



COMMERCIAL LAND OPPORTUNITY ON ROUTE 3 - LOCUST GROVE FOR SALE

Locust Grove, VA 22508

Lot L - 0.75 AC Price: \$345,000
Lot K - 0.71 AC Price: SOLD
Total Land Area: 1.46 AC

Positioned just outside the gated Lake of the Woods community on the eastbound side of Route 3, this premier commercial land offering presents an ideal opportunity for development in one of the region's fastest-growing commuter corridors. With direct access to a heavily trafficked route connecting Locust Grove and Culpeper to the Fredericksburg Region, this site benefits from strong visibility and high daily vehicle counts driven by residents commuting for work, shopping, and services.

The surrounding area continues to experience significant residential and commercial growth, creating an expanding customer base that supports a wide range of retail, service, and office uses. The property is flat and rough graded with over 200 feet of prime frontage on Route 3, ensuring excellent exposure.

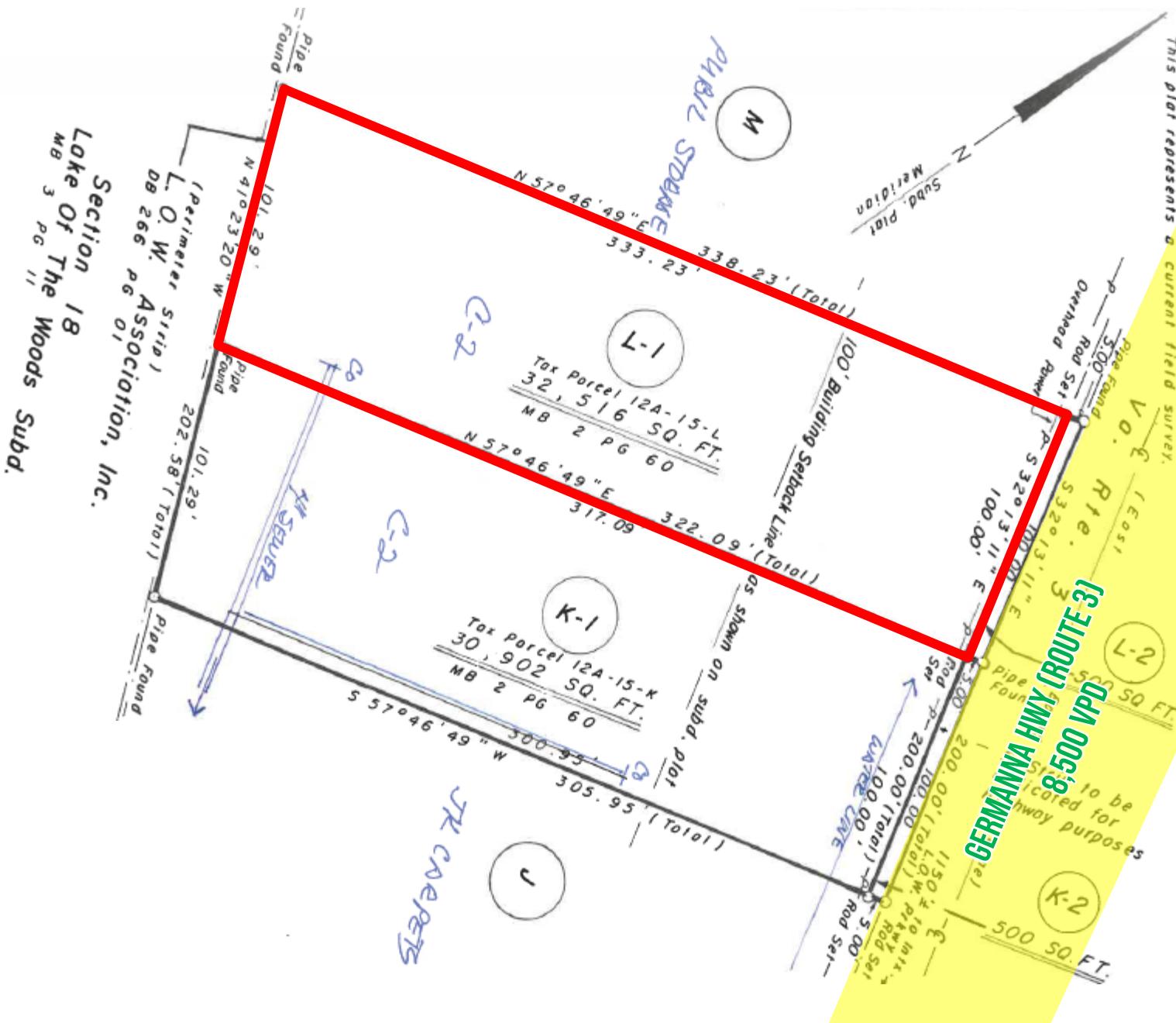
One parcel is available—**Lot L (0.75 acres)**. Key infrastructure is already in place, including water and sewer lines on-site and electric service stubbed to the property. A **right-in/right-out access point** is already established, streamlining development timelines and reducing upfront costs.

This offering represents a rare, ready-to-develop opportunity in a high-growth market with the ideal combination of accessibility, visibility, and strong demographic support.



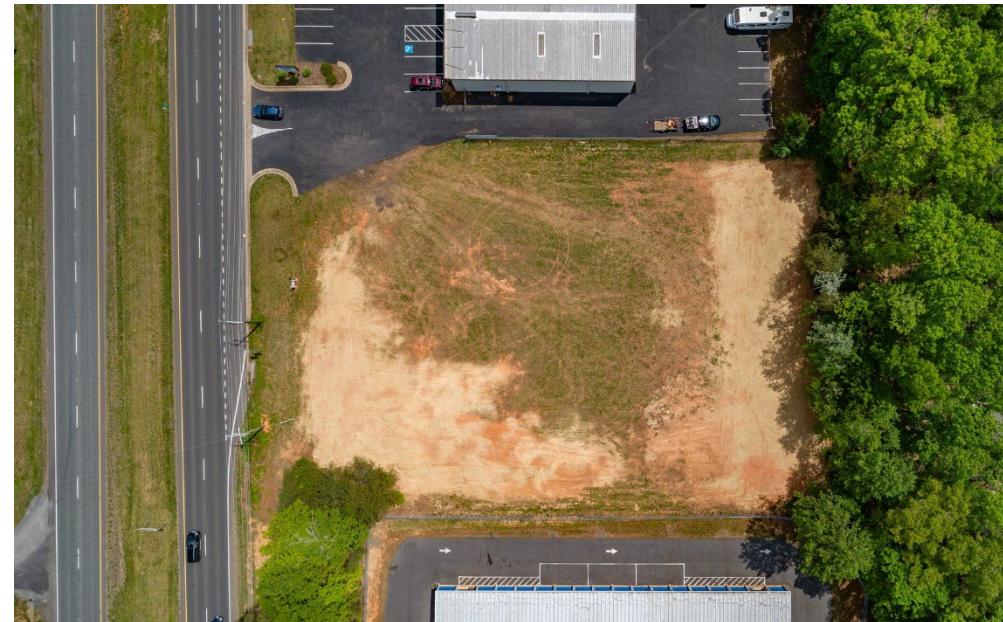
SITE PLAN

- **Lot L: 0.75 AC | \$345,000**
- Eastbound side of Route 3 near Lake of the Woods
- **High-traffic commuter corridor** (Locust Grove/Culpeper to Fredericksburg)
- **Strong residential density** supports commercial demand
- **Flat, rough graded** site with **200'+ Route 3 frontage**
- **Public water & sewer on-site**
- **Electric stubbed to property**
- **Right-in/Right-out access** in place
- Ideal for **retail, office, or service use**

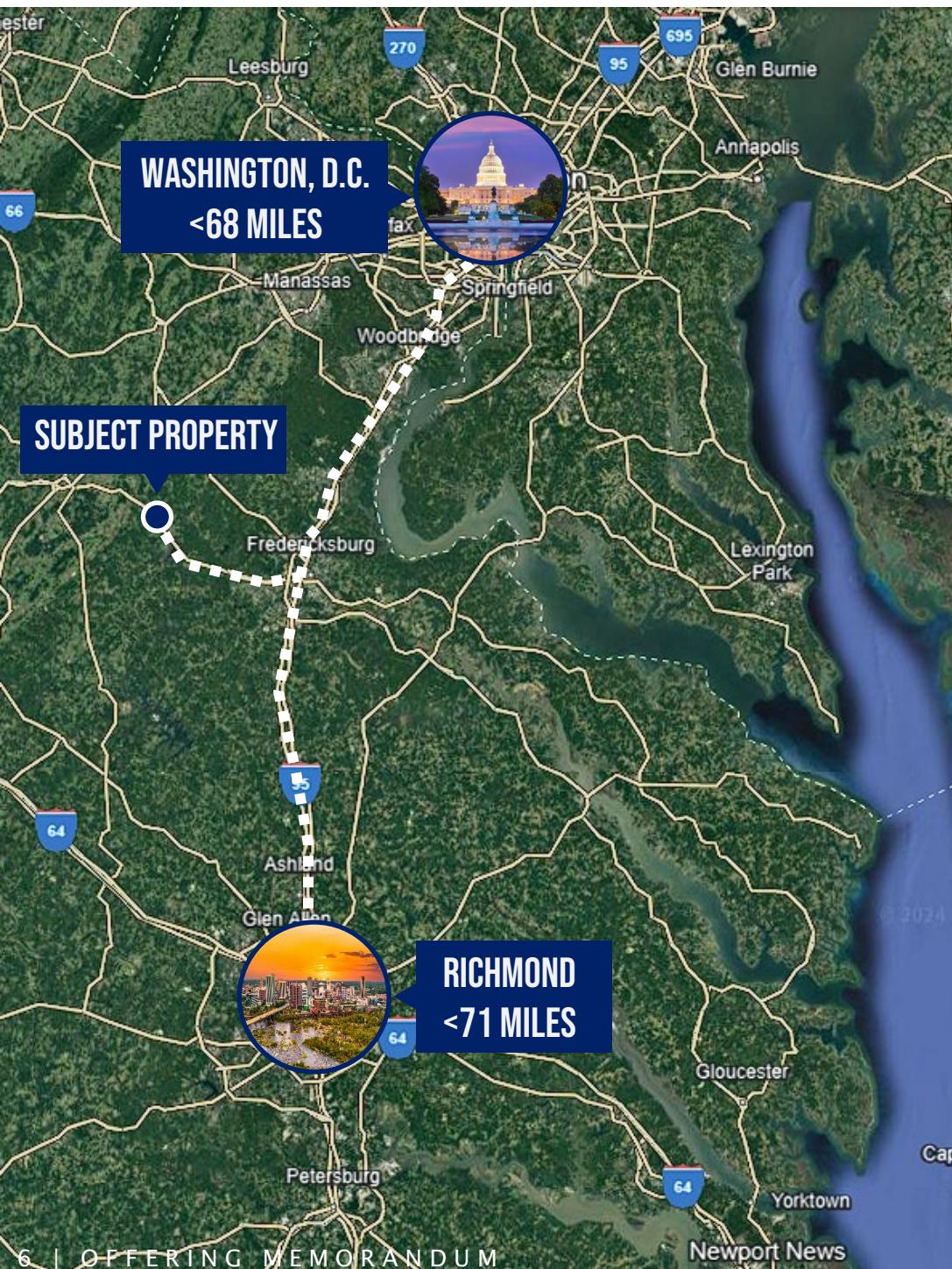




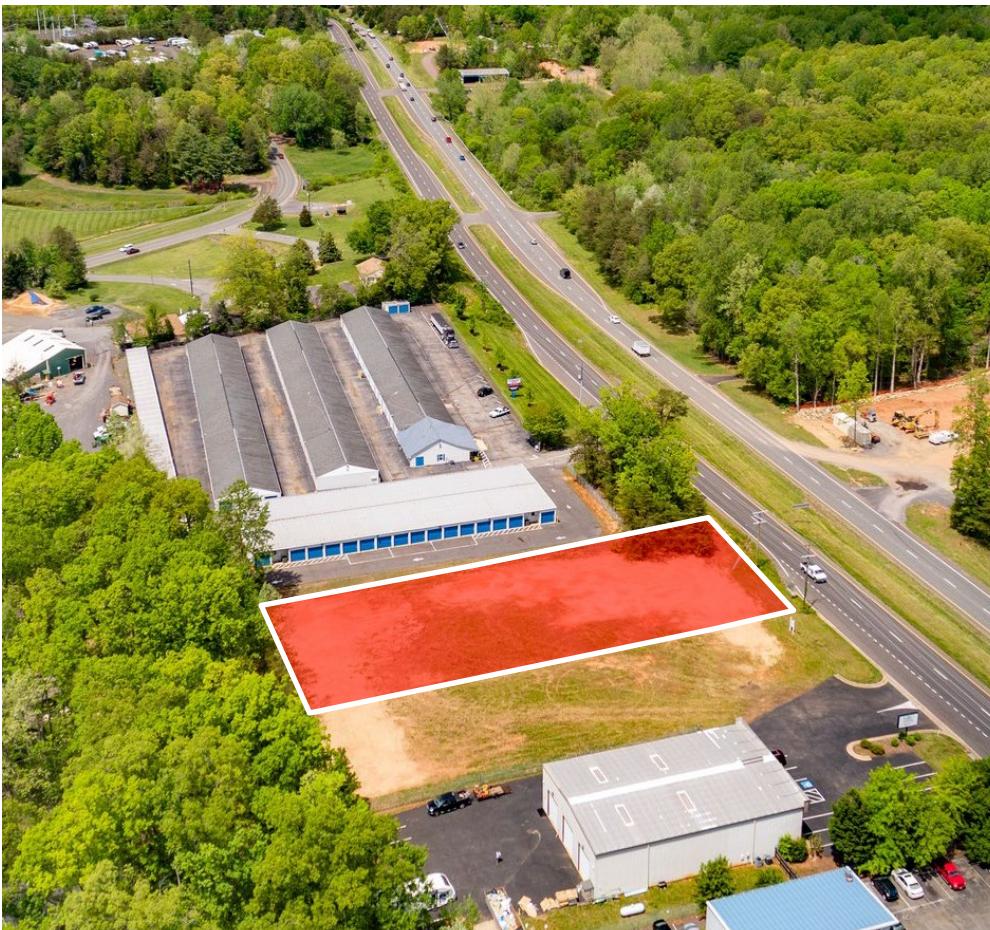
AERIAL GALLERY



PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	13,789	20,805	41,774
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	5,340	7,711	14,920
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$151,505	\$155,664	\$159,366



OFFERING MEMORANDUM

COMMERCIAL LAND OPPORTUNITY ON ROUTE 3 - LOCUST GROVE

LOCUST GROVE, VA 22508

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Senior Associate Broker

📞 443.340.5966 (Mobile)

✉️ ccoleman@cbecommercial.com
<https://cbcelite.com>



J.R. Burdette

Senior Sales Associate

📞 239.293.4087 (Mobile)

✉️ jrburdette@burdetteco.com
<https://cbcelite.com>



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