

Updated: Chesterfield to buy nearly 100 acres near Midlothian for new school sites

[Jack Jacobs](#) December 16, 2025 15

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The Chesterfield Board of Supervisors is slated to appropriate funds this week to buy land near Midlothian for three public facilities. (*BizSense file*)

Correction: *This story has been updated to clarify that the new elementary school planned for the Otterdale Road site is not a replacement for Old Hundred Elementary.*

Looking to keep pace with development in its growing northwest area, Chesterfield is planning to spend eight figures to secure land for a pair of new schools and a police station.

The county expects to buy 98 acres at 1101 Otterdale Road for \$10.5 million, according to a memo.

The seller in the deal is an LLC tied to Chesterfield-based development firm East West Communities, which acquired the land for \$1.5 million in 2021, online records show. The land was most recently assessed by the county at \$392,000.

The purchase price was determined based in part on an independently prepared appraisal and comparable sales in the area, the memo states. The deal's closing depends on the results of in-progress due diligence studies, including an environmental site assessment and wetlands delineation.

The land, which is largely undeveloped, is near the Route 288 interchange with Woolridge Road.

Chesterfield wants to buy it to serve as the site of a replacement to Midlothian Middle School, and for a new elementary school and police station.

Chesterfield General Services Director John Neal told BizSense Chesterfield is trying to stay ahead of growing residential development in that part of the county by securing a large-enough site for the public facilities that will be needed in coming years.

"We're acquiring the property for the future location of schools and a police station. The price we agreed to, we feel like, is a good price, particularly for that area where development is approaching rapidly. We want to carve out some land (for county needs)," he said.

The county estimates that about 65 acres of the land would be needed for the planned facilities. Excess land could be positioned as recreational areas.

The property is adjacent to the proposed Woolridge Road extension. Last month, county supervisors [approved a \\$42 million contract](#) with Wagman Heavy Civil to build the extension.

The current Midlothian Middle School, at 13501 Midlothian Turnpike, is about 2 miles away from the Otterdale property. The county had once considered a 44-acre assemblage on Coalfield Road for the replacement school, but [that deal](#) ultimately didn't materialize.

Construction costs of a proposed new middle school were partially funded, and the police station fully funded, as part of the county's 2022 bond referendum, according to the memo. The new elementary school is not yet funded.

Chesterfield would offset the Otterdale Road acquisition with a future sale of a portion of the Old Hundred Elementary School site at 1501 Old Hundred Road. The county said the piece it plans sell has been appraised at \$4 million. Another part of the existing school site would be retained for a fire station.

The board of supervisors is slated to vote to appropriate money for the purchase at its Wednesday meeting. The appropriation is included in the supervisors' consent agenda, which includes multiple matters considered routine or uncontroversial that are approved in a block vote.

Should the board approve the deal, Neal expected it would close in January.

The pending vote is set to take place a couple months after the board OK'd the purchase of a site for a replacement to Grange Hall Elementary School in Moseley. That deal involves 35 acres in a multi-parcel assemblage at 8800-9000 Winterpock Road for \$7.3 million. The seller is homebuilder and developer HHHunt.

The full acreage comprises 32 acres and has an assessed value of \$1.5 million. LLCs tied to HHunt acquired the properties in multiple transactions recorded in early 2025 for a total of \$4.4 million, county records show.

The county said the purchase price was in line with per-lot market value, which was determined by an independent appraisal.

Neal said the acquisition was expected to close in December.

The new Grange Hall Elementary School was approved in the 2022 referendum. It's expected to open in August 2029, and replace the school that's about 5 miles away at 19301 Hull Street Road.

ABOUT THE AUTHOR: [JACK JACOBS](#)

Jack joined BizSense in 2020. He covers local government, retail, healthcare and higher education news. He previously reported for the Virginia Gazette and Tidewater Review after graduating from Christopher Newport University. Reach him at jack@richmondbizsense.com or 804-554-6545.

15 COMMENTS

oldest



Ian Coleman

10 hours ago

Old Hundred Elementary was built in 2019 and it's already slated to be replaced?

7

Reply



Chris Williams

9 hours ago

Reply to [Ian Coleman](#)

I think it is a misstatement...OHES is already significantly overcrowded and the county has already stated the need for an additional elementary school. Very doubtful that anyone is suggesting a replacement.

8

Reply



Stefan Brooks

8 hours ago

Reply to [Ian Coleman](#)

I read it that the county is subdividing that Old Hundred Elementary parcel to sell off a portion of unused land.

2

Reply



Ian Coleman

4 hours ago

Reply to [Stefan Brooks](#)

"Chesterfield wants to buy it to serve as the site of a replacement to Midlothian Middle School and Old Hundred Elementary School and a new police station" This doesn't indicate the existing School will continue to be used.

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Reply



George MacGuffin

10 hours ago

Should not this have been a logical follow-up question? "Replacement" implies a loss of the original entity.

May I What are the county's plans for the (new) Old Hundred Elementary? suggest, and to the pleasure of many esteemed commenters, a Sheetz and/or a car wash?

1

Reply



Catherine Fritts

9 hours ago

What about the other side of the county that needs new schools? Thomas Dale, Bird, Meadowbrook are all overcrowded. The middle schools – Carver, Falling Creek, Salem are at capacity. But this side of town does not get new schools?

5

Reply



Jay Emory

8 hours ago

Reply to [Catherine Fritts](#)

All of these new schools in this area of Chesterfield are tied *directly* to the massive influx of people. I'm sure every school in Chesterfield, Henrico, and Richmond is overcrowded because we don't practice smart planning, but my guess is they have to focus on the areas experiencing the fastest population increases.

6

Reply



Johnny Balrickosovo

6 hours ago

Reply to [Jay Emory](#)

The Midlothian corridor between 60 and 360 is where the bulk of the BOS has approved larger subdivisions with mostly apartments and townhomes. This also was given a green light by the focus of the increased density from the adopted recently from the ZoMod. Midlothian is the new Short Pump, but the infrastructure is only designed to carry larger traffic volumes onto two-lane roads and increase congestion and noise for residents.

4

Reply



Bruce Milam

55 minutes ago

Reply to [Catherine Fritts](#)

Yep six elementary schools that circle the 288/ Courthouse Road interchange are overcrowded and land is available right dab in the middle on paved roads. The County says they aren't interested.

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Reply



David Humphrey

8 hours ago

With all the criticism that people give the City on financial matters like this, why is no one commenting on the purchase price of \$10.5m versus the \$1.5m it was bought for in 2021 and the \$392k it is currently assessed for. What kind of math is that. At the very least, if the County is buying it for that much why was it assessed for so little?

17

Reply



Landon Edwards

7 hours ago

Reply to [David Humphrey](#)

A 10-fold price increase in raw land between 2021 and 2025, paid to a developer by the county can only be described as "business as usual in Chesterfield." The developers RUN Chesterfield. The idea that the price was determined by so-called independent appraisal is laughable. Let's name the appraiser and investigate his prior dealings with both East West Communities and the county. In the spirit of full transparency, name the appraiser! And bill the citizens for an independent appraisal by an appraiser of THEIR choice. Let's see if there's a discrepancy. Go ahead, Joe Casey and Matt Harris – I dare you! This is a slap in the face to all Chesterfield citizens, especially – as other point out – because the school needs are great everywhere in the county.

17

Reply



George MacGuffin

5 hours ago

Reply to [Landon Edwards](#)

Typically, this type of substantiated cynicism is lambasted here in what amounts to a sprawl/developer cheerleading echo chamber. Chesterfield County is dominated by developers. Rarely does yet another uninspired subdivision get denied the blessing of the rubber stamp. Was Old Hundred not built adjacent to an East/West helmed development? What pull they have.

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Reply



Tommy Moss

1 hour ago

Reply to [Landon Edwards](#)

It would be both interesting, and educational for a bright, investigative journalist to “follow the money”. This incredible profit to an LLCoperating under a different company....at the very least has a strange feel to it. Did any LLC partners, or the parent company itself, make political donations to members of the Board Of Supervisors...or anyone else associated with the county’s purchase? Inquiring minds would like to know.

Last edited 1 hour ago by Tommy Moss

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Reply



Lonzo Harris

8 hours ago

I don't know real estate, so I'm I missing something,land value at 392,000 dollars and sells for 10 million

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Reply



Landon Edwards

4 hours ago

Reply to [Lonzo Harris](#)

By stating that publicly, you can no longer be counted as one of the low IQ-types that county administration believes is the predominant inhabitant of Chesterfield. So if you live in Chesterfield, don't show yourself near Lori Rd or you might be apprehended as some kind of illegal, or possibly a space alien. Thinking people are not well liked by county administrators and supervisors. You'll be dealt with severely if caught.

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Reply