



OVERVIEW

Brookwood is a new master-planned residential community located off Route 301/Richmond Turnpike, just one mile south of the Town of Bowling Green in Caroline County, Virginia. This development provides a great builder opportunity for a local, regional or national home builder.

The community features 203 lots that average from 7,000-10,000 sq. ft. per lot. Lots are currently available for sale individually or multiple lot takedowns.

These lots, served by public water and sewer and subject to minor proffers. Lots are available for immediate delivery.

- Master Planned for 203 Lots
- Single Lot and Multiple Lots purchases available
- Great Residential Builder opportunity
- Served by public water & sewer

**203 LOTS
AVAILABLE**

**BUILDER
OPPORTUNITY**

CONTACT

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Jarrell Properties, Inc.



LOTS & COMMUNITY

There are 203 lots planned at Brookwood and currently all lots are available for sale. Lots will be provided pad ready (if needed) with public water and sewer to each lot. The lots range from 7,000-10,000 sq. ft.; individual lots as well as multi lot purchase opportunities are available.

AMENITIES

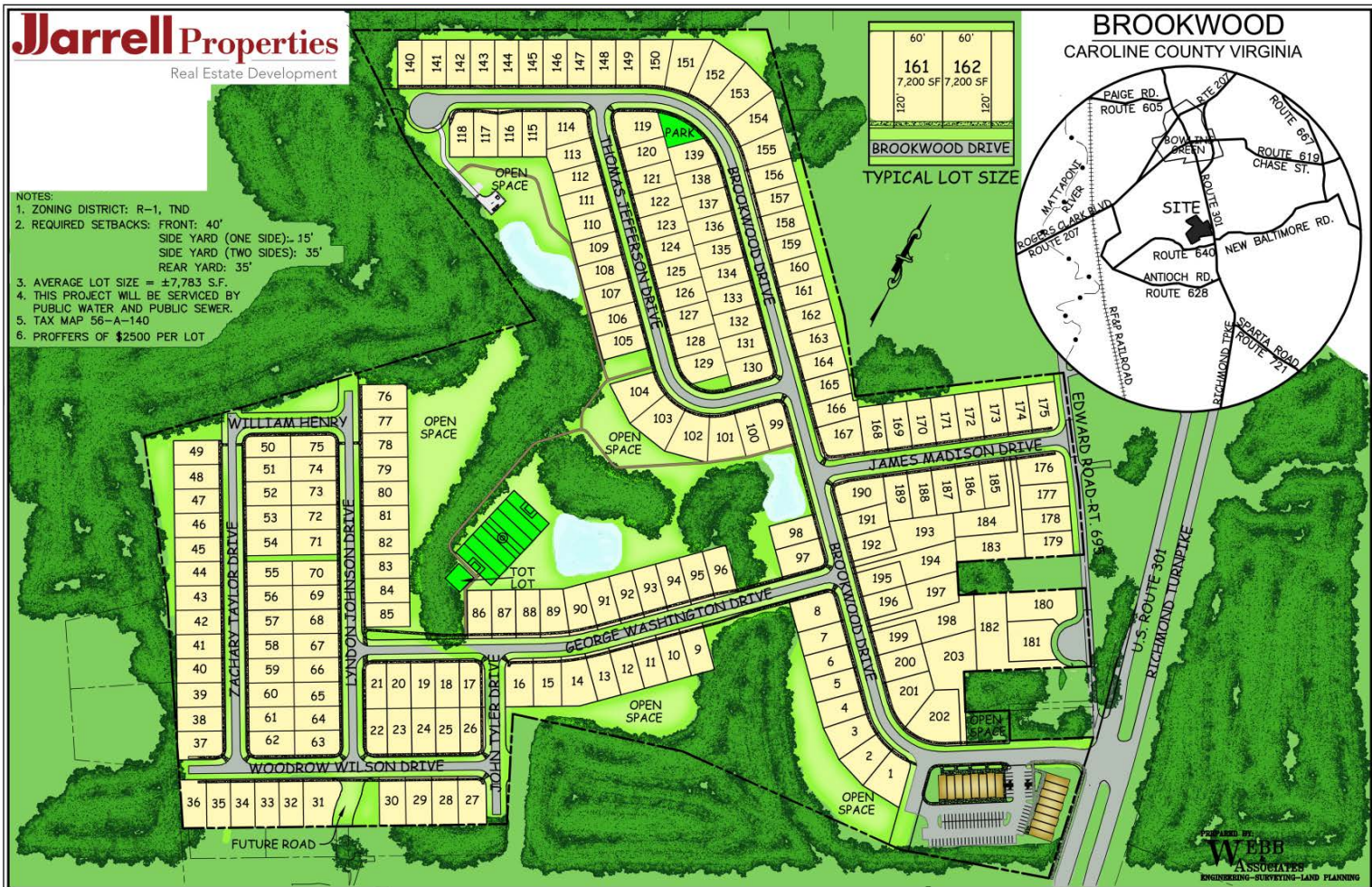
- Large Open green space
- Sports Field/Park
- Nature/Walking Trails
- Beautifully Landscaped
- Open Green Space
- Within minutes of Downtown Bowling Green with numerous small town shops and dining

SCHOOLS

- Bowling Green Elementary
- Caroline Middle
- Caroline High



COMMUNITY | LOT PLAN



SPECS

- | | | | |
|-------------------------------|---------------------------------|-------------------------|--|
| • Lot Size: | 7,000-10,000 sq ft | Number of Units: | 203 Finished Lots |
| • Tax Map Parcels: | 56-A-140 | Offering Terms: | Single/Multiple, Lots Available, Takedowns Available |
| • Utilities: | Public Water & Sewer | | |
| • Proffer/Impact Fees: | \$2,500 per lot proffer payment | | |

CALL FOR LOT AVAILABILITY

BROOKWOOD

CAROLINE COUNTY, VA

Jjarrell Properties

Real Estate Development

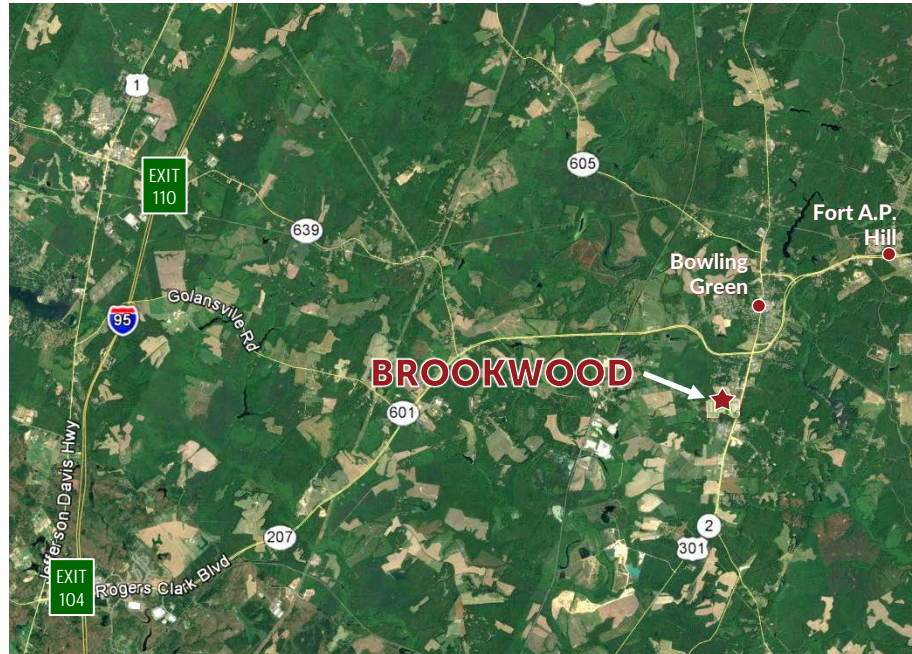
LOCATION

CAROLINE COUNTY, VA

The Town of Bowling Green is the county seat of Caroline County and located in the center of Caroline County. Caroline County Virginia is located less than 30 miles north of Richmond, the state capital, and is 70 miles south of Washington D.C. Caroline is also in the Richmond, VA Metropolitan Statistical Area, with over 1.2 Million in population. Although the county is considered quaint and rural, there are endless possibilities for business growth and development.

Caroline County touts the lowest taxes along the Interstate 95 corridor, while providing some of the most friendly incentives and infrastructure. Within the County there are four (4) strategically located Interstate Interchanges on I-95, one of which is just minutes from Brookwood. Caroline County is rich with history, abundant with beautiful landscapes and overall a great place to live.

Golf courses, lakes, rivers, museums and lovely small towns are a few of the many attractions in the County. Caroline County is also home to The Virginia Sports Complex, a multi-sports facility with eight outdoor fields and an indoor facility with batting cages, volleyball courts, basketball courts and indoor turf fields. Caroline County is fast becoming a center for growth, while still offering relaxing and comfortable living at affordable prices.



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