

618-622 Garrisonville Rd

Stafford County, Virginia

PRICE REDUCED! Asking \$1,595,000.00



- 2.54 ACRES B-2 URBAN COMMERCIAL ZONED LAND ON GARRISONVILLE ROAD & KINGSLAND DRIVE. CLEARED FINISHED LAND WITH UTILITIES AVAILABLE TO SITE.
- **APPROVED FOR A DRIVE THRU!**
- APPROX. 2 MILES FROM I-95 IN HEART OF STAFFORD'S PREMIER COMMERCIAL/BUSINESS CORRIDOR



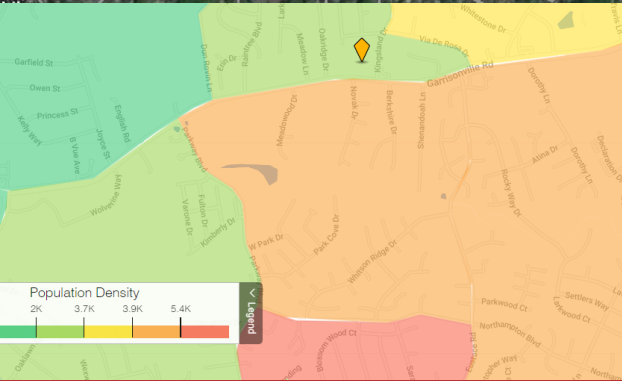
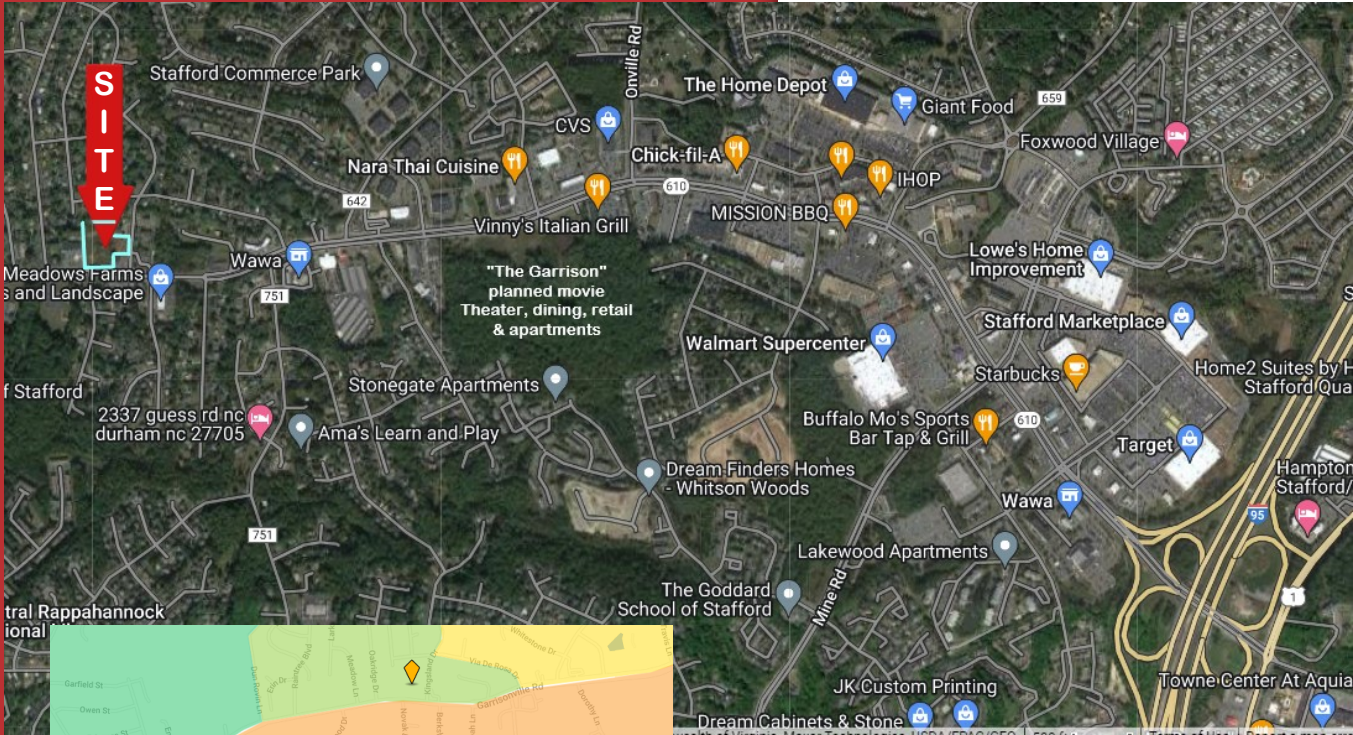
Rusty Knight, Associate Broker
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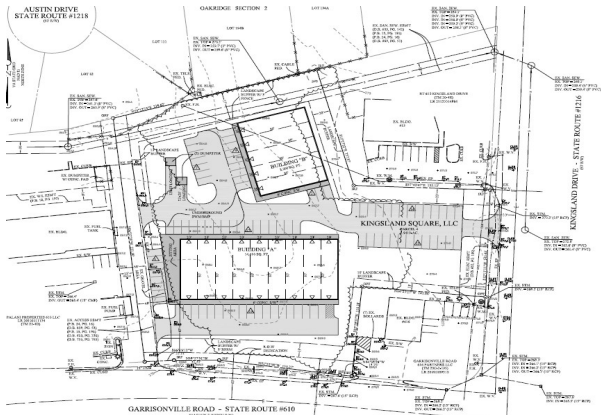
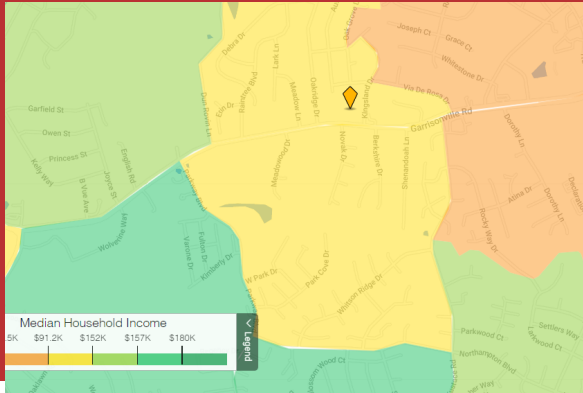
618-622 Garrisonville Rd



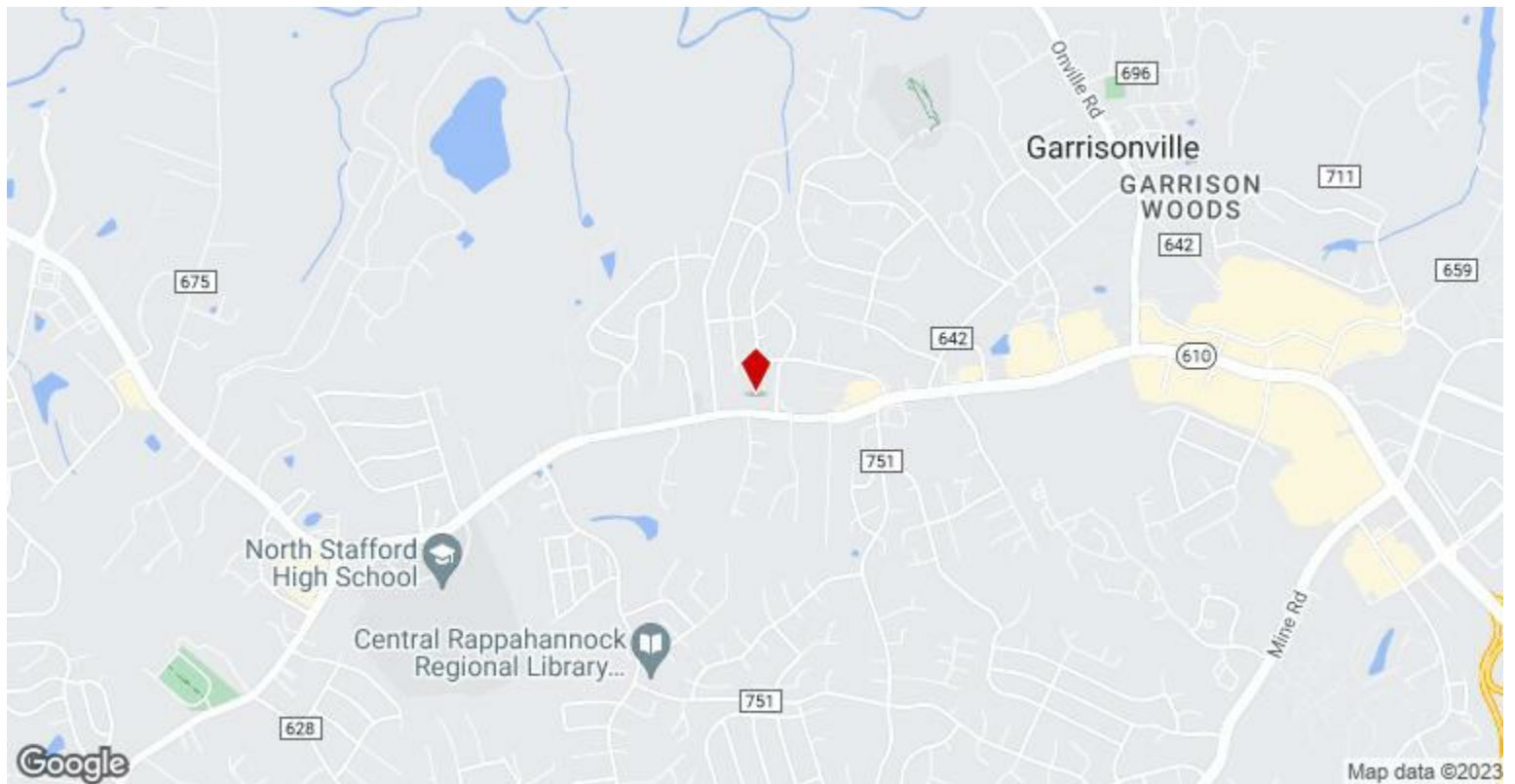
LOCATION! LOCATION! LOCATION!

- APPROX. 230 FEET FRONTAGE ON GARRISONVILLE ROAD AND 140 FEET FRONTAGE ON KINGSLAND DRIVE.
- LEVEL CLEARED READY LOT WITH PUBLIC UTILITIES AVAILABLE.

Price:	\$1,750,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.54 AC
No. Lots:	1
Zoning Description:	B-2 Urban Commercial
APN / Parcel ID:	20-4



Kingsland Square Conceptual Plan



618-622 Garrisonville Rd, Stafford, VA 22554

2.54 ACRES B-2 URBAN COMMERCIAL LAND ON GARRISONVILLE ROAD & KINGSLAND DRIVE. CLEARED FINISHED LAND WITH UTILITIES AVAILABLE TO SITE. EXCELLENT VISIBILITY with Approx 230 Feet Frontage on Garrisonville Road and 230 Feet on Kingsland Dr.

Rt. 610 / Garrisonville Road connects Fauquier County to I-95 (and Quantico) and is considered Stafford's Premier Retail and Business Corridor with businesses such as Target, Giant, Home Depot, Lowes, Shoppers Food Warehouse, Walmart, Old Navy, TJMaxx, numerous major hotels and restaurants and much much more.

High Traffic Counts, Superb Visibility, and Excellent Accessibility.

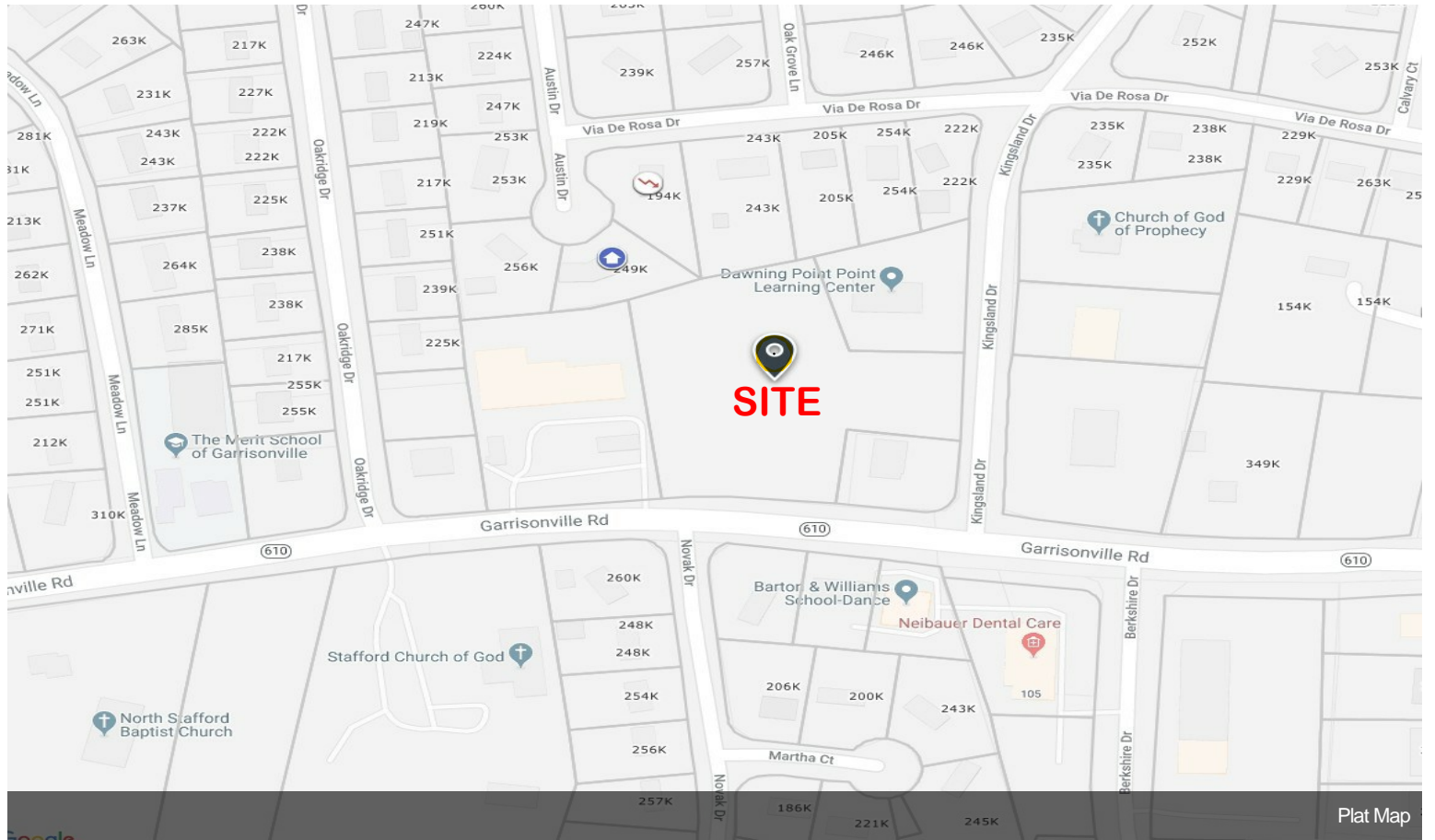
Site Plans in hand for "Kingsland Square" commercial retail development.

ZONED: B-2 Urban Commercial. Uses permitted by right: Adult day care center. All uses permitted by right in the B-1 district. Bank and lending institution. Barber/beauty shop. Building material sale and storage yard and mulch sale. Car wash. Child care center. Clinic, medical and dental. Club, lodge, fraternal organization. Convenience center. Dance studio. Data and computer services centers. Drug store. Dry cleaner/laundry. Farmers market. Flex office. Funeral home. General office use. Gift/antique shop. Hotel. Indoor flea market. Lot intensity commercial retail. Lumber/building/electrical/plumbing supply with covered storage. Machinery sale and service. Medical/dental office. Medium intensity commercial retail. Place of worship. Plant and tree nursery/greenhouse. Professional office. Recreational enterprise. Restaurant. Retail food shop. School, vocational. Theater with fewer than 3,500 seats. Wholesale business. MORE

Stafford County is "located halfway between Washington, D.C. and Richmond, Stafford links two metropolitan cities with sophisticated assets. Set on the upper reaches of the Rappahannock and Potomac Rivers, Stafford County boasts raw beauty, recreation, and neighborhoods with a remarkable sense of place. Interstate 95 runs through Stafford. Stafford is home to Marine Corps Base Quantico, the FBI, and NCIS. Stafford is becoming the Center of Cyber and "Smart" Technology, while at the same time the most valuable location for e-commerce distribution to service the Mid-Atlantic. ...Stafford County enjoys three AAA bond ratings, the highest credit rating available. A rating enjoyed by select cities and counties nationwide, it showcases Stafford's healthy financial position." check out gostaffordva.com

Per Kiplinger In August 2021, Stafford Ranks #2 in The 10 "Real" Richest Counties in the U.S. "Stafford County, another D.C. suburb, is about a 40-minute drive from the metro area's center, and that extra distance helps keep costs in check. Expenses run just 4.8% above the U.S. average, despite Stafford being part of a metro area chock full of millionaires and other top-income counties. Indeed, the county's favorable income-to-cost balance vaults it up the rich-county ranks. By unadjusted median household income, Stafford ranks as only the 16th wealthiest county. But after accounting for living costs, Stafford jumps to second place among the richest counties in the U.S.

Property Photos

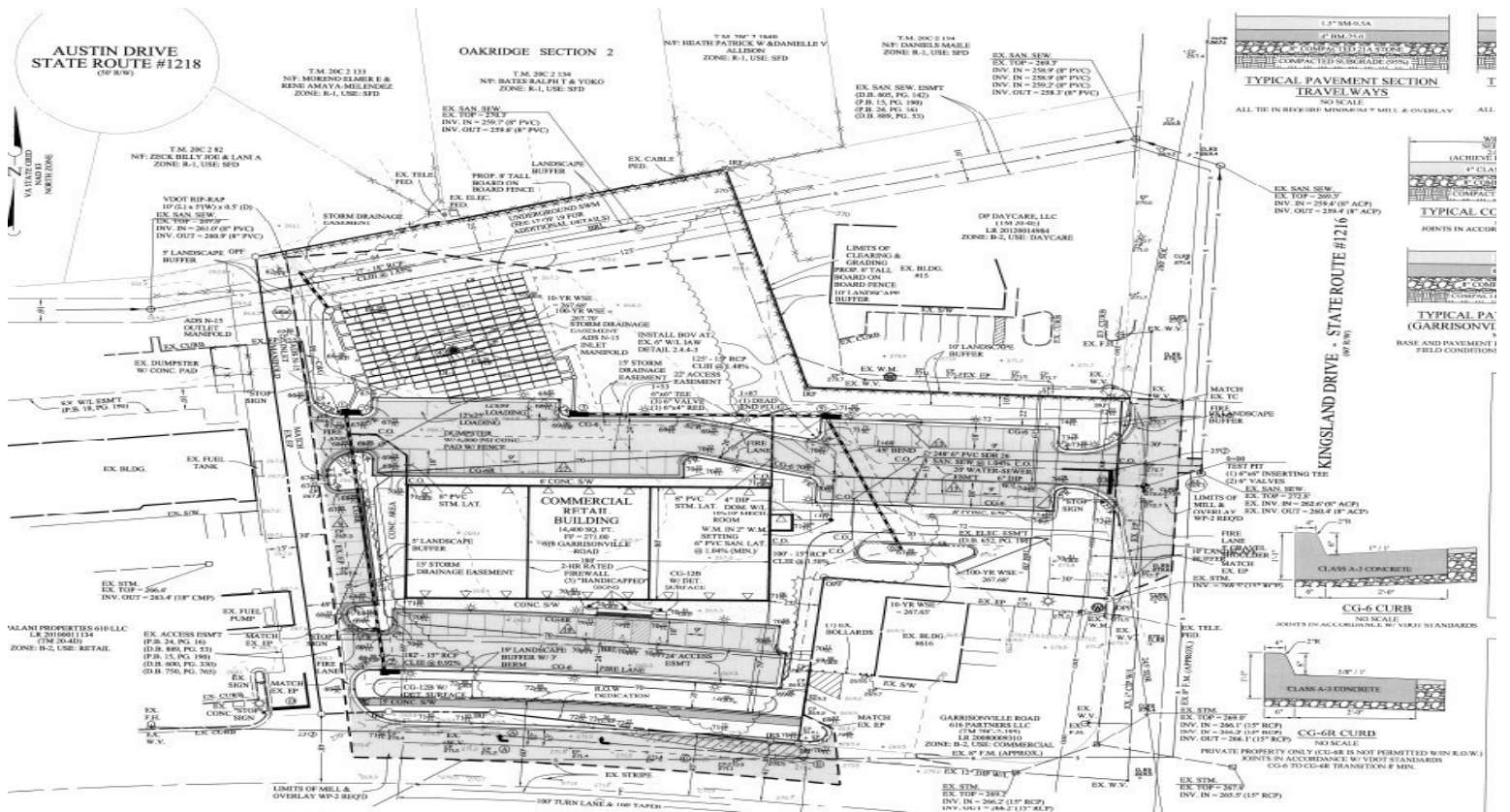


Plat Map

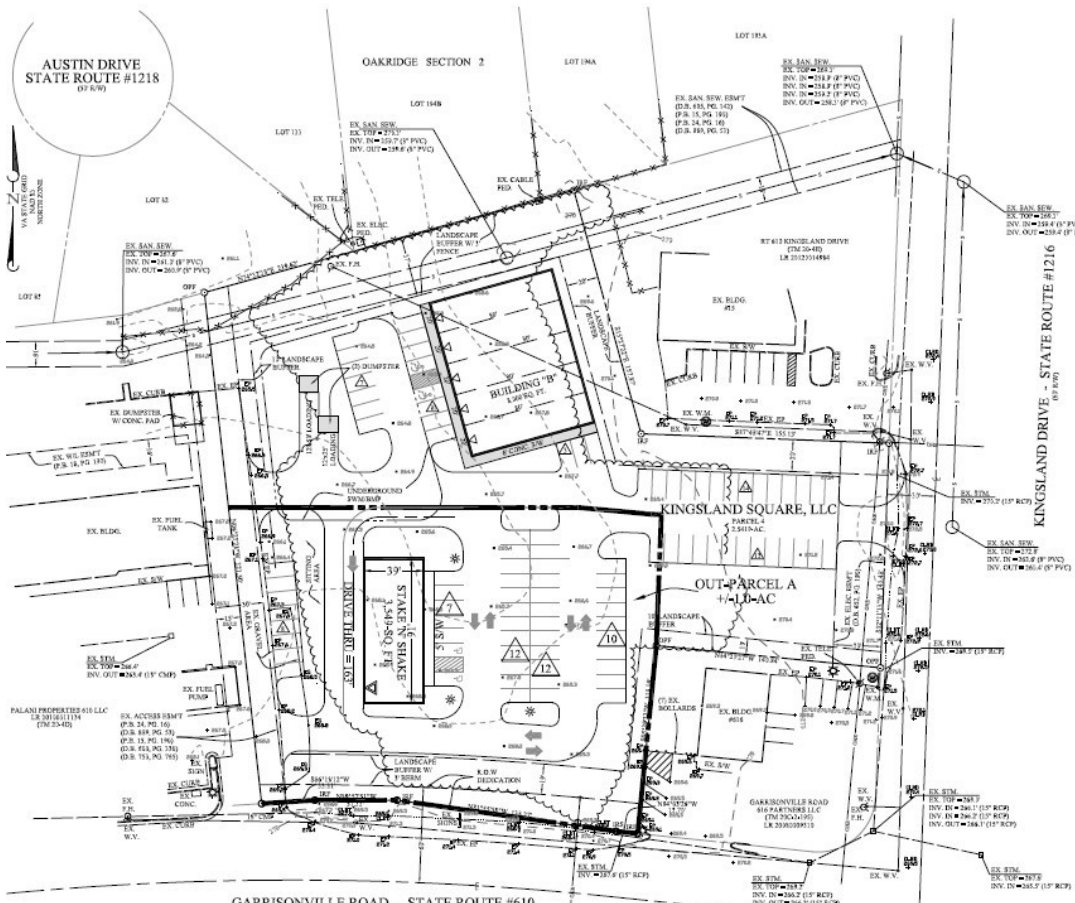


Screenshot 2023-03-21 160401 Kingsland Square

Property Photos



Screenshot 2023-03-21 160608 KINGSLAND SITE PLAN



SITE PLAN WITH DRIVE THRU

DRIVE THROUGH APPROVAL LETTER

STAFFORD
Virginia

Board of Supervisors
Paul V. Milde, III, Chairman
Meg Bobmke, Vice Chairman
Jack R. Cavalier
Wendy E. Mauter
Laura A. Sellers
Gary F. Snellings
Robert "Bob" Thomas, Jr.
Thomas C. Foley
County Administrator

May 30, 2017

Don Baruch
Steaks of Virginia, LLC
2242 West Great Neck Road
Virginia Beach, VA 23451

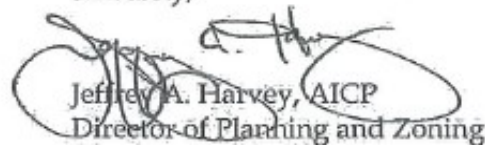
SUBJECT: *16151555; Kingsland Square Steak 'n Shake; Conditional Use Permit; Tax Map Parcel No. 20-4 (portion)*

Dear Mr. Baruch:

At its meeting of May 16, 2017, the Stafford County Board of Supervisors adopted Resolution R17-100, copy enclosed, which approved your request for a Conditional Use Permit to allow one drive-through facility in a Highway Corridor Overlay Zoning District, with conditions, on Assessor's Parcel No 20-4 (portion).

The next step in the County approval process is to submit a site plan for the property. An application may be obtained through the County's Webpage. If you have any questions, please call me at (540) 658-8668.

Sincerely,


Jeffrey A. Harvey, AICP
Director of Planning and Zoning

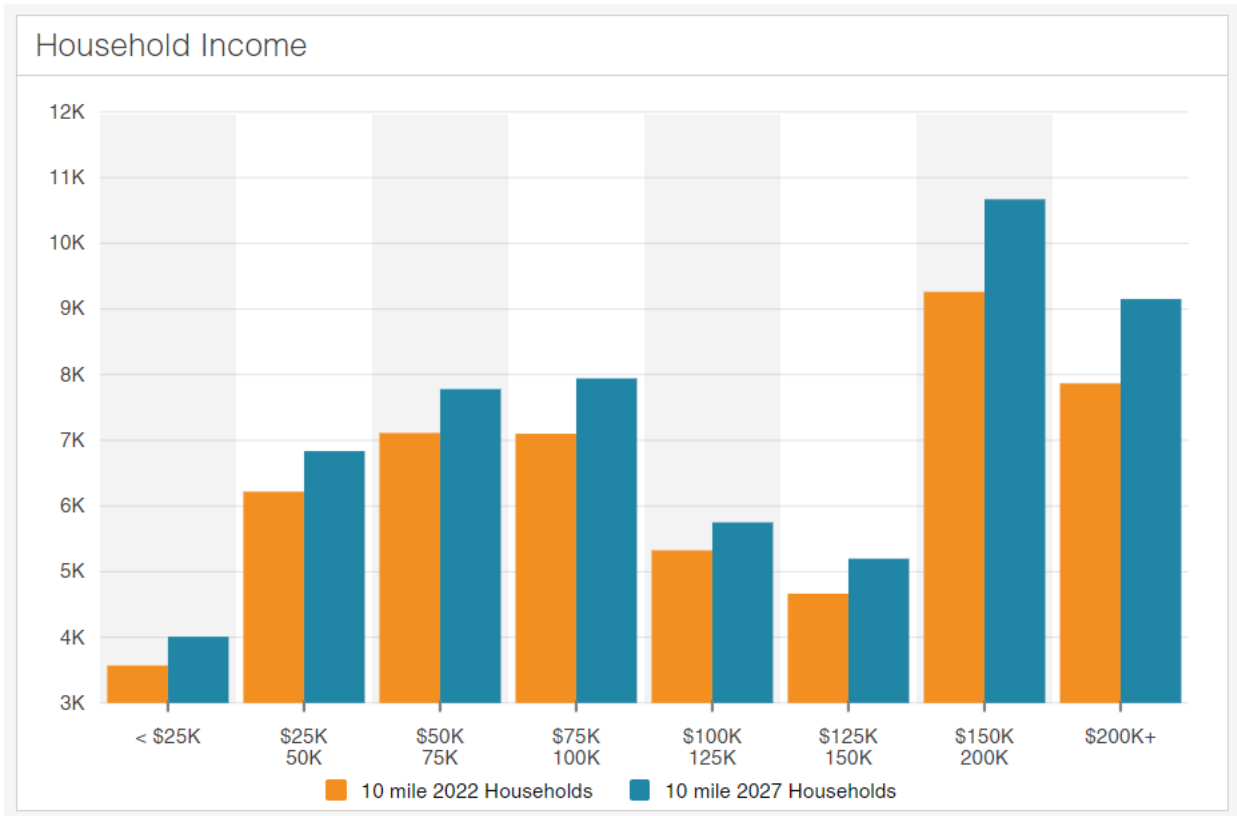
JAH:BG:dk

Enclosure(s)

cc: Charles W. Payne, Jr., Hirschler Fleischer
Laurie Vorrath, Commissioner of the Revenue



SURROUNDED BY EXTENSIVE RESIDENTIAL GROWTH:



Demographic Summary Report

618-622 Garrisonville Rd, Stafford, VA 22554

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2027 Projection	11,803	98,513	179,970
2022 Estimate	10,584	87,196	160,699
2010 Census	9,867	71,000	128,515
Growth 2022 - 2027	11.52%	12.98%	11.99%
Growth 2010 - 2022	7.27%	22.81%	25.04%
2022 Population by Hispanic Origin			
2022 Population	2,159	15,375	27,128
2022 Population	10,584	87,196	160,699
White	6,914 65.33%	57,739 66.22%	105,038 65.36%
Black	2,600 24.57%	20,548 23.57%	38,587 24.01%
Am. Indian & Alaskan	76 0.72%	700 0.80%	1,429 0.89%
Asian	453 4.28%	3,750 4.30%	7,242 4.51%
Hawaiian & Pacific Island	30 0.28%	177 0.20%	359 0.22%
Other	510 4.82%	4,283 4.91%	8,044 5.01%
U.S. Armed Forces	230	4,149	7,364
Households			
2027 Projection	3,676	30,396	57,336
2022 Estimate	3,300	26,825	51,118
2010 Census	3,097	21,829	40,984
Growth 2022 - 2027	11.39%	13.31%	12.16%
Growth 2010 - 2022	6.55%	22.89%	24.73%
Owner Occupied	2,493 75.55%	20,380 75.97%	36,723 71.84%
Renter Occupied	807 24.45%	6,445 24.03%	14,396 28.16%
2022 Households by HH Income			
Income: <\$25,000	196 5.94%	1,096 4.09%	3,570 6.98%
Income: \$25,000 - \$50,000	383 11.60%	2,764 10.30%	6,219 12.17%
Income: \$50,000 - \$75,000	596 18.06%	3,712 13.84%	7,112 13.91%
Income: \$75,000 - \$100,000	484 14.66%	3,756 14.00%	7,100 13.89%
Income: \$100,000 - \$125,000	399 12.09%	2,841 10.59%	5,324 10.42%
Income: \$125,000 - \$150,000	285 8.63%	2,574 9.60%	4,664 9.12%
Income: \$150,000 - \$200,000	547 16.57%	5,316 19.82%	9,262 18.12%
Income: \$200,000+	411 12.45%	4,766 17.77%	7,867 15.39%
2022 Avg Household Income	\$122,515	\$140,278	\$130,147
2022 Med Household Income	\$99,560	\$118,342	\$107,316



All information taken from sources deemed reliable but not guaranteed. Purchaser is both urged and cautioned to independently verify all information.

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3/22/2023

ZONING

B-2 Urban Commercial.

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales and service and business and professional service needs, at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

(a) Uses permitted by right:

- Adult day care center.
- All uses permitted by right in the B-1 district.
- Bank and lending institution.
- Barber/beauty shop.
- Building material sale and storage yard and mulch sale.
- Car wash.
- Child care center.
- Clinic, medical and dental.
- Club, lodge, fraternal organization.
- Convenience center.
- Dance studio.
- Data and computer services centers.
- Drug store.
- Dry cleaner/laundry.
- Farmers market (in accordance with subsection 28-39(v)).
- Flex office.
- Florist.
- Funeral home.
- General office use.
- Gift/antique shop.
- Hotel.
- Indoor flea market.
- Lot intensity commercial retail.
- Lumber/building/electrical/plumbing supply with covered storage.
- Machinery sale and service.
- Medical/dental office.
- Medium intensity commercial retail.
- Motel.
- Pet store.
- Place of worship.
- Plant and tree nursery/greenhouse.
- Printing, publishing, engraving.
- Professional office.
- Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
- Public works excluding wastewater treatment facilities.
- Recreational enterprise.
- Restaurant.
- Retail bakery.
- Retail food shop.
- School.
- School, vocational.
- Tailor shop.

- Theater with fewer than 3,500 seats.
- Wholesale business.
- (b) Conditional use permit:
 - Adult business.
 - Arcade.
 - Auto service.
 - Automobile repair.
 - Boat sales.
 - Broadcasting station.
 - Drive-through.
 - Dwelling for watchman or caretaker on premises.
 - Fleet parking.
 - Hospital.
 - Marina.
 - Motor vehicle rental.
 - Motor vehicle sales.
 - Nightclub.
 - Outdoor flea market.
 - Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
 - Public parking lot.
 - Retail photo laboratory processing.
 - Theater with 3,500 or more seats.
 - Vehicle fuel sales.
 - Warehouse, mini-storage.
 - Warehouse, storage.
- (c) Special exception:
 - Microbrewery in accordance with subsection 28-39(w).
- (d) Requirements:
 - (1) Intensity: Ratio
 - Maximum floor area ratio 0.70
 - Open space ratio 0.25
 - (2) Minimum yards: Feet
 - Front* 40
 - Side** 0
 - Back 25
 - (3) Maximum height (in feet) 65

* Front setback may be reduced. Specified in subsection 28-59(f)(10).

** Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 096-05, 1-2-96; Ord. No. 097-19, 2-18-97; Ord. No. 099-42, 7-13-99; Ord. No. 000-35, 6-6-00; Ord. No. 001-04, 1-2-01; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-39, 8-16-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 006-73, 12-19-06; Ord. No. 007-42, 9-4-07; Ord. No. 007-78, 12-18-07; Ord. No. 008-61, 9-2-08; Ord. No. 009-13, 6-16-09; Ord. No. 010-14, 3-16-10; Ord. No. 011-10, 6-21-11; Ord. No. 012-07, 6-19-12; Ord. No. 012-16, 12-4-12; Ord. No. 013-07, 6-4-13; Ord. No. 013-36, 9-3-13; Ord. No. 018-08, 2-6-18; Ord. No. 021-02, 3-2-21)



Stafford County remains among an elite group of counties across the United States with triple AAA bond ratings as Moody's Investors Service reaffirmed its Aaa bond rating recently. As of January 2022, 49 counties and 31 cities across the nation have a AAA bond rating from all three major rating agencies – Moody's, Fitch Ratings and Standard & Poor's. Moody's Investors Service initially gave Stafford an Aaa rating in 2018, citing Stafford's healthy financial position as well as its emphasis on strategically planning for the future, reaffirming the rating each year since. Stafford previously received AAA bond ratings from Fitch Ratings in October 2016 and Standard & Poor's in July 2015, both of which the County has maintained.

"Maintaining triple AAA bond ratings tells us we are being successful with our financial planning," said Chairman of the Board of Supervisors Crystal Vanuch, Rock Hill District. "The most important aspect of these ratings is that we are saving our residents millions in debt as our healthy finances allow us to borrow at lower interest rates."

Moody's Investors Service affirmed its 2018 review of Stafford's credit strengths and challenges, debts and obligations. Moody's praised Stafford County on being "positioned favorably to maintain its strong financial position with sound reserve levels, strong financial management and ample financial flexibility."

"While Stafford prepares an annual budget every year, we are simultaneously working from a five-year financial plan. This affirmation from Moody's shows us that our short-term and long-term financial planning are on target," said Stafford County Administrator Randal Vosburg. "In the end, maintaining three AAA bond ratings is tangible proof that we are good stewards of taxpayer funds."

A AAA bond rating indicates a high confidence that a locality can meet its obligations today and in the future. More importantly, this rating allows localities to borrow money for essential public facilities at a lower interest rate, saving taxpayers money. To view the rating affirmation, visit:

https://www.moody's.com/research/Moodys-affirms-1104-US-cities-and-counties-issuer-and-debt-PR_907942731.