

Welcome Way Drive

Ruther Glen, Virginia 22546

RUTHER GLEN RETAIL CENTER

56,000 SF PROPOSED MULTI-TENANT RETAIL



Carmel Church Commercial Center Retail Land For Sale Property Address:

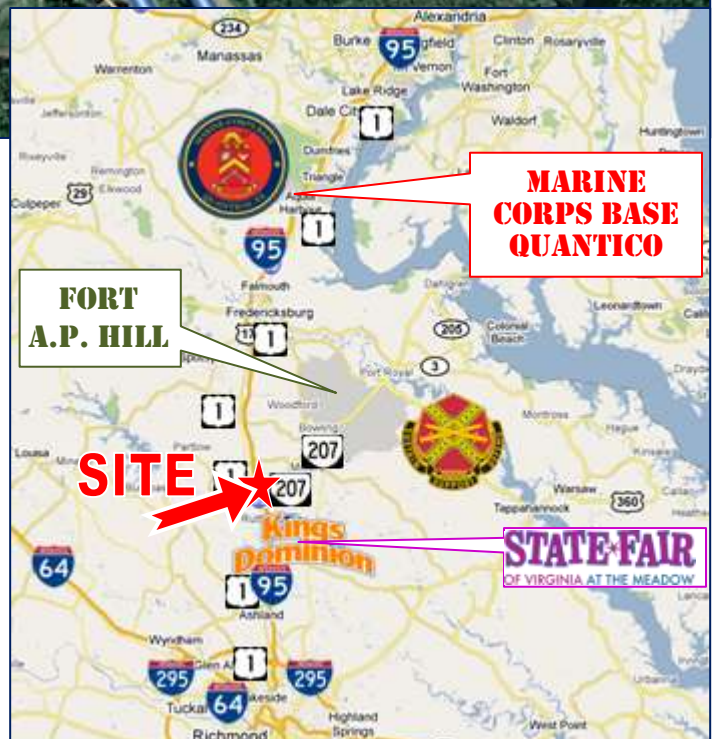
Welcome Way Dr, Ruther Glen, Virginia 22546,
Carmel Church Community, Caroline County, Greater
Richmond MSA and Greater Fredericksburg Region,
Virginia Association Of Counties Region Number 7

Property Proposed Site Tabulation:

- Lot Area: 392,329.28 SF (9.007 Acres), Zoned B-1
- Max Height of Bldg: 40', Open Space: 3.05
- Retail Buildings: 56,000 SF, FAR: 14.27%
- Parking: 280 Required, 334 Spaces Provided

Purchase Price:

\$750,000.00 (\$83,271.34 Per Acre)



rlt

R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

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CURVE RADIUS TANGENT LENGTH DEGREES DEGREE CHORD CH BEARING
 C-1 370.62' 16.02' 41.52' 15°00'21" 16°10'43" 51.00' S 36°20'04" W
 C-2 348.31' 150.00' 306.00' 61°27'21" 14°28'53" 244.46' S 21°55'30" W

N/F DELMARVA CONTRACTING INC.
 (U.S. POST OFFICE)

PARCEL "1"
 N/F NORTH LAKE FOODS INC.
WAFFLE HOUSE
 REST.

PARCEL "2"
 N/F CORPORATE HOSPITALITY INC.
COMFORT INN

N/F CECIL ASSOCIATES
 0.0007 ACRES
 N/F I.M.S. LTD. PARTNERSHIP
 N/F VA. INVESTMENT ASSOC.

WELCOME WAY DRIVE
 PLAT SHOWING THE PROPERTY OF
 DONALD J. KIEFFER SR.
 REEDY CHURCH DISTRICT
 CAROLINE COUNTY, VIRGINIA
 SCALE: 1"=60' MARCH 22, 2004

NOTES:
 1. SEE SCALE REPORT DATED 12/1/03.
 2. THIS PLAT IS A RE-RECORD OF A PLAT DATED 12/1/03.
 3. ALL RIGHTS ARE RESERVED.
 4. THE STATE OF VIRGINIA HAS NO INTEREST IN THIS PLAT.
 5. THE STATE OF VIRGINIA HAS NO INTEREST IN THIS PLAT.
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 9. THE STATE OF VIRGINIA HAS NO INTEREST IN THIS PLAT.
 10. THE STATE OF VIRGINIA HAS NO INTEREST IN THIS PLAT.

DAVID E. DELLEN
 1000
 1000

GRAPHIC SCALE - FEET
 0 50 100 150



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SCALE: 1" = 2000'

DEVELOPER
R.L. TRAYNOR & ASSOCIATES, INC.
8063 BACALICK ROAD, SUITE K
LORTON, VA 22079

OWNER: TM 82-((11))
CORPORATE HOSPITALITY, INC.
840 EXPONOR FOREST ROAD
ARMAPOLIS, MD 21403

NOTES:
1. SEE SHEET 001 FOR GENERAL NOTES.
2. SEE SHEET 002 FOR SITE SPECIFIC NOTES.
3. SEE SHEET 003 FOR UTILITY NOTES.
4. SEE SHEET 004 FOR EROSION CONTROL NOTES.
5. SEE SHEET 005 FOR LANDSCAPE NOTES.
6. SEE SHEET 006 FOR TRAFFIC NOTES.
7. SEE SHEET 007 FOR LIGHTING NOTES.
8. SEE SHEET 008 FOR SIGNAGE NOTES.
9. SEE SHEET 009 FOR FENCE NOTES.
10. SEE SHEET 010 FOR OTHER NOTES.

PROPERTY LINES:
NORTH LANE PARTNERSHIP
VA INVESTMENT ASSOC.
NORTH LANE PARTNERSHIP
VA INVESTMENT ASSOC.

ROADS:
WELCOME WAY DRIVE
EXPONOR FOREST ROAD
BACALICK ROAD

UTILITIES:
WATER MAIN
SEWER
GAS
ELECTRIC

LANDSCAPE:
TREES
SHRUBS
GRASS
PAVING

TRAFFIC:
DRIVE
PARKING LOT
PARKING SPACE

SIGNAGE:
SIGN
POST

FENCE:
FENCE

OTHER:
EXISTING SAND POND
EXISTING ROAD

LEGEND:
PROPERTY LINE
ROAD
UTILITY
LANDSCAPE
TRAFFIC
SIGNAGE
FENCE
OTHER

TITLE BLOCK:
PROJECT: TRAVERS COMMERCIAL CENTER
SHEET: 001 OF 10
DATE: 10/1/00
DRAWN BY: J. L. TRAYNOR
CHECKED BY: J. L. TRAYNOR
SCALE: 1" = 2000'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
CC	100.00'	137°02'30"	81.02'	48.02'	S 24°36'00" W	16.00'
CD	100.00'	167°02'30"	100.00'	100.00'	S 11°02'30" W	160.00'

- Located off of Interstate 95 (I-95) at exit 104 to State Route 207 (Major Transportation Hub) Carmel Church / Bowling Green, adjacent to Aunt Sarah's Pancake House and the Quality Inn Hotel
- Located less than eight miles from Paramount's Kings Dominion, a premier Virginia theme park & entertainment destinations, & the Virginia State Fair 9/28 thru 10/3/2010 at the Meadow Event Park
- Located minutes from key points of interest like the Virginia Sports Complex, Fort AP Hill, the National Scout Jamboree & year-round camp site for groups such as the Boy Scouts, Girl Scouts & Explorers & Camp Clark which is a 200-acre tract by Hearn's Pond on Fort A.P. Hill, and Randolph-Macon College and University of Mary Washington are only a short drive away from the site



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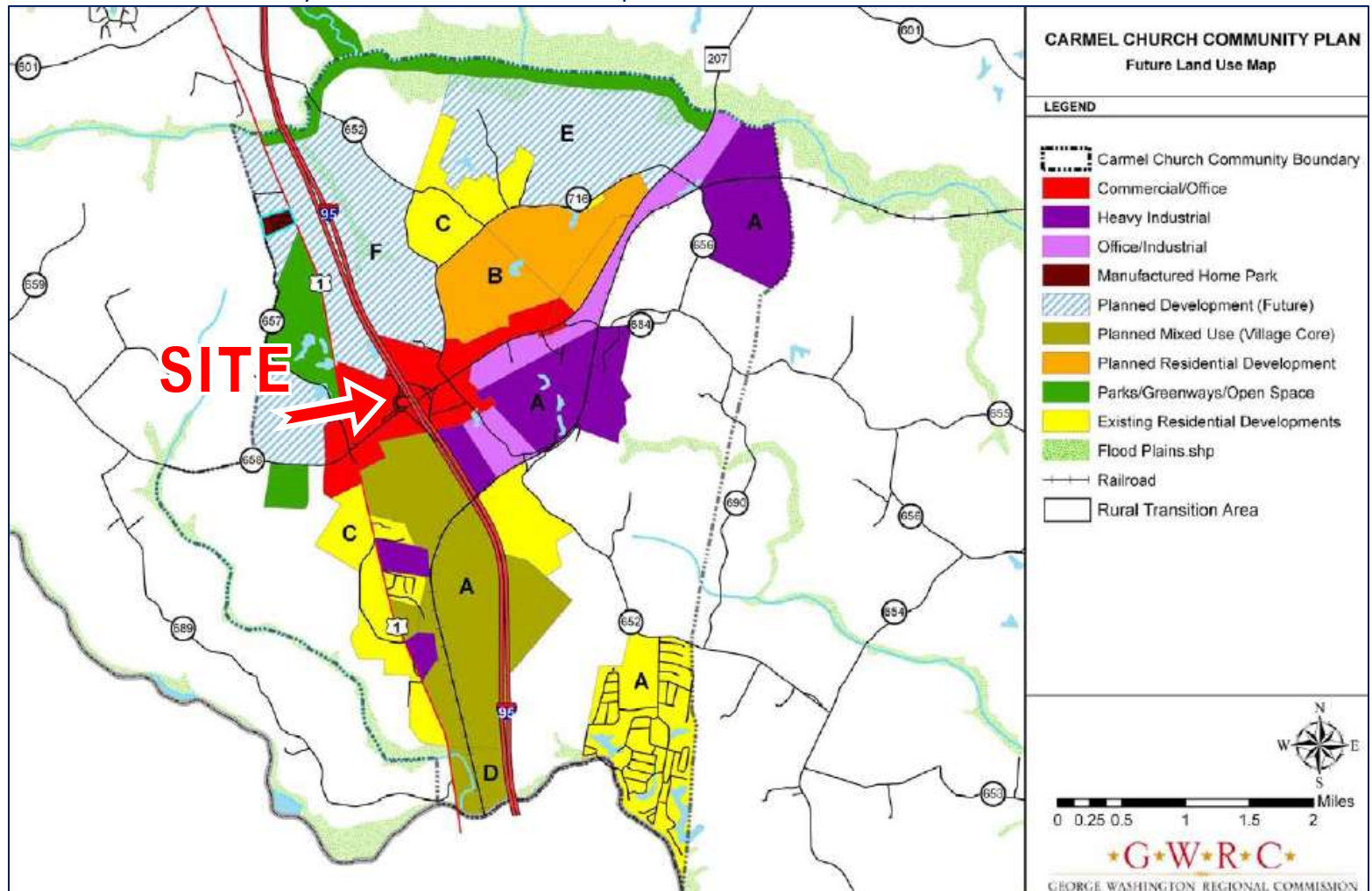
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Carmel Church Community Plan - Future Land Use Map:



Carmel Church Community Plan - Future Land Use:

The Carmel Church Citizen Planning Advisory (CPAC), the committee, developed a future land use map (above) based upon the existing land use map in the current Comprehensive Plan and a utility phasing plan consistent to the County's Water and Wastewater Master Plan. A land bay method was used to link the land bays to the provision of utility services. Each land bay may have several color coded future land use designations.

This land use map is intended to guide development until 2030 for the Carmel Church Community. Land Bay "A" contains the village core (light blue), planned residential development (orange), commercial/office uses (red), office/light industrial (lavender) and heavy industrial uses (purple).

The land bays designated on the Future Land Use Map (above) reflect transect approach type of a pattern for development. The area around the I-95 interchange, U.S. Route 207 and Route 1 is designated as planned commercial. A variety of commercial uses, office/service uses and light industrial uses is envisioned to be located within this area of the Carmel Church Community. "Big box" retail should not be allowed to locate in these areas without strict design standards consistent with the village core and the highway overlay district guidelines.



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Carmel Church Community, Ruther Glen, & Caroline County Future Development:

Caroline County received the coveted Community Economic Development Award from the Virginia Economic Developers Association in 2009 for its work on the **Thompson Rail Project** and the Caroline County Visitor Center with Whale Project.

Thompson Rail Project, an effort of over seven years that comprises commuter rail and major business and commercial investment within a high density mixed use context, has advanced to the Planning Commission for rezoning. The Thompson project has been studied and endorsed by VDOT, VDRPT, the National Capital Planning Commission, and is the only new rail station to be included in the Commonwealth's Statewide Rail Plan, 2008. Should the rezoning be adopted, Caroline County will have one of the most powerful economic development tools anywhere to recruit industry and office investment.

Caroline County Department of Economic Development, Bowling Green, VA

As one of **Expansion Solutions Magazine's Top Five Aerospace Locations in America**, **Caroline County, Virginia is a very solid location for aerospace-related expansion and relocation projects.**

The county has the location advantage of being only 70 miles south of Washington, D.C. It's located on Interstate 95 and enjoys rail access. In addition, Caroline County is surrounded by colleges, universities and some of the best-trained minds in America, all combined to produce a powerful technology labor force. Case in point, leading U.S. electronics firm, MC Dean, chose Caroline for its new 360,000 sq. ft. building complex. And, at **exit 104**, there are available sites & buildings perfect for more industry, office & distribution. The county does have one secret to share. At Exit 104, Caroline is working toward a 1000-acre Transit Oriented Development with commuter rail to Washington, DC. The 1000 acre TOD, known as the **Thompson Project**, is gaining approval both from the Commonwealth of Virginia and the Federal Government.

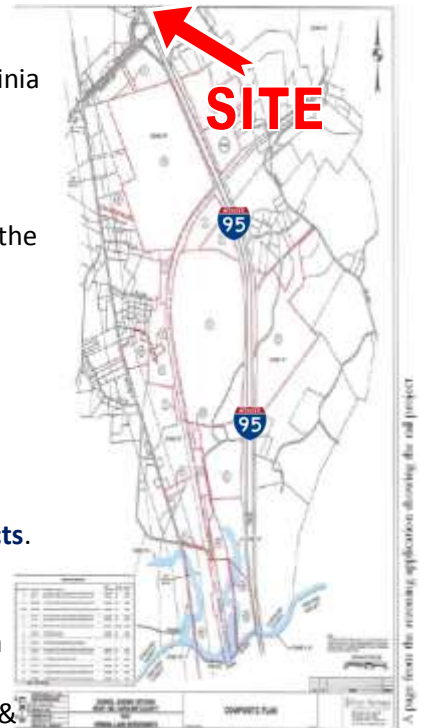
Caroline County will have the ideal aerospace site for manufacturing -- as well as residential, corporate headquarters, retail and higher education -- all in one site and connected to the world by passenger rail. To top it off, Caroline has some of the lowest taxes in the I-95 Corridor (the tax rate is .53 cents per hundred). That rate is what some other counties and states try to offer as an incentive after negotiating with a firm for months. By contrast, Caroline County's low taxes are in effect from day one.

Caroline County approves mixed-use development: (Source: Richmond Times-Dispatch) By John Reid Blackwell Jun. 9, 2010 - Caroline County got two big pieces of news last night -- approval for the county's largest mixed-used development & word that **health-care giant McKesson Corp. plans to build a pharmaceutical distribution center**, and McKesson Corp would invest \$21 million in real estate and \$28 million in equipment and machinery.

The Caroline Board of Supervisors approved the rezoning request for the proposed **Carmel Church Station, a 1,059 acre residential and commercial development just off Interstate 95.**

Nearby in the Caroline Commerce Center off state Route 207 just east of I-95 is where McKesson plans to build the 340,000 square-foot facility. The \$50 million investment would create 150 to 190 jobs over three years, county officials say. Much of the residential development would be multi-family units such as condominiums & apartments, with single-family detached homes only on the edges of the property. About 260 acres of the project would be set aside for parks, government buildings and other municipal needs.

According to a note in the county's planning department report, the development could more than double Caroline's population, which was estimated at 27,870 in 2009.



Caroline County, VA



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Carmel Church Station, a 1,059 Acre Residential And Commercial Development Just Off Interstate 95.



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Greater Fredericksburg Region:



The **Greater Fredericksburg Region** is strategically located in northeastern Virginia, on the I-95 corridor, between Washington, D.C. and the Richmond Metropolitan area. The region is bordered on the northeast by the Potomac River. Ideally situated within the state & on the East Coast, & primarily rural & suburban in nature, this 1,397-square mile region maintains a prosperous mix of Light Industrial, Agricultural, Military, & Residential environments.

Commuting Patterns (2000 Census):

Live and work in Greater Fredericksburg:	73,684	53.9%
Total In-Commuters:	14,764	10.8%
Total Out-Commuters:	48,304	35.3%
Net Out-Commuters:	33,540	

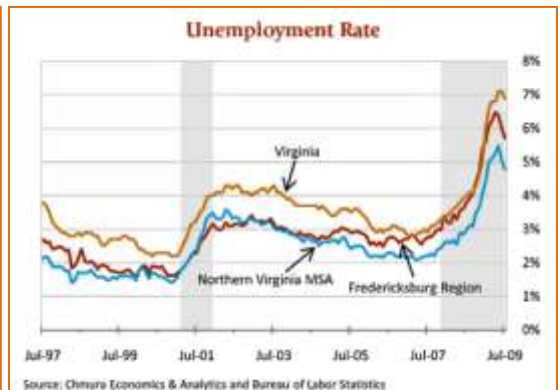
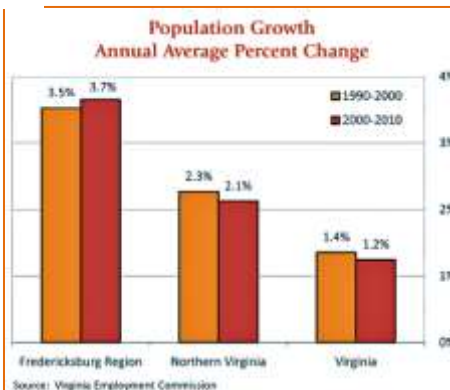
In-Commuters From:

Prince William Co. VA	2,651	33.3%
Orange Co. VA	1,726	21.7%
Westmoreland Co. VA	1,656	20.8%
Fairfax Co. VA	1,362	17.1%
Culpeper Co. VA	574	7.2%

Out-Commuters To:

Prince William Co. VA	11,480	32.8%
Fairfax Co. VA	11,291	32.3%
District of Columbia DC	6,261	17.9%
Arlington Co. VA	3,823	10.9%
Alexandria City VA	2,123	6.1%

Quick Greater Fredericksburg Region Facts:



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Greater Richmond Region:



Ideally situated in the heart of the East Coast economic corridor,

Greater Richmond includes Virginia's capital city, Richmond,

and the vibrant counties of Chesterfield, Hanover, and Henrico.

Successful companies have found the area to be extraordinarily

business-friendly for 400 years. Today, it is home to Ten

Fortune 1000 companies varying from manufacturing to

retail to services. The Richmond metropolitan area's

population is more than 1.2 million and the civilian

labor force is more than 647,000. The diverse local

economy produces experienced and productive

workers with the skills required for

21st century research, production, &

headquarters operations. 10 colleges &

universities offer degree programs in all fields, plus continuing education classes & custom programs tailored to specific

company & industry needs. A magnet for labor, the metro area attracts workers from more than 40 localities statewide.

The population of the Richmond MSA is more than 1.2 million & a growing international community adds to the area's cultural diversity & cosmopolitan character. In 2008, the Richmond MSA was the nation's 43rd largest metro area.

Population					Percent Change		Educational attainment	
Area	2000	2008(p)	2010	2020	2000/10	2010/20	High school graduates	85.3%
Richmond City	197,790	195,463	190,039	187,066	-3.92%	-1.56%	College graduates	30.2%
Chesterfield	259,903	303,538	318,810	372,532	22.66%	16.85%	Median age	37.1
Hanover	86,320	97,785	105,762	124,097	22.52%	17.34%		44% of the total population is in the prime working ages of 25-54, higher than the national average of 42%.
Henrico	262,300	291,767	301,658	339,703	15.00%	12.61%		
Greater Richmond	806,313	888,553	916,269	1,023,398	13.64%	11.69%	Per capita income (2007)	
Richmond MSA	1,096,957	1,215,013	1,259,800	1,419,784	14.84%	12.70%	\$40,286 or 4% above the U.S. average of \$38,615.	
Virginia	7,078,474	7,769,089	8,010,239	8,917,396	13.16%	11.32%		



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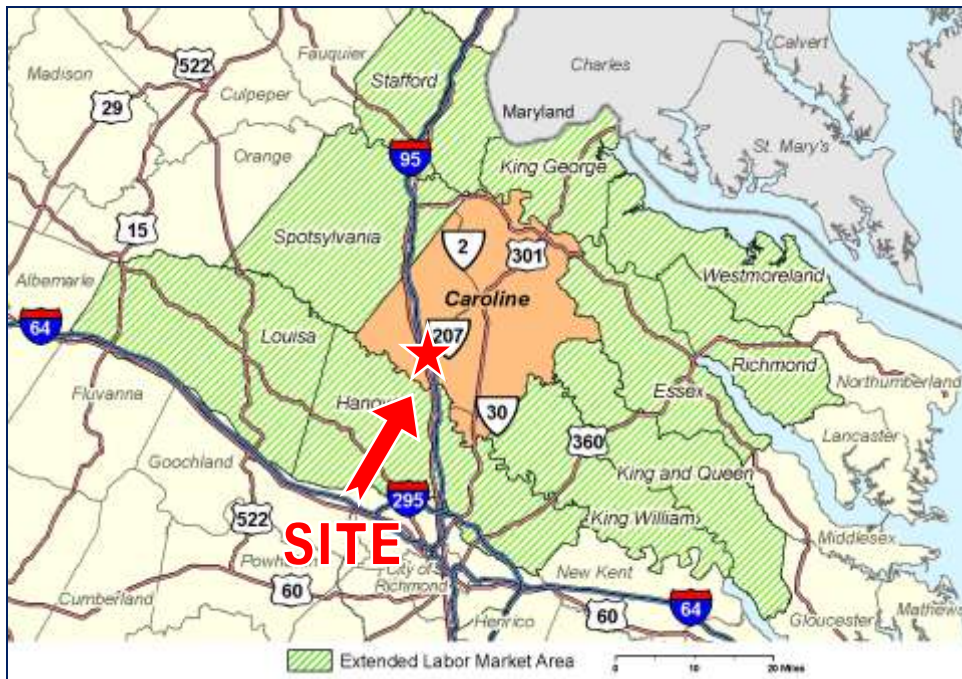
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Caroline County, Virginia - Community Profile:



LOCATION

Caroline County is strategically located in central Virginia along the Interstate 95 corridor roughly midway between the Washington, D.C. metropolitan area and Richmond. The county's 549 square miles consist of relatively level plains and gently rolling countryside, which have developed as home to both productive agriculture and resource-based industry. The interstate and primary highway and railroad network provides excellent access to eastern markets.

Caroline County is about 35 miles north of the state capital of Richmond and about 75 miles south of Washington, D.C. Norfolk and the Port of Hampton Roads are approximately 110 miles to the southeast.

Population

Gender Distribution (2009)	Male	Female
Caroline County	49.5%	50.5%
Race/Ethnicity (2009)		
Classification	Profile Area	Labor Area
American Indian or Alaska Native	180	1,924
Asian	242	8,878
Black	7,794	83,715
Pacific Islander	11	244
Two or More	475	9,128
White	19,168	381,872
Hispanic (may be of any race)	1,062	11,682
Median Age (2009)	38 years	

Unemployment

Unemployment Rate (May 2010)	
Caroline County	8.4%
Labor Area	6.5%
Statewide	6.9%
Unemployed (2009)	
Caroline County	1,184
Labor Area	16,493
Total	17,677
Underemployed (1st Quarter 2010)	
Caroline County	1,428
Labor Area	24,503
Total	25,931

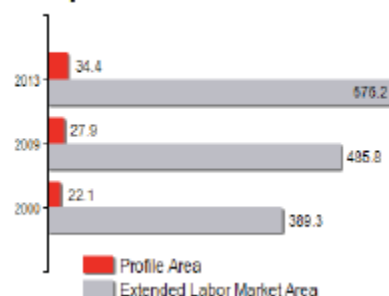
Civilian Labor Force 2009

Caroline County	14,367
Surrounding Labor Area	261,954
Total	276,321

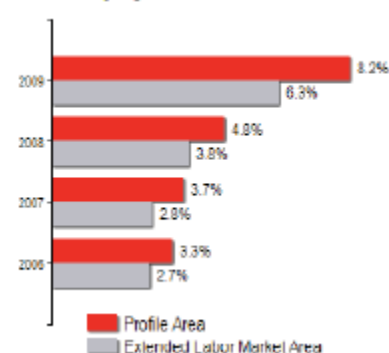
Labor Force Participation 2000 Census

Caroline County	63.9%
Surrounding Labor Area	69.7%

Population in Thousands



Unemployment Rates



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Caroline County, Virginia – Attractions, Information & Location Highlights:

Golf Courses:

Mattaponi Springs Golf Club

22490 Penola Road
Ruther Glen, VA 22546
804.633.7888

www.mattaponisprings.com

Pendleton Golf Club

6383 Declaration Drive
Ruther Glen, VA 22546
804.448.4727

www.pendletongolfva.com

The Four Winds Club

2350 Skinkers Neck Road
Rappahannock Academy, VA 22538
804.742.5647

www.fourwindsclub.com



Ranked #1 on the East Coast & #2 in the US by Golf Digest for Best New Upscale Public Golf Courses for 05-06

Equestrian & Thoroughbred Horse Training:

Sunset Hideaway Farm

21038 Alps Drive
Milford, VA 22514
1.5 Miles South of
Sparta Road on Rt. 21
Boarding and training
available
804-633-6079

Dark Star Farms

6384 Macedonia Road
Woodford, VA 22580
West of Rt. 2 via
Stonewall Jackson Road
Sales, cross-training,
performance, boarding
804-633-5486
www.darkstarfarm.org

Woodpecker Farm

11321 Paige Road
Woodford, VA
22580, Riding
Camp, lessons,
sales, boarding
804-448-3346
www.woodpeckerfarm.com

Meadow Farm "Meadow Event Park"

As the birthplace of **Secretariat** & home to the Official State Fair of VA.

Secretariat was born in Caroline County at Meadow Farm. The greatest Triple Crown Champion of all time. Look for Walt Disney's New Movie "Secretariat" in theaters Oct 8th, 2010, starring Diane Lane & John Malkovich, & many more.

http://www.disney.go.com/disneypictures/secretariat/?int_cmp=dcom_cat_Movies_Home_CTP_4_80910



STATE FAIR
OF VIRGINIA AT THE MEADOW

The State Fair of Virginia at The Meadow Event Park, Conveniently located off I-95 exit 98 next to Kings Dominion, September 23 – October 3rd, 2010. Established in 1854. The State Fair of Virginia drew nearly 248,000 people to Caroline County last September, 2009



VIRGINIA Sports COMPLEX

The Virginia Sports Complex in Ruther Glen, a training facility with four major-league and four minor-league professional-grade baseball fields. "That's bringing in 130,000 people a year from all over Virginia," says Gary Wilson, the county's director of economic development. Last year, the complex offered 19 summer sports camps.



The Caroline County Visitor Center, a new \$2.6 million 7,000-square-foot building center, located at busy Exit 104, where visitors will learn that Caroline is the birthplace of famous racehorse Secretariat, the location where a prehistoric whale skeleton was found, the new home of the Virginia State Fair, and the place where John Wilkes Booth was killed.

The center also has brochures, maps and interactive displays to tell visitors about attractions in Caroline and elsewhere in Virginia. The 2009 operational year brought 8,149 visitors to the facility. Of the 8,149 visitors served in 2009, 53% (4,357) were from out of the region and traveling out of the area, 38% (3,084) were from Caroline County, and 9% (708) were from the adjacent counties.



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Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.

Welcome Way Drive

Ruther Glen, Virginia 22546

RUTHER GLEN RETAIL CENTER

56,000 SF PROPOSED MULTI-TENANT RETAIL

Caroline County, VA Zoning Ordinance - Article 9 - Business District (B-1): (For Reference Purpose Only - Not A Legal Document)

Section 1 - Statement of Intent

The general intent of this district is to provide for and promote the development of a variety of business, commercial, and service activities. Such districts are intended for location at strategic sites in relation to population centers and transportation networks.

Section 2 - Uses Permitted by Right

- | | | |
|---|--|---|
| 1. Banks & savings & loan institutions. | 12. Retail stores. | 20. Service stations (with major repair under cover). |
| 2. Restaurants. | 13. Retail food stores. | 21. Hotels and motels. |
| 3. Drug stores. | 14. Churches. | 22. Office buildings. |
| 4. Barber and beauty shops. | 15. Antique shops and gift shops. | 23. Nurseries and greenhouses. |
| 5. Funeral homes. | 16. Machinery sales and services. | 24. Printing, publishing and engraving services. |
| 6. Clothing stores and tailor shops. | 17. Plumbing and electrical supply (with storage under cover). | 25. Shoe repair. |
| 7. Dry cleaners and laundries. | 18. Lumber and building supply (with storage under cover). | 26. Clubs and lodges. |
| 8. Bakeries. | 19. New Car Sales, bicycle, & home appliance sales and services. (Amended 2/25/03) | 27. Public utilities, distribution. |
| 9. Libraries. | | |
| 10. Medical offices and clinics. | | |
| 11. Florist shops. | | |

Section 3 - Uses Permitted by Special Exception

1. Hospitals.
2. Theaters.
3. Cabinet, furniture and upholstery shops.
4. Training center for handicapped persons.
5. Public billiard parlors and pool rooms, bowling alleys, dance halls, swimming pools, and other forms of public amusement.
6. Processing, light warehousing, wholesaling, and distribution establishments.
7. Residences as accessory uses.
8. Public utilities.
9. Child care facility. (Amended 5/10/85)
10. Bed and Breakfast. (Adopted 3/26/87)
11. Contractor's Equipment, Storage and Sales Facilities. (Repealed & Replaced 05/25/04)
12. Truck stop, truck service and repair facilities subject to conditions as Adopted on 7/28/92.
13. Convents, Monasteries and Religious Retreats subject to the conditions as Adopted on 8/24/93
14. Communication Facilities. (Repealed & Replaced 05/25/04)
15. Sexually Oriented Businesses subject to the criteria as Adopted on 2/27/01
16. Used Car Sales (except when accessory to new car sales). (Adopted 2/25/03)
17. Tow Service Operation (Adopted 4/11/06)
18. Private roads in a commercial development subject to the standards in Article 15, Section 8, Development Standards, Paragraph L – Standards for Private Roads.
19. Crematory subject to the standards in Article 15, Section 8, Par. M – Standards for Crematory. (Adopted 11/24/09)



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R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

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