisa Art Center

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.



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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 VDH attended the meeting to pose concerns and questions. The planning commissioners 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 slips (too many), depth of water, traffic coming off Rt. 522 and the solid waste."



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

drew 147 comments. The question posed was: "Given the choice, would you think it 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 most-visited 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. It's our goal 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 # 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

continued on page 23

RV Resort Update

continued from page 17

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

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RV Resort Update

continued from page 23

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, land sales soared again in 2021. 235 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 12.2% nationwide reaching a new all-time high of \$370,000 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 \$682,500. I can remember when that was a price range for waterfront!

With only 14 waterfront homes currently available those range from \$485,500 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 to 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.

Again, keep in mind this info is based on industry predictions. Fortune tellers might report that Frank Martel, CEO of CoreLogic website was 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 are predicting interest rates to hit 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 it 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 has been helping buyers for their lake homes. You can contact her at 540-223-0350 or libbysandrige@comcast.net



Lake Anna Gateway Project Moving Forward In Louisa

BY C.C. MCCOTTER

Land along Rt. 522 at Ware's Crossroads could be transformed as early as the fall of 2021 into what the developer is calling the "Lake Anna Gateway."

After a successful rezoning effort over the summer and fall, Trey Wills, spokesperson for the Lake Anna Gateway, LLC said his company is very close to beginning the project located at the 125 acres on either side of Rt. 613 (Mansfield Road) that also partially fronts Rt. 522 across from Dickinson's Store.

"We are currently seeking users for the property, getting close to the site plan sign that says, "You can have your business here," noted Wills, a third generation developer based in northern Virginia.

Wills explained to Life & Times the phased approach plan to the project

begins with space offered for fast food uses, a high-end gas station, urgent care and grocery store. The next phase would include a hotel. The final phase would emphasize the Gateway to Lake Anna concept with The Corner pedestrian promenade, a pavilion and meeting places; emphasizing family fun and community.

Wills shared that there were some notable proffers that he felt the community might appreciate; "We did proffer out no 'dollar' stores."

Also worth noting, wastewater from the project will not travel from the site. Several different septic fields would serve the development, and each are individually contained in phases. According to Wills, "There will not be just one big system that serves the project."

Louisa County Administrator Christian Goodwin acknowledged he and

his staff are monitoring the process of the Gateway project.

"We're currently in the preliminary review of the site plan," he told Life & Times.

He also noted the County Economic Development Department is not yet working with the developer on bringing targeted businesses to the project but was "glad to assist as the project moves along."

Mineral District Supervisor Duane Adams said of The Gateway plan: "This development has the potential to not only provide jobs and increase the County's tax base, but also to expand the shopping, dining and recreational options for residents and visitors alike.

"I am very interested and attentive to any activity that occurs there and along the Rt. 208 corridor." LKA

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 Ware's 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 Companies. Trey Wills heads the third gen-



Location of Hairfield parcel under contract for development and the sign along 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 water view lots, a transitional area and then 18 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

Evergreene 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 homesites," noted Evergreene Homes spokesman Lonnie Carter. "Potential buyers can then schedule a personal meeting to learn more about the six 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 Evergreene home options range from 1,700 sq. ft. up to 7,000 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 shoreline. Water access lots all include a deeded, covered boat slip.

"The Evergreene 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 not seen behind all the quality finishes we provide" noted Carter.

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

last updated: 04/22/22 P. 10



SHARY THUR

202-359-3469



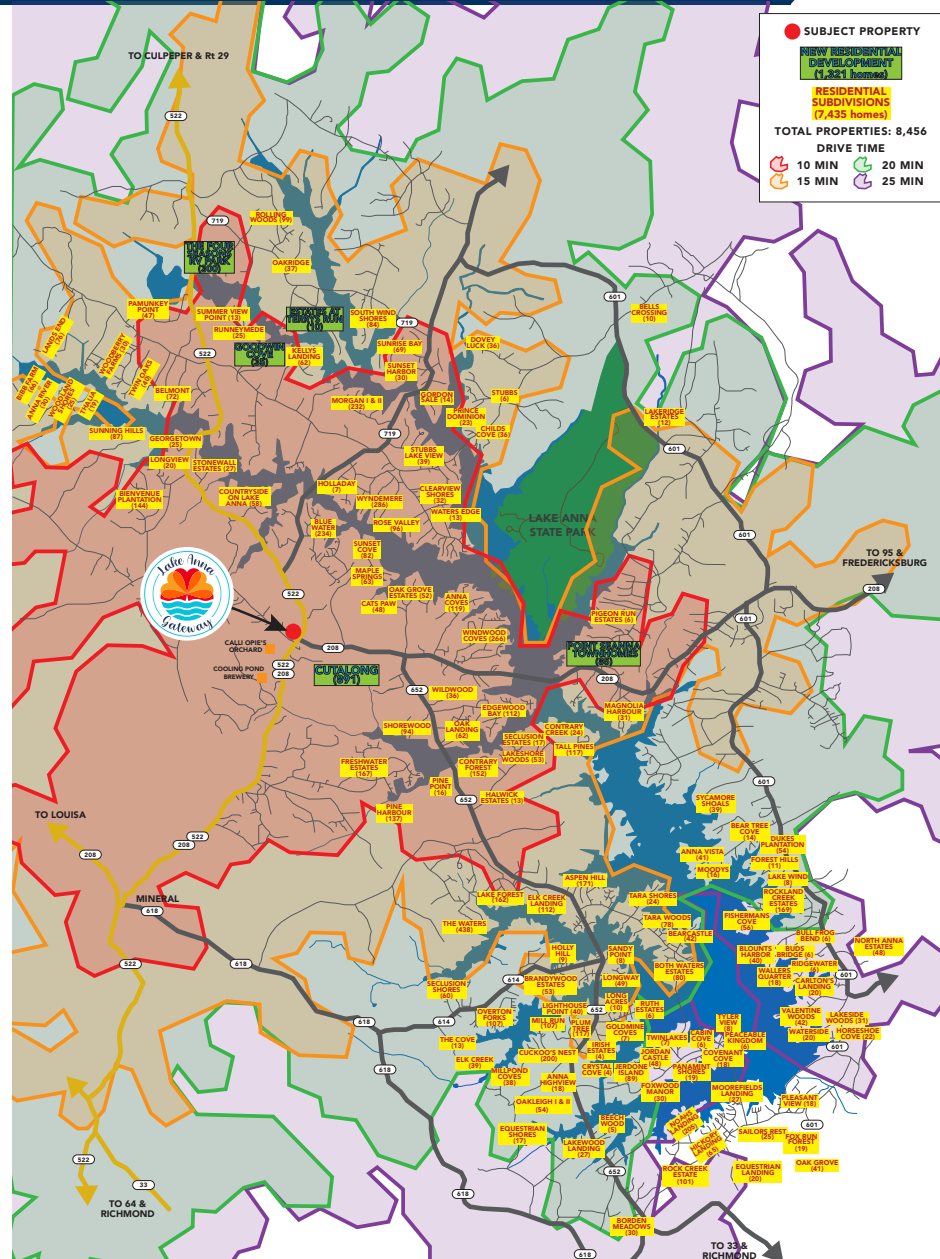
sthur@thurassociates.com

LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



LAKE ANNA SUBDIVISIONS



last updated: 04/22/22 P. 11



SHARY THUR



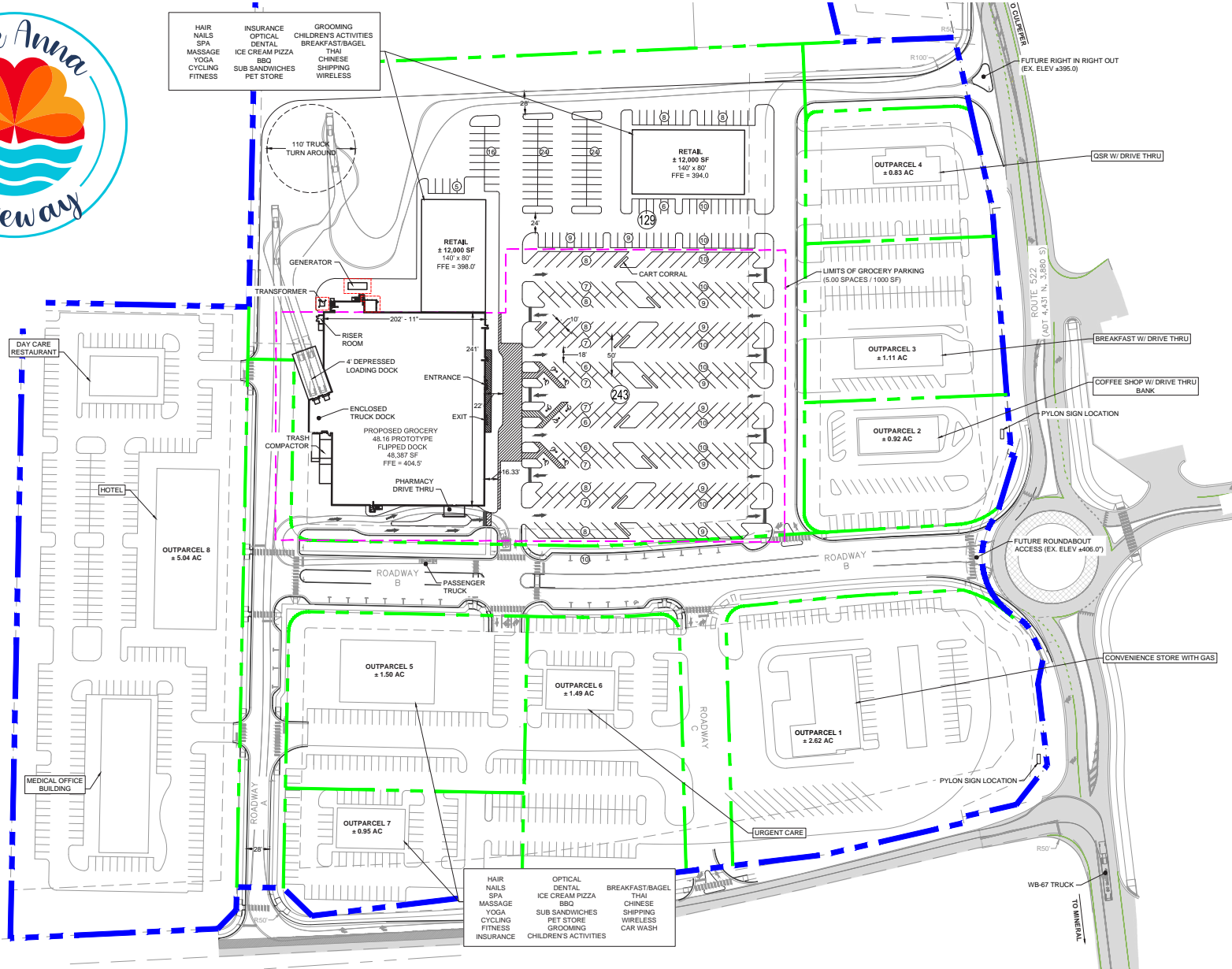
202-359-3469



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LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



LAKE ANNA GATEWAY

54 Mansfield Road, Mineral, VA 23117



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Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Population			
Estimated Population (2021)	10,177	47,523	202,872
Projected Population (2026)	11,062	51,361	218,889
Census Population (2020)	9,935	47,244	200,931
Census Population (2010)	9,238	43,046	180,922
Projected Annual Growth (2021-2026)	885 1.7%	3,837 1.6%	16,017 1.6%
Historical Annual Growth (2020-2021)	242 -	280 0.6%	1,941 1.0%
Historical Annual Growth (2010-2020)	697 0.8%	4,198 1.0%	20,009 1.1%
Estimated Population Density (2021)	77 psm	77 psm	135 psm
Trade Area Size	131.8 sq mi	615.8 sq mi	1,501.9 sq mi
Households			
Estimated Households (2021)	4,103	18,186	74,587
Projected Households (2026)	4,355	19,218	78,642
Census Households (2020)	4,008	18,109	73,727
Census Households (2010)	3,665	16,223	65,129
Projected Annual Growth (2021-2026)	253 1.2%	1,032 1.1%	4,054 1.1%
Historical Annual Change (2010-2021)	438 1.1%	1,963 1.1%	9,458 1.3%
Average Household Income			
Estimated Average Household Income (2021)	\$98,553	\$91,579	\$95,132
Projected Average Household Income (2026)	\$110,010	\$102,317	\$107,251
Census Average Household Income (2010)	\$75,135	\$70,136	\$76,855
Census Average Household Income (2000)	\$49,784	\$50,063	\$57,918
Projected Annual Change (2021-2026)	\$11,457 2.3%	\$10,738 2.3%	\$12,120 2.5%
Historical Annual Change (2000-2021)	\$48,769 4.7%	\$41,516 3.9%	\$37,214 3.1%
Median Household Income			
Estimated Median Household Income (2021)	\$75,166	\$72,307	\$83,806
Projected Median Household Income (2026)	\$87,420	\$84,540	\$97,384
Census Median Household Income (2010)	\$59,252	\$56,993	\$66,069
Census Median Household Income (2000)	\$41,455	\$41,037	\$48,899
Projected Annual Change (2021-2026)	\$12,254 3.3%	\$12,233 3.4%	\$13,578 3.2%
Historical Annual Change (2000-2021)	\$33,711 3.9%	\$31,270 3.6%	\$34,907 3.4%
Per Capita Income			
Estimated Per Capita Income (2021)	\$39,737	\$35,061	\$35,108
Projected Per Capita Income (2026)	\$43,317	\$38,299	\$38,656
Census Per Capita Income (2010)	\$29,806	\$26,432	\$27,667
Census Per Capita Income (2000)	\$19,902	\$18,838	\$20,800
Projected Annual Change (2021-2026)	\$3,580 1.8%	\$3,239 1.8%	\$3,547 2.0%
Historical Annual Change (2000-2021)	\$19,834 4.7%	\$16,222 4.1%	\$14,308 3.3%
Estimated Average Household Net Worth (2021)	\$601,686	\$583,471	\$635,151

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its independent confirmation of its accuracy and completeness is your responsibility.

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

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Race and Ethnicity						
Total Population (2021)	10,177		47,523		202,872	
White (2021)	8,053	79.1%	36,781	77.4%	141,430	69.7%
Black or African American (2021)	1,202	11.8%	6,274	13.2%	32,300	15.9%
American Indian or Alaska Native (2021)	38	0.4%	211	0.4%	901	0.4%
Asian (2021)	62	0.6%	382	0.8%	3,495	1.7%
Hawaiian or Pacific Islander (2021)	8	-	23	-	130	-
Other Race (2021)	178	1.7%	859	1.8%	8,119	4.0%
Two or More Races (2021)	636	6.3%	2,993	6.3%	16,496	8.1%
Population < 18 (2021)	1,930 19.0%		9,898 20.8%		46,181 22.8%	
White Not Hispanic	1,351	70.0%	6,893	69.6%	27,195	58.9%
Black or African American	203	10.5%	1,120	11.3%	6,679	14.5%
Asian	18	0.9%	82	0.8%	722	1.6%
Other Race Not Hispanic	234	12.1%	1,096	11.1%	5,429	11.8%
Hispanic	124	6.4%	707	7.1%	6,157	13.3%
Not Hispanic or Latino Population (2021)	9,821 96.5%		45,527 95.8%		185,705 91.5%	
Not Hispanic White	7,969	81.1%	36,245	79.6%	137,780	74.2%
Not Hispanic Black or African American	1,191	12.1%	6,184	13.6%	31,667	17.1%
Not Hispanic American Indian or Alaska Native	29	0.3%	124	0.3%	525	0.3%
Not Hispanic Asian	61	0.6%	374	0.8%	3,440	1.9%
Not Hispanic Hawaiian or Pacific Islander	7	-	20	-	126	-
Not Hispanic Other Race	56	0.6%	243	0.5%	1,261	0.7%
Not Hispanic Two or More Races	507	5.2%	2,337	5.1%	10,906	5.9%
Hispanic or Latino Population (2021)	356 3.5%		1,996 4.2%		17,167 8.5%	
Hispanic White	84	23.6%	536	26.9%	3,650	21.3%
Hispanic Black or African American	11	3.0%	90	4.5%	633	3.7%
Hispanic American Indian or Alaska Native	10	2.7%	87	4.4%	376	2.2%
Hispanic Asian	-	-	8	0.4%	55	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	2	0.1%	4	-
Hispanic Other Race	121	34.1%	616	30.9%	6,858	40.0%
Hispanic Two or More Races	129	36.3%	656	32.9%	5,590	32.6%
Not Hispanic or Latino Population (2020)	9,573 96.4%		45,214 95.7%		184,289 91.7%	
Hispanic or Latino Population (2020)	362 3.6%		2,029 4.3%		16,642 8.3%	
Not Hispanic or Latino Population (2010)	9,036 97.8%		42,017 97.6%		171,321 94.7%	
Hispanic or Latino Population (2010)	202 2.2%		1,029 2.4%		9,601 5.3%	
Not Hispanic or Latino Population (2026)	10,646 96.2%		49,053 95.5%		199,365 91.1%	
Hispanic or Latino Population (2026)	416 3.8%		2,307 4.5%		19,523 8.9%	
Projected Annual Growth (2021-2026)	60 3.4%		311 3.1%		2,357 2.7%	
Historical Annual Growth (2010-2020)	160 7.9%		1,000 9.7%		7,040 7.3%	

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Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Total Age Distribution (2021)						
Total Population	10,177		47,523		202,872	
Age Under 5 Years	482	4.7%	2,529	5.3%	11,932	5.9%
Age 5 to 9 Years	538	5.3%	2,744	5.8%	12,677	6.2%
Age 10 to 14 Years	560	5.5%	2,885	6.1%	13,393	6.6%
Age 15 to 19 Years	514	5.1%	2,688	5.7%	12,614	6.2%
Age 20 to 24 Years	469	4.6%	2,522	5.3%	11,979	5.9%
Age 25 to 29 Years	515	5.1%	2,614	5.5%	12,561	6.2%
Age 30 to 34 Years	546	5.4%	2,742	5.8%	12,811	6.3%
Age 35 to 39 Years	523	5.1%	2,715	5.7%	12,531	6.2%
Age 40 to 44 Years	487	4.8%	2,607	5.5%	12,191	6.0%
Age 45 to 49 Years	585	5.8%	2,840	6.0%	12,214	6.0%
Age 50 to 54 Years	678	6.7%	3,244	6.8%	13,611	6.7%
Age 55 to 59 Years	904	8.9%	3,820	8.0%	14,760	7.3%
Age 60 to 64 Years	949	9.3%	3,842	8.1%	14,093	6.9%
Age 65 to 69 Years	886	8.7%	3,389	7.1%	11,780	5.8%
Age 70 to 74 Years	733	7.2%	2,769	5.8%	9,771	4.8%
Age 75 to 79 Years	421	4.1%	1,720	3.6%	6,468	3.2%
Age 80 to 84 Years	229	2.3%	1,012	2.1%	3,920	1.9%
Age 85 Years or Over	159	1.6%	840	1.8%	3,565	1.8%
Median Age	47.6		43.5		40.1	
Age 19 Years or Less	2,093	20.6%	10,845	22.8%	50,616	24.9%
Age 20 to 64 Years	5,656	55.6%	26,948	56.7%	116,751	57.5%
Age 65 Years or Over	2,428	23.9%	9,730	20.5%	35,504	17.5%
Female Age Distribution (2021)						
Female Population	5,045	49.6%	23,854	50.2%	102,713	50.6%
Age Under 5 Years	221	4.4%	1,257	5.3%	5,912	5.8%
Age 5 to 9 Years	234	4.6%	1,284	5.4%	6,161	6.0%
Age 10 to 14 Years	259	5.1%	1,373	5.8%	6,427	6.3%
Age 15 to 19 Years	260	5.1%	1,331	5.6%	6,091	5.9%
Age 20 to 24 Years	219	4.3%	1,230	5.2%	5,904	5.7%
Age 25 to 29 Years	266	5.3%	1,368	5.7%	6,463	6.3%
Age 30 to 34 Years	266	5.3%	1,373	5.8%	6,405	6.2%
Age 35 to 39 Years	261	5.2%	1,356	5.7%	6,371	6.2%
Age 40 to 44 Years	250	4.9%	1,293	5.4%	6,120	6.0%
Age 45 to 49 Years	289	5.7%	1,433	6.0%	6,129	6.0%
Age 50 to 54 Years	329	6.5%	1,585	6.6%	6,802	6.6%
Age 55 to 59 Years	468	9.3%	1,937	8.1%	7,516	7.3%
Age 60 to 64 Years	502	10.0%	1,998	8.4%	7,332	7.1%
Age 65 to 69 Years	405	8.0%	1,670	7.0%	6,082	5.9%
Age 70 to 74 Years	371	7.3%	1,374	5.8%	5,006	4.9%
Age 75 to 79 Years	215	4.3%	890	3.7%	3,452	3.4%
Age 80 to 84 Years	131	2.6%	560	2.3%	2,238	2.2%
Age 85 Years or Over	100	2.0%	541	2.3%	2,301	2.2%
Female Median Age	48.7		44.2		41.0	
Age 19 Years or Less	974	19.3%	5,245	22.0%	24,591	23.9%
Age 20 to 64 Years	2,849	56.5%	13,574	56.9%	59,041	57.5%
Age 65 Years or Over	1,221	24.2%	5,035	21.1%	19,080	18.6%

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Male Age Distribution (2021)						
Male Population	5,132	50.4%	23,669	49.8%	100,159	49.4%
Age Under 5 Years	261	5.1%	1,272	5.4%	6,020	6.0%
Age 5 to 9 Years	303	5.9%	1,460	6.2%	6,516	6.5%
Age 10 to 14 Years	301	5.9%	1,512	6.4%	6,966	7.0%
Age 15 to 19 Years	255	5.0%	1,357	5.7%	6,523	6.5%
Age 20 to 24 Years	250	4.9%	1,292	5.5%	6,074	6.1%
Age 25 to 29 Years	249	4.9%	1,247	5.3%	6,098	6.1%
Age 30 to 34 Years	280	5.5%	1,369	5.8%	6,406	6.4%
Age 35 to 39 Years	262	5.1%	1,359	5.7%	6,160	6.2%
Age 40 to 44 Years	237	4.6%	1,314	5.6%	6,071	6.1%
Age 45 to 49 Years	297	5.8%	1,407	5.9%	6,085	6.1%
Age 50 to 54 Years	349	6.8%	1,658	7.0%	6,810	6.8%
Age 55 to 59 Years	436	8.5%	1,884	8.0%	7,244	7.2%
Age 60 to 64 Years	447	8.7%	1,844	7.8%	6,761	6.8%
Age 65 to 69 Years	481	9.4%	1,718	7.3%	5,698	5.7%
Age 70 to 74 Years	362	7.1%	1,396	5.9%	4,765	4.8%
Age 75 to 79 Years	206	4.0%	830	3.5%	3,016	3.0%
Age 80 to 84 Years	98	1.9%	452	1.9%	1,682	1.7%
Age 85 Years or Over	59	1.1%	299	1.3%	1,264	1.3%
Male Median Age	46.5		42.8		39.1	
Age 19 Years or Less	1,119	21.8%	5,600	23.7%	26,025	26.0%
Age 20 to 64 Years	2,807	54.7%	13,373	56.5%	57,709	57.6%
Age 65 Years or Over	1,206	23.5%	4,695	19.8%	16,424	16.4%
Males per 100 Females (2021)						
Overall Comparison	102		99		98	
Age Under 5 Years	118	54.1%	101	50.3%	102	50.5%
Age 5 to 9 Years	129	56.4%	114	53.2%	106	51.4%
Age 10 to 14 Years	116	53.7%	110	52.4%	108	52.0%
Age 15 to 19 Years	98	49.5%	102	50.5%	107	51.7%
Age 20 to 24 Years	114	53.2%	105	51.2%	103	50.7%
Age 25 to 29 Years	94	48.4%	91	47.7%	94	48.5%
Age 30 to 34 Years	105	51.2%	100	49.9%	100	50.0%
Age 35 to 39 Years	100	50.1%	100	50.1%	97	49.2%
Age 40 to 44 Years	95	48.7%	102	50.4%	99	49.8%
Age 45 to 49 Years	103	50.7%	98	49.5%	99	49.8%
Age 50 to 54 Years	106	51.5%	105	51.1%	100	50.0%
Age 55 to 59 Years	93	48.2%	97	49.3%	96	49.1%
Age 60 to 64 Years	89	47.1%	92	48.0%	92	48.0%
Age 65 to 69 Years	119	54.3%	103	50.7%	94	48.4%
Age 70 to 74 Years	98	49.4%	102	50.4%	95	48.8%
Age 75 to 79 Years	96	49.0%	93	48.3%	87	46.6%
Age 80 to 84 Years	75	42.8%	81	44.6%	75	42.9%
Age 85 Years or Over	59	37.0%	55	35.5%	55	35.5%
Age 19 Years or Less	115	53.5%	107	51.6%	106	51.4%
Age 20 to 39 Years	103	50.7%	99	49.7%	98	49.6%
Age 40 to 64 Years	96	49.0%	98	49.6%	97	49.3%
Age 65 Years or Over	99	49.7%	93	48.3%	86	46.3%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Household Type (2021)						
Total Households	4,103		18,186		74,587	
Households with Children	1,049	25.6%	5,407	29.7%	25,036	33.6%
Average Household Size	2.5		2.6		2.7	
Household Density per Square Mile	31		30		50	
Population Family	8,817	86.6%	41,449	87.2%	176,790	87.1%
Population Non-Family	1,352	13.3%	5,975	12.6%	24,064	11.9%
Population Group Quarters	8	-	99	0.2%	2,018	1.0%
Family Households	3,029	73.8%	13,475	74.1%	55,603	74.5%
Married Couple Households	2,409	79.5%	10,583	78.5%	43,463	78.2%
Other Family Households with Children	621	20.5%	2,892	21.5%	12,141	21.8%
Family Households with Children	1,035	34.2%	5,328	39.5%	24,705	44.4%
Married Couple with Children	693	67.0%	3,657	68.6%	17,349	70.2%
Other Family Households with Children	342	33.0%	1,672	31.4%	7,356	29.8%
Family Households No Children	1,994	65.8%	8,147	60.5%	30,899	55.6%
Married Couple No Children	1,715	86.0%	6,926	85.0%	26,114	84.5%
Other Family Households No Children	279	14.0%	1,220	15.0%	4,785	15.5%
Non-Family Households	1,074	26.2%	4,711	25.9%	18,984	25.5%
Non-Family Households with Children	14	1.3%	79	1.7%	331	1.7%
Non-Family Households No Children	1,059	98.7%	4,632	98.3%	18,653	98.3%
Average Family Household Size	2.9		3.1		3.2	
Average Family Income	\$107,686		\$104,376		\$106,989	
Median Family Income	\$86,224		\$86,292		\$96,905	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2021)						
Population Age 15 Years or Over	8,598		39,366		164,869	
Never Married	2,188	25.5%	10,940	27.8%	47,830	29.0%
Currently Married	4,556	53.0%	20,081	51.0%	82,199	49.9%
Previously Married	1,854	21.6%	8,345	21.2%	34,840	21.1%
Separated	305	16.5%	1,441	17.3%	7,274	20.9%
Widowed	641	34.6%	2,527	30.3%	10,655	30.6%
Divorced	907	48.9%	4,376	52.4%	16,911	48.5%
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	7,615		34,156		140,277	
Elementary (Grade Level 0 to 8)	275	3.6%	1,333	3.9%	4,518	3.2%
Some High School (Grade Level 9 to 11)	664	8.7%	3,201	9.4%	10,348	7.4%
High School Graduate	2,695	35.4%	13,009	38.1%	45,359	32.3%
Some College	1,571	20.6%	6,461	18.9%	30,307	21.6%
Associate Degree Only	467	6.1%	2,474	7.2%	11,199	8.0%
Bachelor Degree Only	1,223	16.1%	4,535	13.3%	23,597	16.8%
Graduate Degree	719	9.4%	3,143	9.2%	14,949	10.7%
Any College (Some College or Higher)	3,981	52.3%	16,613	48.6%	80,052	57.1%
College Degree + (Bachelor Degree or Higher)	1,942	25.5%	7,678	22.5%	38,546	27.5%

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Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Housing						
Total Housing Units (2021)	5,833		21,895		82,284	
Total Housing Units (2020)	5,716		21,807		81,431	
Historical Annual Growth (2020-2021)	117	-	88	-	853	-
Housing Units Occupied (2021)	4,103	70.3%	18,186	83.1%	74,587	90.6%
Housing Units Owner-Occupied	3,423	83.4%	14,894	81.9%	58,807	78.8%
Housing Units Renter-Occupied	680	16.6%	3,292	18.1%	15,781	21.2%
Housing Units Vacant (2021)	1,730	29.7%	3,709	16.9%	7,697	9.4%
Household Size (2021)						
Total Households	4,103		18,186		74,587	
1 Person Households	865	21.1%	3,784	20.8%	15,226	20.4%
2 Person Households	1,806	44.0%	7,014	38.6%	26,662	35.7%
3 Person Households	594	14.5%	3,014	16.6%	12,861	17.2%
4 Person Households	472	11.5%	2,483	13.7%	10,959	14.7%
5 Person Households	219	5.3%	1,117	6.1%	5,318	7.1%
6 Person Households	90	2.2%	474	2.6%	2,153	2.9%
7 or More Person Households	56	1.4%	300	1.7%	1,408	1.9%
Household Income Distribution (2021)						
HH Income \$200,000 or More	347	8.5%	1,555	8.5%	6,656	8.9%
HH Income \$150,000 to \$199,999	334	8.1%	1,162	6.4%	6,427	8.6%
HH Income \$125,000 to \$149,999	298	7.3%	1,201	6.6%	6,513	8.7%
HH Income \$100,000 to \$124,999	407	9.9%	1,724	9.5%	8,680	11.6%
HH Income \$75,000 to \$99,999	605	14.7%	2,903	16.0%	12,129	16.3%
HH Income \$50,000 to \$74,999	900	21.9%	3,542	19.5%	13,630	18.3%
HH Income \$35,000 to \$49,999	395	9.6%	2,021	11.1%	7,627	10.2%
HH Income \$25,000 to \$34,999	327	8.0%	1,402	7.7%	4,274	5.7%
HH Income \$15,000 to \$24,999	230	5.6%	1,177	6.5%	4,187	5.6%
HH Income \$10,000 to \$14,999	125	3.0%	755	4.1%	2,051	2.7%
HH Income Under \$10,000	134	3.3%	746	4.1%	2,413	3.2%
Household Vehicles (2021)						
Households 0 Vehicles Available	94	2.3%	622	3.4%	2,410	3.2%
Households 1 Vehicle Available	835	20.3%	3,571	19.6%	16,958	22.7%
Households 2 Vehicles Available	1,596	38.9%	6,495	35.7%	27,252	36.5%
Households 3 or More Vehicles Available	1,578	38.5%	7,499	41.2%	27,967	37.5%
Total Vehicles Available	9,805		43,453		169,910	
Average Vehicles per Household	2.4		2.4		2.3	
Owner-Occupied Household Vehicles	8,687	88.6%	37,562	86.4%	143,239	84.3%
Average Vehicles per Owner-Occupied Household	2.5		2.5		2.4	
Renter-Occupied Household Vehicles	1,118	11.4%	5,891	13.6%	26,672	15.7%
Average Vehicles per Renter-Occupied Household	1.6		1.8		1.7	
Travel Time (2021)						
Worker Base Age 16 years or Over	4,553		21,374		93,344	
Travel to Work in 14 Minutes or Less	813	17.9%	2,837	13.3%	13,868	14.9%
Travel to Work in 15 to 29 Minutes	836	18.4%	4,917	23.0%	23,710	25.4%
Travel to Work in 30 to 59 Minutes	1,537	33.8%	7,872	36.8%	31,339	33.6%
Travel to Work in 60 Minutes or More	1,011	22.2%	4,536	21.2%	19,192	20.6%
Work at Home	355	7.8%	1,213	5.7%	5,235	5.6%
Average Minutes Travel to Work	35.2		35.0		32.0	

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Transportation To Work (2021)			
Worker Base Age 16 years or Over	4,553	21,374	93,344
Drive to Work Alone	3,581 78.7%	17,096 80.0%	75,193 80.6%
Drive to Work in Carpool	522 11.5%	2,661 12.4%	10,409 11.2%
Travel to Work by Public Transportation	38 0.8%	148 0.7%	1,175 1.3%
Drive to Work on Motorcycle	- -	2 -	28 -
Bicycle to Work	- -	2 -	11 -
Walk to Work	34 0.7%	166 0.8%	851 0.9%
Other Means	23 0.5%	87 0.4%	441 0.5%
Work at Home	355 7.8%	1,213 5.7%	5,235 5.6%
Daytime Demographics (2021)			
Total Businesses	341	1,129	5,888
Total Employees	3,076	8,446	47,518
Company Headquarter Businesses	7 2.1%	22 1.9%	137 2.3%
Company Headquarter Employees	658 21.4%	1,063 12.6%	5,751 12.1%
Employee Population per Business	9.0 to 1	7.5 to 1	8.1 to 1
Residential Population per Business	29.9 to 1	42.1 to 1	34.5 to 1
Adj. Daytime Demographics Age 16 Years or Over	6,967	25,786	115,808
Labor Force			
Labor Population Age 16 Years or Over (2021)	8,471	38,747	162,112
Labor Force Total Males (2021)	4,198 49.6%	19,102 49.3%	79,261 48.9%
Male Civilian Employed	2,345 55.9%	11,460 60.0%	49,752 62.8%
Male Civilian Unemployed	159 3.8%	605 3.2%	2,785 3.5%
Males in Armed Forces	18 0.4%	21 0.1%	382 0.5%
Males Not in Labor Force	1,676 39.9%	7,017 36.7%	26,343 33.2%
Labor Force Total Females (2021)	4,273 50.4%	19,645 50.7%	82,851 51.1%
Female Civilian Employed	2,208 51.7%	9,915 50.5%	43,593 52.6%
Female Civilian Unemployed	107 2.5%	625 3.2%	2,129 2.6%
Females in Armed Forces	10 0.2%	12 -	96 0.1%
Females Not in Labor Force	1,949 45.6%	9,093 46.3%	37,033 44.7%
Unemployment Rate	265 3.1%	1,230 3.2%	4,914 3.0%
Occupation (2021)			
Occupation Population Age 16 Years or Over	4,553	21,374	93,344
Occupation Total Males	2,345 51.5%	11,460 53.6%	49,752 53.3%
Occupation Total Females	2,208 48.5%	9,915 46.4%	43,593 46.7%
Management, Business, Financial Operations	683 15.0%	3,200 15.0%	14,926 16.0%
Professional, Related	801 17.6%	3,710 17.4%	19,987 21.4%
Service	905 19.9%	4,090 19.1%	17,855 19.1%
Sales, Office	1,046 23.0%	4,888 22.9%	20,026 21.5%
Farming, Fishing, Forestry	27 0.6%	209 1.0%	629 0.7%
Construction, Extraction, Maintenance	534 11.7%	2,487 11.6%	9,294 10.0%
Production, Transport, Material Moving	556 12.2%	2,790 13.1%	10,627 11.4%
White Collar Workers	2,531 55.6%	11,798 55.2%	54,939 58.9%
Blue Collar Workers	2,022 44.4%	9,576 44.8%	38,405 41.1%

Complete Profile

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Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time		30 min drive time		45 min drive time	
Units In Structure (2021)						
Total Units	3,665		16,223		65,129	
1 Detached Unit	3,413	93.1%	14,834	91.4%	59,820	91.8%
1 Attached Unit	110	3.0%	373	2.3%	4,028	6.2%
2 Units	12	0.3%	63	0.4%	318	0.5%
3 to 4 Units	13	0.3%	200	1.2%	978	1.5%
5 to 9 Units	22	0.6%	172	1.1%	1,373	2.1%
10 to 19 Units	37	1.0%	197	1.2%	1,938	3.0%
20 to 49 Units	9	0.2%	88	0.5%	861	1.3%
50 or More Units	10	0.3%	95	0.6%	728	1.1%
Mobile Home or Trailer	477	13.0%	2,164	13.3%	4,540	7.0%
Other Structure	-	-	-	-	4	-
Homes Built By Year (2021)						
Homes Built 2014 or later	125	2.1%	875	4.0%	4,658	5.7%
Homes Built 2010 to 2013	110	1.9%	652	3.0%	2,769	3.4%
Homes Built 2000 to 2009	1,265	21.7%	4,959	22.6%	19,081	23.2%
Homes Built 1990 to 1999	990	17.0%	3,817	17.4%	17,020	20.7%
Homes Built 1980 to 1989	673	11.5%	2,635	12.0%	12,394	15.1%
Homes Built 1970 to 1979	395	6.8%	2,258	10.3%	8,594	10.4%
Homes Built 1960 to 1969	119	2.0%	1,027	4.7%	3,565	4.3%
Homes Built 1950 to 1959	126	2.2%	634	2.9%	2,286	2.8%
Homes Built 1940 to 1949	112	1.9%	408	1.9%	1,273	1.5%
Homes Built Before 1939	188	3.2%	921	4.2%	2,948	3.6%
Median Age of Homes	26.4	yrs	28.0	yrs	26.6	yrs
Home Values (2021)						
Owner Specified Housing Units	3,423		14,894		58,807	
Home Values \$1,000,000 or More	124	3.6%	423	2.8%	1,082	1.8%
Home Values \$750,000 to \$999,999	152	4.4%	527	3.5%	1,335	2.3%
Home Values \$500,000 to \$749,999	405	11.8%	1,094	7.3%	3,715	6.3%
Home Values \$400,000 to \$499,999	287	8.4%	1,237	8.3%	5,748	9.8%
Home Values \$300,000 to \$399,999	504	14.7%	2,130	14.3%	11,133	18.9%
Home Values \$250,000 to \$299,999	452	13.2%	2,146	14.4%	9,790	16.6%
Home Values \$200,000 to \$249,999	414	12.1%	2,068	13.9%	9,677	16.5%
Home Values \$175,000 to \$199,999	267	7.8%	1,318	8.8%	4,973	8.5%
Home Values \$150,000 to \$174,999	167	4.9%	1,021	6.9%	3,395	5.8%
Home Values \$125,000 to \$149,999	191	5.6%	773	5.2%	2,468	4.2%
Home Values \$100,000 to \$124,999	132	3.8%	689	4.6%	1,808	3.1%
Home Values \$90,000 to \$99,999	67	2.0%	285	1.9%	669	1.1%
Home Values \$80,000 to \$89,999	53	1.6%	198	1.3%	369	0.6%
Home Values \$70,000 to \$79,999	56	1.6%	258	1.7%	512	0.9%
Home Values \$60,000 to \$69,999	17	0.5%	87	0.6%	144	0.2%
Home Values \$50,000 to \$59,999	12	0.3%	190	1.3%	497	0.8%
Home Values \$35,000 to \$49,999	69	2.0%	155	1.0%	380	0.6%
Home Values \$25,000 to \$34,999	21	0.6%	103	0.7%	376	0.6%
Home Values \$10,000 to \$24,999	28	0.8%	84	0.6%	398	0.7%
Home Values Under \$10,000	6	0.2%	109	0.7%	339	0.6%
Owner-Occupied Median Home Value	\$286,855		\$270,466		\$279,843	
Renter-Occupied Median Rent	\$771		\$824		\$1,053	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.0793/-77.8804

Lake Anna Gateway 54 Mansfield Rd, Mineral, VA 23117	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2021)			
Total Household Expenditure	\$288.07 M	\$1.2 B	\$5.06 B
Total Non-Retail Expenditure	\$151.75 M	\$630.03 M	\$2.67 B
Total Retail Expenditure	\$136.32 M	\$565.77 M	\$2.4 B
Apparel	\$10.06 M	\$41.9 M	\$178.84 M
Contributions	\$9.61 M	\$39.64 M	\$168.13 M
Education	\$8.51 M	\$35.42 M	\$153.75 M
Entertainment	\$16.45 M	\$68.08 M	\$289.88 M
Food and Beverages	\$42.2 M	\$175.61 M	\$742.55 M
Furnishings and Equipment	\$10.22 M	\$42.26 M	\$179.96 M
Gifts	\$7.17 M	\$29.68 M	\$125.96 M
Health Care	\$24.73 M	\$102.25 M	\$427.66 M
Household Operations	\$11.38 M	\$47.11 M	\$199.74 M
Miscellaneous Expenses	\$5.47 M	\$22.63 M	\$95.9 M
Personal Care	\$3.86 M	\$16.02 M	\$67.96 M
Personal Insurance	\$2.09 M	\$8.6 M	\$36.79 M
Reading	\$636.86 K	\$2.63 M	\$11.07 M
Shelter	\$60.08 M	\$250 M	\$1.06 B
Tobacco	\$1.69 M	\$7.12 M	\$29.12 M
Transportation	\$52.74 M	\$218.75 M	\$928.15 M
Utilities	\$21.15 M	\$88.12 M	\$367.94 M
Monthly Household Consumer Expenditure (2021)			
Total Household Expenditure	\$5,851	\$5,479	\$5,654
Total Non-Retail Expenditure	\$3,082 52.7%	\$2,887 52.7%	\$2,978 52.7%
Total Retail Expenditures	\$2,769 47.3%	\$2,593 47.3%	\$2,676 47.3%
Apparel	\$204 3.5%	\$192 3.5%	\$200 3.5%
Contributions	\$195 3.3%	\$182 3.3%	\$188 3.3%
Education	\$173 3.0%	\$162 3.0%	\$172 3.0%
Entertainment	\$334 5.7%	\$312 5.7%	\$324 5.7%
Food and Beverages	\$857 14.7%	\$805 14.7%	\$830 14.7%
Furnishings and Equipment	\$208 3.5%	\$194 3.5%	\$201 3.6%
Gifts	\$146 2.5%	\$136 2.5%	\$141 2.5%
Health Care	\$502 8.6%	\$469 8.6%	\$478 8.5%
Household Operations	\$231 3.9%	\$216 3.9%	\$223 3.9%
Miscellaneous Expenses	\$111 1.9%	\$104 1.9%	\$107 1.9%
Personal Care	\$78 1.3%	\$73 1.3%	\$76 1.3%
Personal Insurance	\$42 0.7%	\$39 0.7%	\$41 0.7%
Reading	\$13 0.2%	\$12 0.2%	\$12 0.2%
Shelter	\$1,220 20.9%	\$1,146 20.9%	\$1,182 20.9%
Tobacco	\$34 0.6%	\$33 0.6%	\$33 0.6%
Transportation	\$1,071 18.3%	\$1,002 18.3%	\$1,037 18.3%
Utilities	\$430 7.3%	\$404 7.4%	\$411 7.3%