

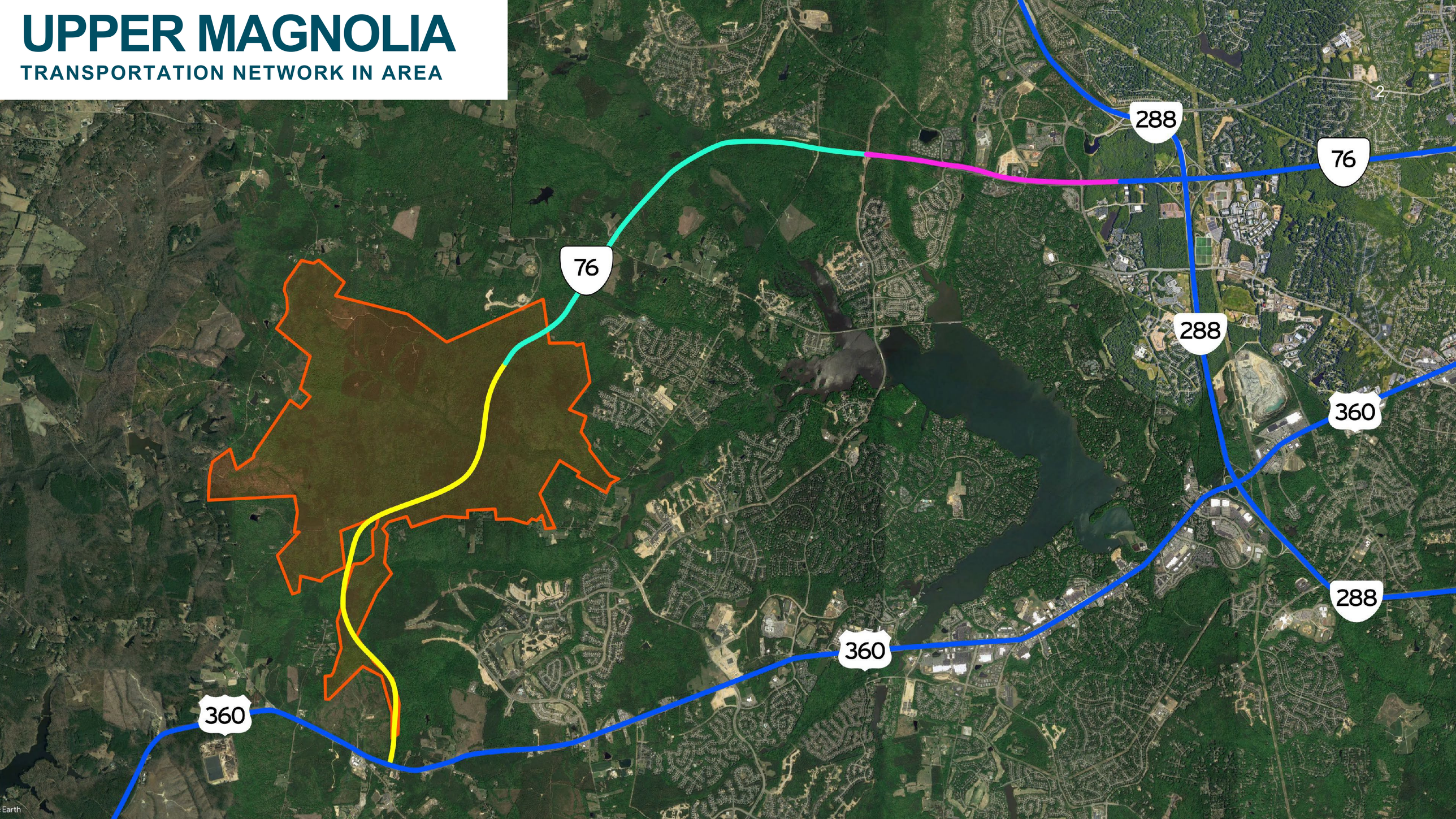
CHESTERFIELD COUNTY

UPPER MAGNOLIA

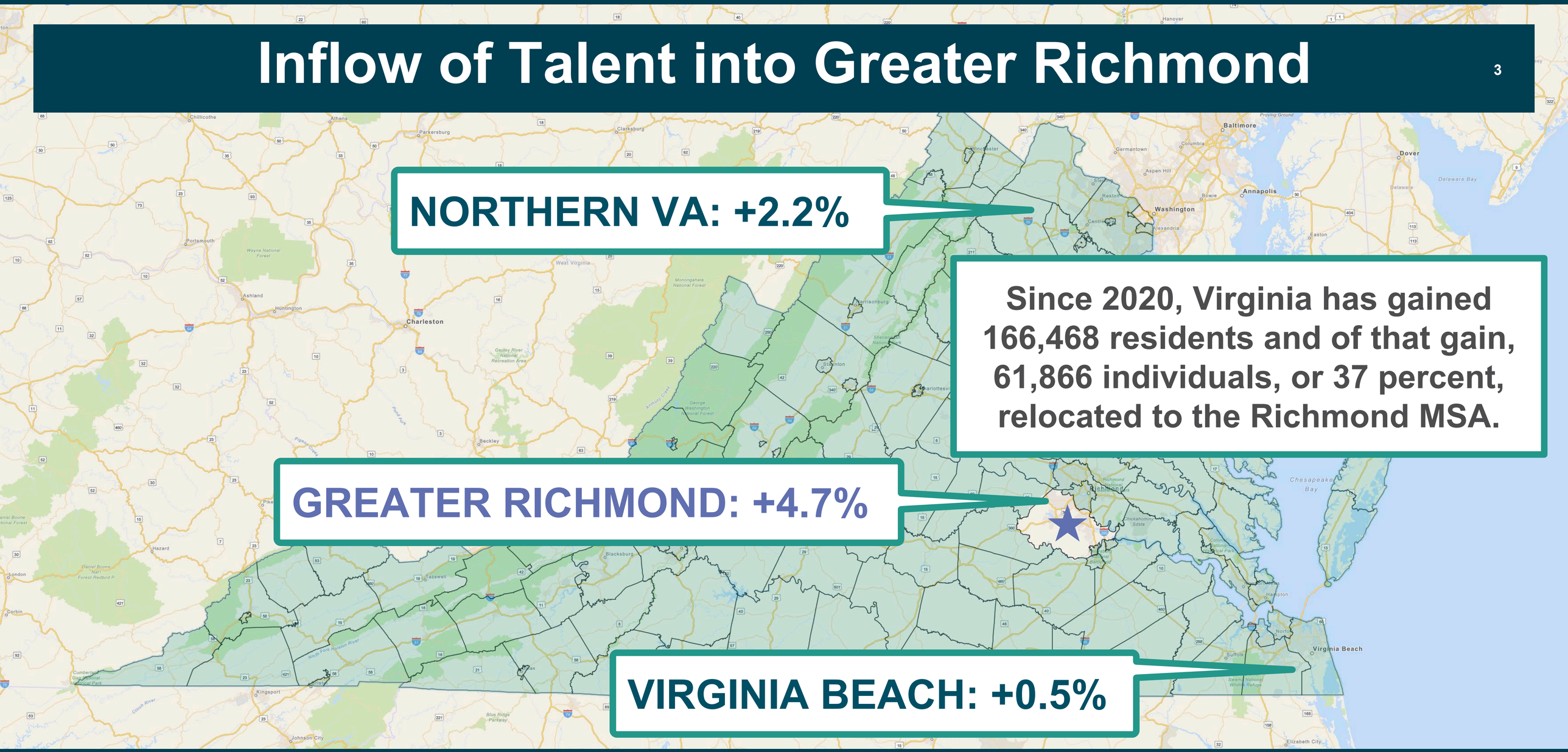
DECEMBER 09, 2025

UPPER MAGNOLIA

TRANSPORTATION NETWORK IN AREA



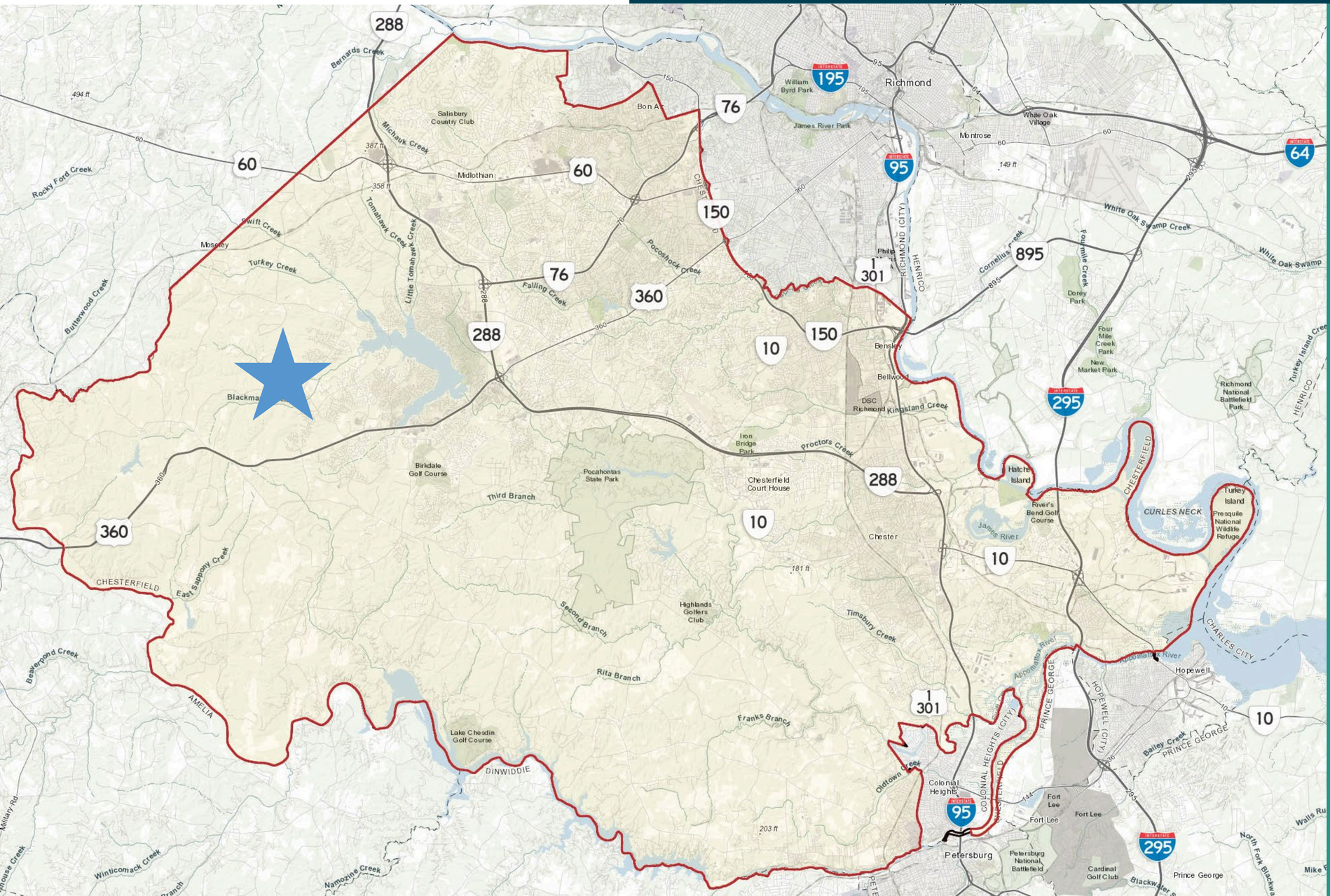
Inflow of Talent into Greater Richmond



MSA Population Percent Change from 2020 to 2024

UPPER MAGNOLIA

Strong Local Population Growth



394,825 On July 1, 2024

+ 30,277 From April 1, 2020

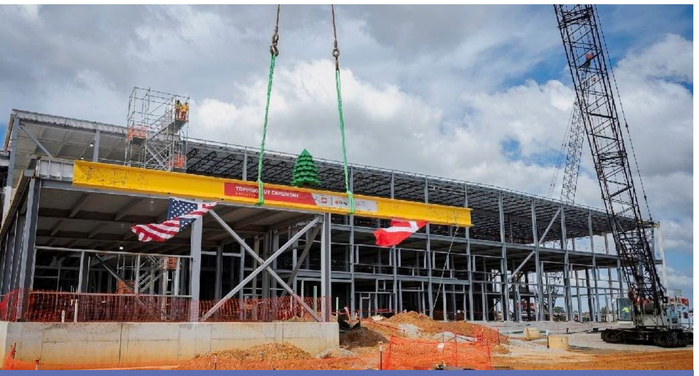
49% of All Growth in MSA

Chesterfield County registered the largest nominal increase among 133 jurisdictions throughout Virginia.

Source: Weldon Cooper Center for Public Service

CHESTERFIELD, VA

New Investment & Jobs — 2020 to 2025



The LEGO Group



Plenty Unlimited, Inc.



Chirisa Technology Parks



Commonwealth Fusion Systems



Dover Food Group



Google

New Announced Investment:

$11.342 Billion

Announced Facilities:

52 projects

Announced New Jobs:

6,583

Announced Square Footage:

7,853,892

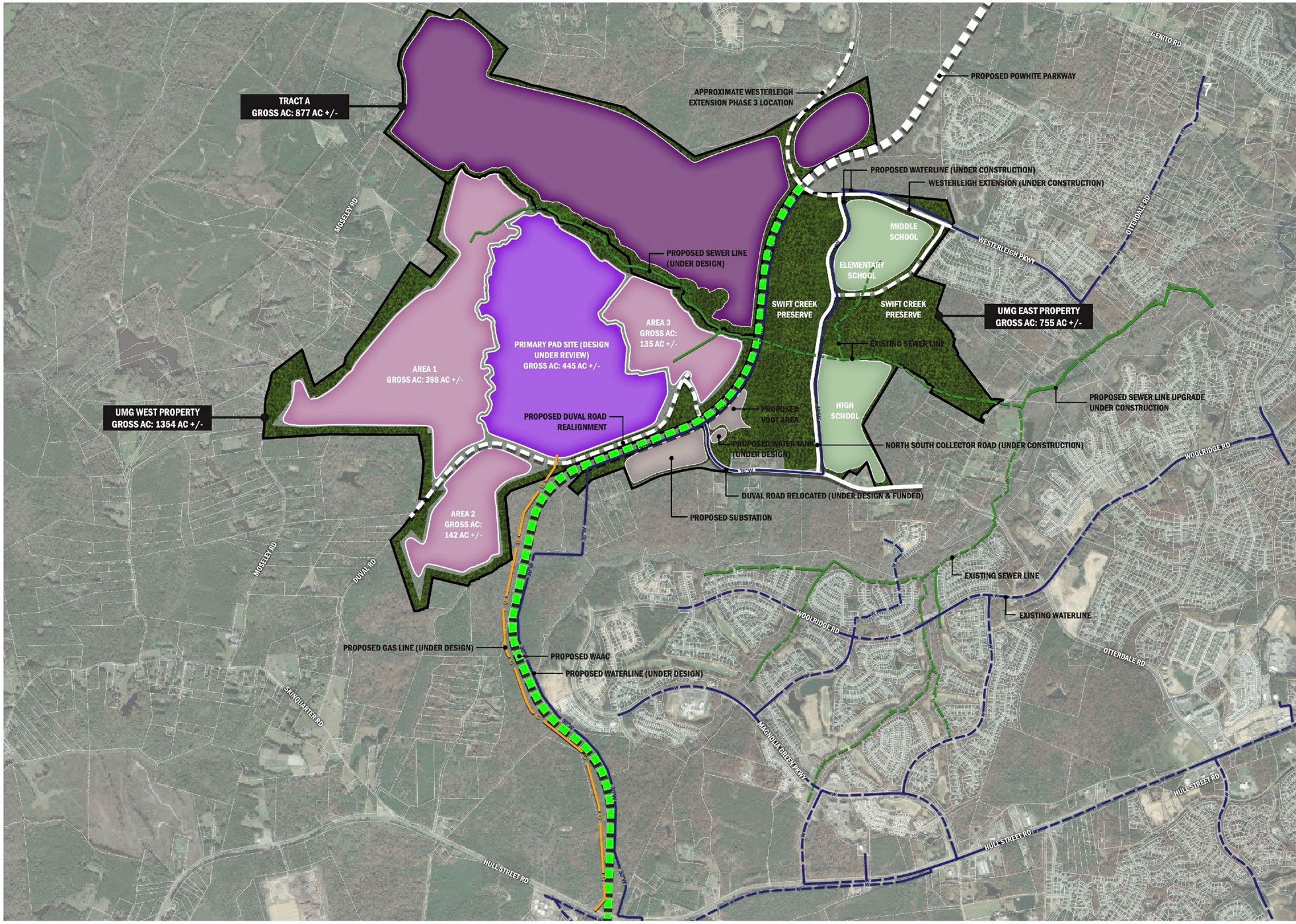
SUMMARY

- Chesterfield County has a shortfall of $35 million for the construction of the two lane West Area Arterial Collector (WAAC) within the ultimate four lane limited access highway right of way for future Powhite Parkway. This road serves as a critical access point to one of the state's premier economic development sites.
- Chesterfield County has invested $471.3M in local funds to construct road improvements necessary to support growth in the Upper Mag area.
- Powhite Parkway Extension - Phase 1 ($200M) - Fully funded.
- Powhite Parkway Extension - Phase 2 ($500M) - NEPA review underway - 80% of right-of-way dedicated or committed.

UPPER MAGNOLIA OVERVIEW

WAAC Total Cost Estimate:

- **$101.5M (2025)**
  - **$10.5M VBRSP commitment**
  - **$56M Local commitment**
  - **$35M shortfall**



SPEED TO MARKET

WAAC (Hull Street to Westerleigh) – being worked on by Chesterfield County Economic Development Authority

- Project actively being designed as two-lane facility only. (West Area Arterial Collector - WAAC)
- Wetland impacts permits approved and in hand.
- Early Works package under review with construction to begin immediately. When approved, it will allow for clearing, grubbing, and grading to commence pending funding identification.
- With funding, full construction can begin in Q2 ’26 with completion Q3 ’28.
- Without funding, Upper Magnolia Green cannot be delivered to a prospect within three years.