



COLDWELL BANKER
COMMERCIAL
ELITE



EXIT 118



Mudd Tavern Rd

FUTURE DATA
CENTER SITE
(174 AC, 1.6M SF)

S Roxbury Mill Rd

SITE

4-ACRE LAND OPPORTUNITY IN SPOTSYLVANIA

FOR SALE

6612 S Roxbury Mill Road, Spotsylvania 22551

Price: \$875,000

Acreage: 4 AC

Square Footage: 1,920 SF

6612 S Roxbury Mill Road presents a rare 4-acre opportunity strategically positioned in Spotsylvania County’s growth corridor. The property is level and balanced with both cleared and wooded portions, offering immediate usability and long-term redevelopment potential. Currently zoned **A-2**, the site is identified in Spotsylvania County’s **Comprehensive Plan** for future commercial uses and lies within the **Primary Development Boundary** and the **Technology Zone**—making it ideally situated for rezoning and commercial expansion.

The property features two existing structures: a small house and a **1,920 SF warehouse**, offering flexibility for interim use. Its most compelling attribute is adjacency to a **174-acre data center development** totaling more than **1.6 million square feet across five buildings**, AND the proximity to the **Kalahari Resort, (located less than 1 mile from the property)** a **1.38 million square foot** resort, convention center and adventure park with a **total investment to the area of over \$900 million**, driving significant infrastructure and road upgrades in the area and along S Roxbury Mill Road. Additionally, the property sits less than one mile from **Interstate I-95**, with direct access via recently improved roadways and **no signalized intersections**—ensuring quick connectivity for logistics, commuters, and future commercial users.

This property is uniquely positioned to benefit from major regional investment, infrastructure improvements, and the growing demand for commercial land near the I-95 corridor.

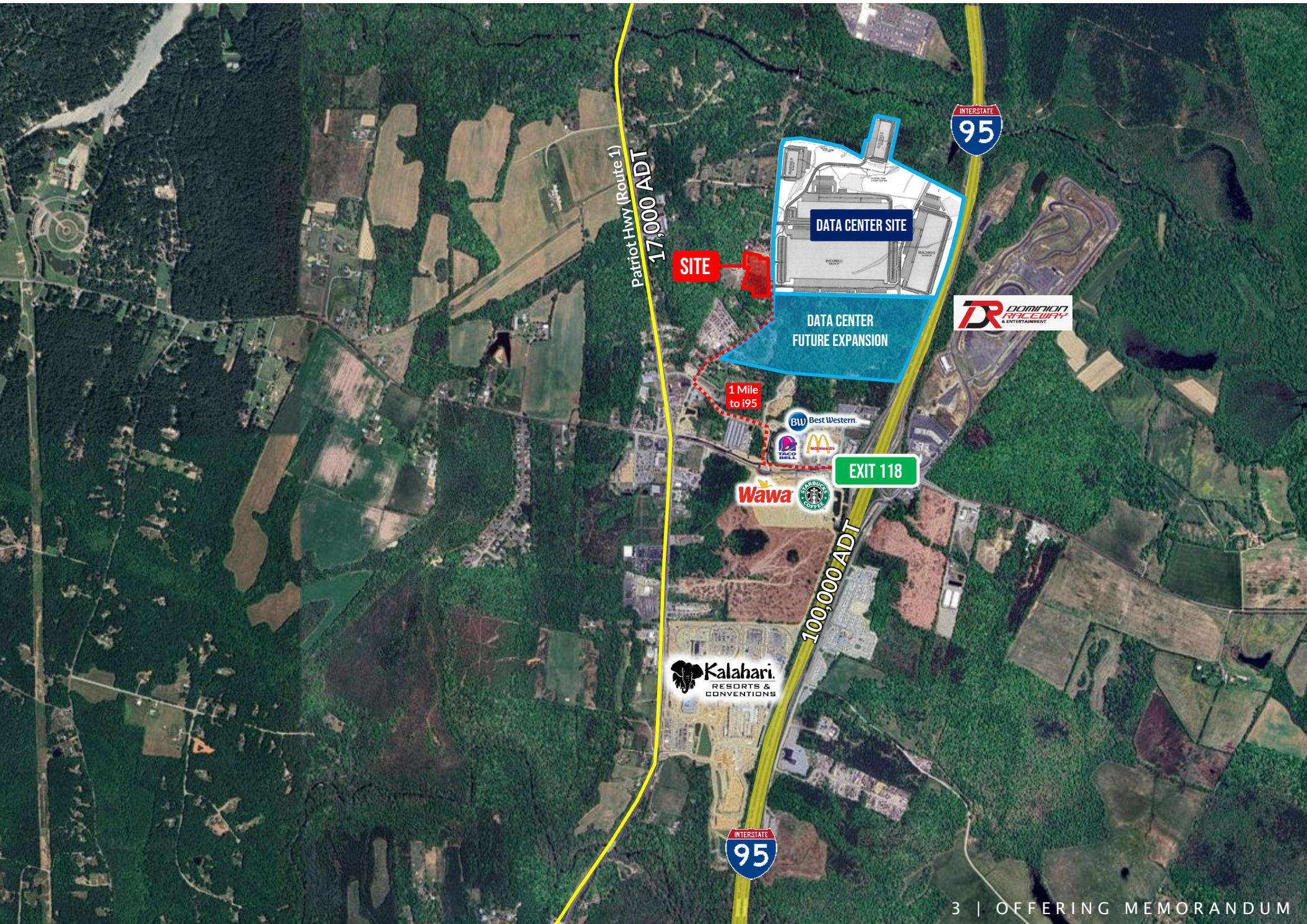
KEY PROPERTY HIGHLIGHTS

- **4 Acres** – Level topography, half cleared, and half wooded, ideal for development or adaptive reuse
- **Existing Improvements** – Includes a small house and 1,920 SF warehouse on site
- **Strategic Zoning Position** – Currently A-2, but within Spotsylvania’s Comprehensive Plan for commercial uses, inside the Primary Development Boundary and Technology Zone
- **Adjacent Developments** – Directly borders a 174-acre, 1.6M+ SF data center campus and located less than 1 mile from the newly constructed Kalahari Resort a 1.38M SF resort that both developments will deliver major road and utility infrastructure improvements
- **Proximity to I-95** – Less than 1 mile to the interstate, with improved access and no stoplights between the property and I-95
- **High Growth Corridor** – Positioned to capitalize on rapid technology, infrastructure, and commercial development in Spotsylvania County

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	2,532	11,437	125,735
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	910	4,059	44,403
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$104,088	\$117,014	\$130,218





Patriot Hwy (Route 1)
17,000 ADT

SITE

DATA CENTER SITE

DATA CENTER
FUTURE EXPANSION

1 Mile
to I95

Best Western

TACO BELL

Wawa

STARBUCKS COFFEE

EXIT 118

100,000 ADT

Kalahari.
RESORTS &
CONVENTIONS

INTERSTATE
95

INTERSTATE
95

DOMINION
RACEWAY
& ENTERTAINMENT



OFFERING MEMORANDUM

PRIME 4-ACRE COMMERCIAL LAND OPPORTUNITY IN SPOTSYLVANIA

6612 S ROXBURY MILL ROAD, SPOTSYLVANIA 22551

FOR MORE INFORMATION PLEASE CONTACT:



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