

DEVELOPMENT OPPORTUNITY

3884 Dickerson Mill Road | Bedford, VA 24523



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

↓ 4.8 MILES TO
BEDFORD, VA

Residential community with
country club or gated estate

•
Wedding and event venue
with rustic charm

•
Recreational park, hiking trails,
or outdoor adventure retreat

•
Farming or eco-friendly
neighborhood development

60+ ACRES OF
DEVELOPMENT
OPPORTUNITY

Quick Highway Access

• Versatile Development Opportunity

• Substantial Lot Size

LET'S CONNECT

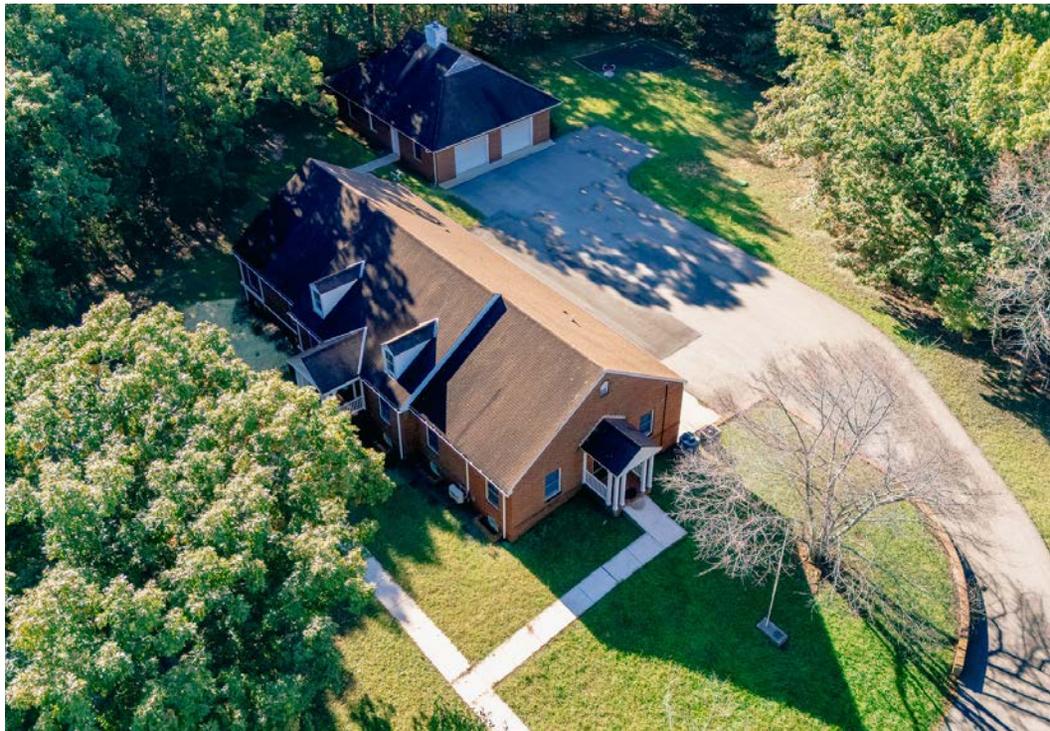
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PROPERTY FEATURES

HOSPITALITY OR EVENT DEVELOPMENT OPPORTUNITY
ZONED - MULTI FAMILY
60+ ACRES OF OPPORTUNITY
LESS THAN FIVE MILES FROM BEDFORD TOWN CENTER
PRICE: \$1,600,000

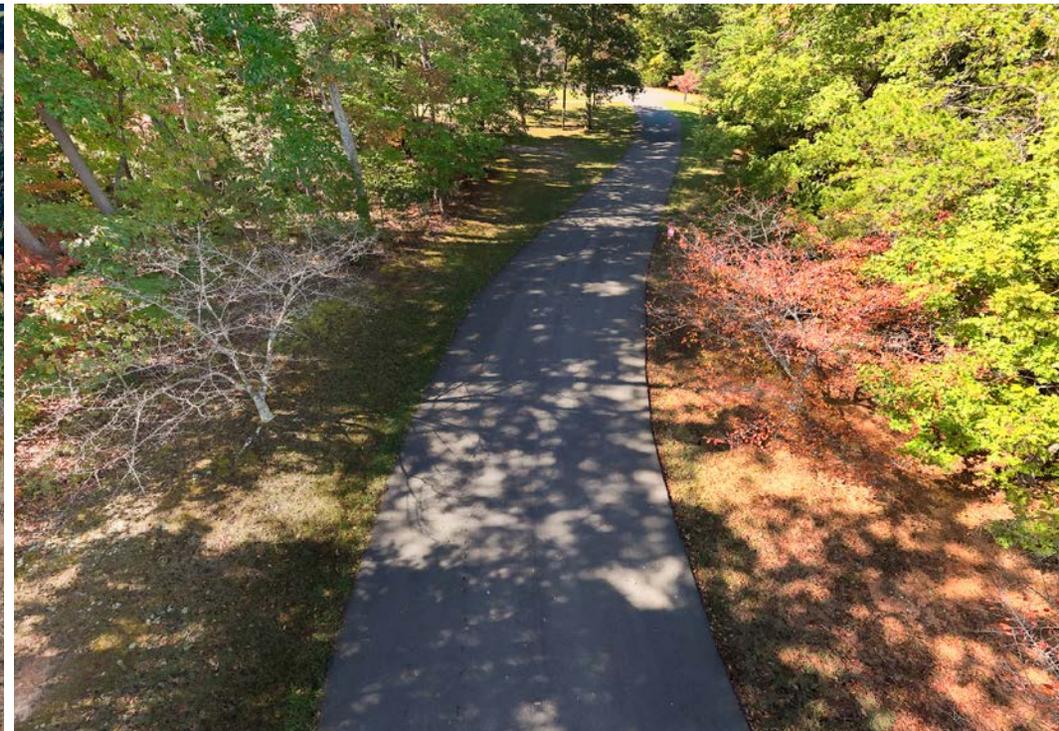


A historic Boys Club house anchors this stunning 60+ acre property, offering mountain views and boundless potential for recreation or development.





Nestled among the Blue Ridge foothills, this property offers over 60 acres of scenic land with endless potential for home sites, farming, or event venues.



**AERIAL
MAP**

**CENTRA BEDFORD
MEMORIAL HOSPITAL
(300+ EMPLOYEES)**

2

**BEDFORD
PRIMARY
SCHOOL**

4

221

**BEDFORD
WEAVING MILLS
(~150 EMPLOYEES)**



3

460

WESTGATE SHOPPING CENTER

Davita **CrossFit**

DOLLAR GENERAL **schewels home**

**BEDFORD
(4.8 MILES)**

MAIN ST

**BEDFORD
ELEMENTARY
SCHOOL**

1

HWY 460 (21,000 VPD)



HOUSING DEVELOPMENTS

1. Governors Hill Bedford: 232 Townhomes
2. Spring Oak at Bedford - The Elks Home
3. Eastyn Crossing: 130 Homes
4. The Flora: 59 Apartments

**LIBERTY
LAKE
PARK**

Walmart+ **SONIC**

Ruby Tuesday **CVS**

DUNKIN' **TRACTOR SUPPLY CO**

SUBWAY **McDonald's** **Huddle House** **Arby's**

**FALLING
CREEK
PARK**

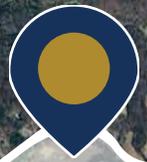
746

DICKERSON MILL RD (1,100 VPD)

122

**TWIN J
RANCH**

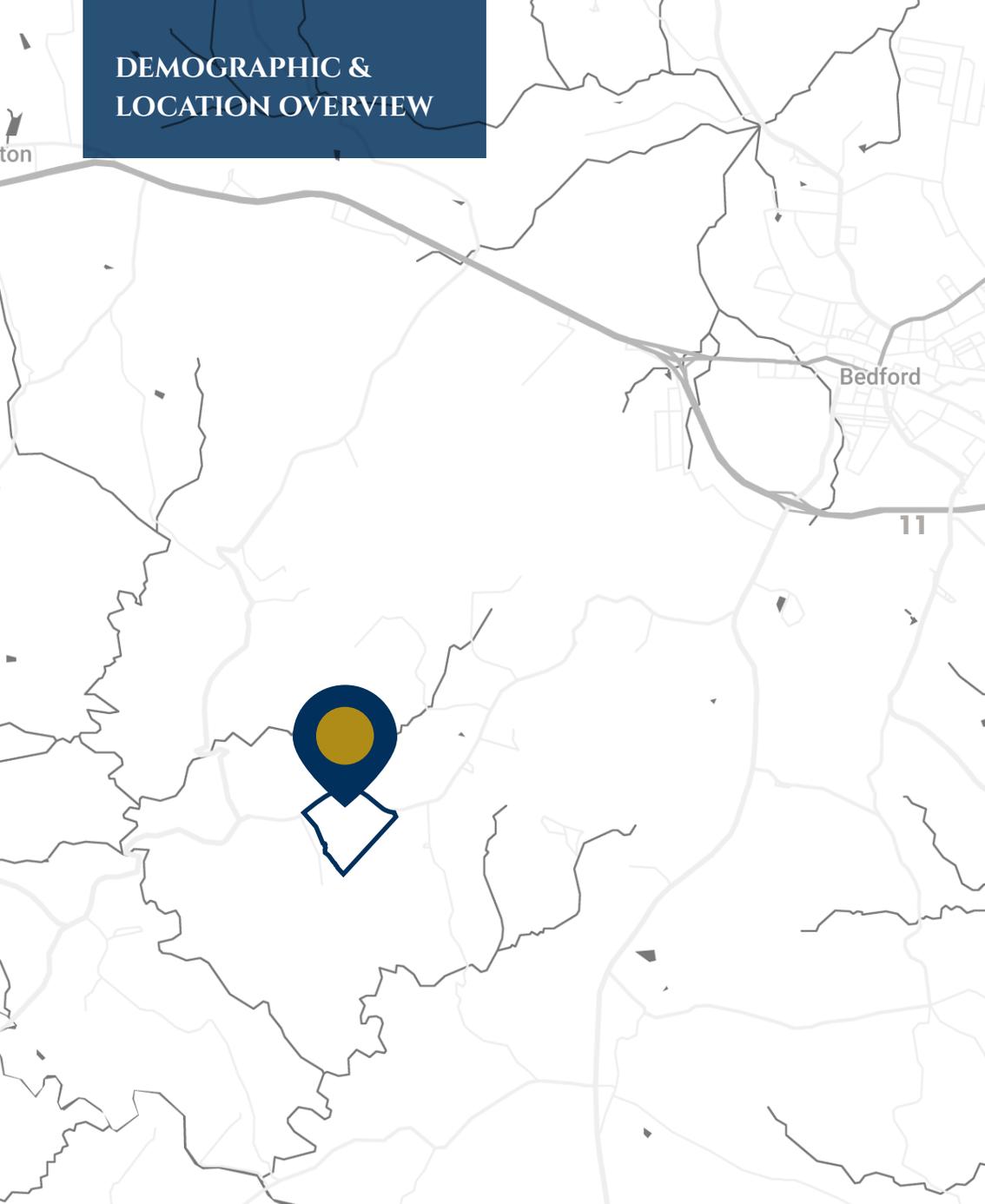
MONETA RD (8,000 VPD)



BUSINESS SUMMARY	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME	20-MINUTE DRIVE TIME
Total Businesses	358	580	810
Total Employees	3,073	5,582	8,002
Total Population	4,411	13,164	21,217
Employee/Population Ratio (per 100 Residents)	69.7	42.4	37.7

DEMOGRAPHIC & LOCATION OVERVIEW

3884 Dickerson Mill Rd, Bedford, VA 24523



2025 SUMMARY	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME	20-MINUTE DRIVE TIME
Population	4,411	13,164	21,217
Average Household Size	2.14	2.24	2.30
Median Age	43.0	45.0	46.5
Average Household Income	\$66,738	\$72,932	\$77,052

2030 SUMMARY	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME	20-MINUTE DRIVE TIME
Population	4,443	13,352	21,491
Average Household Size	2.11	2.21	2.27
Median Age	43.5	44.7	46.0
Average Household Income	\$73,767	\$80,527	\$85,972



21,217

total population within 20-minute drive time



\$77,052

avg. household income within 20-minute drive time

Nestled in the scenic foothills near Bedford, this 60+ acre property offers a rare blend of privacy and accessibility. Just minutes from downtown Bedford and Route 460, it provides convenient connections to Lynchburg, Roanoke, and Smith Mountain Lake. Surrounded by rolling mountains, outdoor attractions, and a supportive local community, the site is perfectly positioned for visionary redevelopment—whether a residential enclave, destination venue, or hospitality venture.