

OAK LAKE COMMERCIAL DEVELOPMENT SITE

±4.947 Acres | 12781 Oak Lake Court | Midlothian, Virginia

CC (Corridor Commercial) Zoning | EC (Employment Center) Land Use

Adjacent to River City Sportsplex • Directly Connected to Southside
Speedway Redevelopment • Minutes to Route 288



**THE GAULDEN
GROUP**

Commercial Real Estate Representation
Chesterfield & Greater Richmond Region
Brokered by Real Broker LLC

Commercial Property Summary

Table of Contents

Contents & Overview

Property Summary Contents

3 | Property Overview

Strategic location, adjacency, and development position

4 | Development Potential

Site characteristics, access, zoning, and potential commercial uses

5 | River City Sportsplex

Regional Sports Tourism & Recreation Demand

6 | The Lake

\$323 Million Mixed-Use Recreation & Entertainment Destination

7 | Southside Speedway Revival

±41-Acre Entertainment & Racing Redevelopment

8 | Location & Demographics

Accessibility, Population Growth & Consumer Fundamentals

9 | Legal Disclaimer

Important assumptions, limitations, and disclosures

Offering Overview

Property Type	Commercial Land
Site Area	±4.947 Acres
Zoning	CC (Corridor Commercial)
Land Use	EC (Employment Center)
Municipality	Chesterfield County, VA
Offering Price	\$1,750,000
Price/Acre	\$353,750

12781 Oak Lake Court presents a rare ±4.947-acre commercial development opportunity within Oak Lake Business Park. Zoned CC (Corridor Commercial) with an Employment Center (EC) land-use designation, the property is strategically positioned adjacent to River City Sportsplex and directly connected to the future Southside Speedway redevelopment, with convenient access to Route 288 and the greater Richmond region.

Property Overview

Strategic Location & Development Position



Development Opportunity

12781 Oak Lake Court occupies a distinctive position at the convergence of established employment, regional sports tourism, and significant new entertainment investment.

Adjacent to River City Sportsplex and directly connected to the future Southside Speedway redevelopment, the ±4.947-acre site also benefits from nearby The Lake and the surrounding Oak Lake commercial corridor.

Sports Tourism • Entertainment • Employment • Regional Connectivity

Development Potential

Evaluation of Potential Development Scenarios

Development Opportunity Matrix				
Development Scenario	Zoning Alignment	Demand Drivers	Site Synergy	Potential Concept
Hospitality	Strong	Sports/Business/Entertainment	Strong	Select-Service Hotel + Restaurant
Food & Beverage	Strong	Visitors/Residents/Events	Strong	Brewery, Distillery, Restaurant
Entertainment	Use Dependent*	Sports/Recreation/Events	Strong	Destination Concept
Office/Medical	Strong	Employment/Population Growth	Moderate	Office, Medical or Service Campus
Event Support / Assemblage	Unique	Speedway/County Investment	Unique	Event Support/Expansion

**Specific uses and development plans subject to applicable zoning, use restrictions and County approval.*

Zoning & Land Use Flexibility

The property is zoned CC (Corridor Commercial) under Chesterfield County's ZMOD ordinance and carries an Employment Center (EC) land-use designation. County guidance has indicated that this combination is intended to provide flexibility for the site while supporting commercial and employment-oriented development. The CC district accommodates a broad range of uses, allowing prospective purchasers to evaluate multiple development strategies.

Hotel • Restaurant • Brewery / Distillery • Office • Medical • Retail • Entertainment • Commercial Services

Development Opportunities

HOSPITALITY

The site's adjacency to River City Sportsplex, proximity to The Lake, future Southside Speedway redevelopment and regional accessibility create a compelling setting for hotel development and complementary food-and-beverage uses.

DESTINATION FOOD & BEVERAGE

Restaurant, brewery, distillery and related concepts could capitalize on the area's growing sports, recreation and entertainment economy while serving surrounding businesses and residential growth.

OFFICE, MEDICAL & COMMERCIAL

CC zoning provides opportunities beyond hospitality, including office, medical, retail, service and other commercial uses that can benefit from the site's location and surrounding employment base. These uses also align with the property's EC land-use designation.

Strategic Assemblage / Event Support

The property's direct relationship to the Southside Speedway redevelopment may also create longer-term strategic value for event support, expansion or related uses.

River City Sportsplex

Regional Sports Tourism & Recreation Demand



Regional Sports Destination

River City Sportsplex is one of Chesterfield County's premier tournament and sports-tourism destinations, drawing athletes, families, teams, and event activity to the Genito Road corridor. The property's immediate adjacency creates a direct relationship to this established visitor and recreation demand.

Continued public investment, including The Park at River City Sportsplex, has expanded the campus beyond tournament fields and strengthened its role as a year-round recreation destination.

Property Relevance	
Immediate Adjacency	Directly beside subject
Visitor Demand	Athletes, teams & families
Year-Round Activity	Sports + recreation
Hospitality Demand	Overnight accommodations
Food & Beverage	Visitor-oriented demand

Development Implications

Immediate adjacency to a regional sports destination creates potential demand for hospitality, food and beverage, entertainment, and complementary commercial uses. The continued expansion of the Sportsplex campus further strengthens the site's exposure to recurring visitor activity.

The Lake

\$323 Million Mixed-Use Recreation & Entertainment Destination



Regional Destination Development

The Lake is an emerging mixed-use recreation and entertainment destination along the Genito Road corridor near the subject property. The approximately \$323 million development combines commercial, residential, hospitality and recreational components designed to create a regional destination complementary to nearby River City Sportsplex.

Commercial activity is established, with additional recreation, retail, residential and hospitality development planned. The 13-acre lake supports water recreation, with a future surf park planned.

Property Relevance	
Investment Scale	Approx. \$323 Million
Recreation	13-Acre Lake + Future Surf Park
Commercial	Shopping + Dining
Mixed-Use	Residential + Hospitality Components
Visitor Demand	Regional Recreation Destination

Development Implications

The Lake adds a second major recreation and visitor-oriented demand generator near the property, complementing River City Sportsplex and expanding the corridor's potential hospitality, restaurant, entertainment and commercial demand.

Southside Speedway Revival

±41-Acre Entertainment & Racing Redevelopment



Historic Destination Revival

The planned revival of Southside Speedway is advancing following Chesterfield County Planning Commission approval of the approximately 41-acre master site plan in June 2026. Competitive Racing Investments is pursuing the return of racing while positioning the site as a broader entertainment and event destination.

Initial plans focus on rehabilitation of the track and event infrastructure, with future phases contemplated for complementary commercial development. Additional approvals may be required as the broader redevelopment progresses.

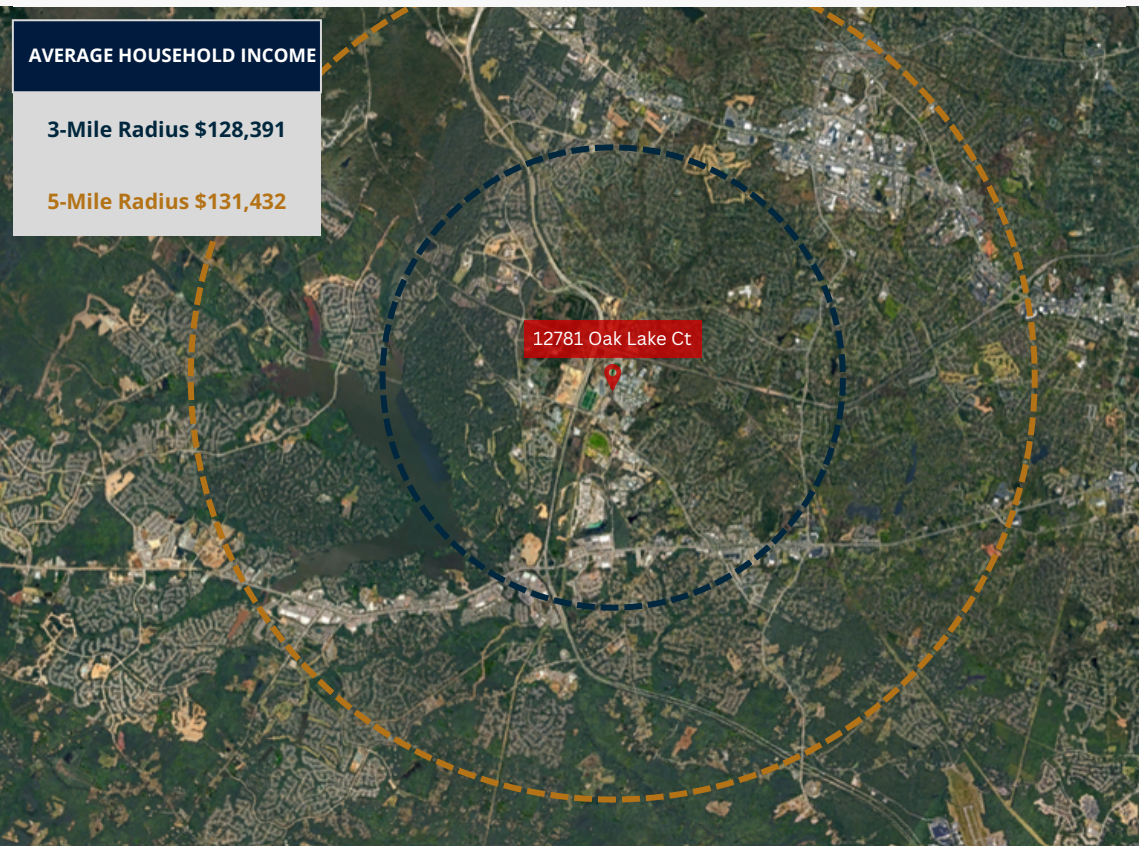
Property Relevance	
Site Area	Approx. 41 Acres
Status	Master Plan Approved June 2026
Primary Use	Racing + Events
Future Potential	Commercial + Hospitality
Strategic Relationship	Directly Connected to Subject

Development Implications

The Speedway revival introduces another major entertainment and event-oriented demand generator immediately adjacent to the property. Its redevelopment could increase visitor traffic, event activity, hospitality demand and long-term commercial interest throughout the surrounding corridor.

Location & Demographics

Regional Accessibility, Population Growth & Consumer Fundamentals



Strong Local Demographics

The surrounding market combines sustained population growth with strong household incomes and continued residential expansion. These fundamentals provide an expanding consumer base for hospitality, dining, retail, entertainment, medical, and commercial services.

Regional Accessibility

The property benefits from convenient access to Route 288, Genito Road, and Powwhite Parkway, connecting the site to Midlothian, Chesterfield, Richmond, and the broader metropolitan region. This accessibility strengthens its appeal to both local users and regional visitors.

KEY DEMOGRAPHIC SNAPSHOT

	3-Mile Radius	5-Mile Radius
Population (2025)	58,522	142,856
Population Growth (2020-2025)	7.36%	7.75%
Projected Growth (2025-2030)	6.15%	6.23%
Households (2025)	22,872	54,159
Median Household Income	\$104,995	\$108,265
Average Household Income	\$128,391	\$131,432

Source: CoStar 2025 Demographic Summary Report

Regional Access & Traffic (AADT)

Genito Rd	14,000
Route 288	52,000
Powwhite Parkway	28,000

Source: VDOT 2022 Traffic Data



**THE GAULDEN
GROUP**

Chesterfield County & Greater Richmond Region

Commercial Property Summary

The Gaulden Group provides commercial real estate advisory and representation services across Central Virginia, with a focus on strategic positioning, market analysis, and execution.

Disclaimer & Confidentiality

This Property Summary has been prepared by The Gaulden Group for marketing and informational purposes only. Information contained herein has been obtained from sources believed to be reliable, including public records, third-party data providers, property ownership, market research, and other sources; however, no representation or warranty is made as to its accuracy or completeness.

Property information, zoning, land-use designations, permitted uses, development concepts, demographics, traffic counts, surrounding projects, and future development plans are subject to change and should be independently verified. Any conceptual or potential use discussed herein is illustrative only and remains subject to applicable zoning, governmental approvals, site conditions, utilities, engineering, environmental review, and other development requirements.

Prospective purchasers and their advisors are responsible for conducting their own independent due diligence concerning the property, including title, survey, access, utilities, zoning, environmental conditions, development feasibility, and all other matters material to an acquisition decision.

The Gaulden Group, Real Broker, LLC, the property owner, and their respective affiliates make no guarantees regarding future development, investment performance, or the continued accuracy of information contained within this Property Summary.

Third-Party Information

References to surrounding developments, businesses, public facilities, demographic information, traffic data, maps, logos, and other third-party materials are provided solely for informational and location-reference purposes. All respective names, trademarks, and intellectual property remain the property of their respective owners.

Brokerage & Licensing

© 2026 The Gaulden Group. All rights reserved.

The Gaulden Group operates under Real Broker, LLC. All brokerage and real estate services are provided in accordance with applicable Virginia licensing laws and regulations.