

SALE

56 MCWHIRT LOOP - LAND

56 McWhirt Loop - Land Fredericksburg, VA 22406

SALE PRICE

Subject To Offer



COLDWELL BANKER
COMMERCIAL
ELITE

Carl Braun
540 842 7551

SALE

56 MCWHIRT LOOP - LAND

56 McWhirt Loop - Land Fredericksburg, VA 22406



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3 Acres
Zoning:	B-2

LOCATION OVERVIEW

3 Acres of Road Front Land on Rt 17

Only 1.3 from I-95 (exit 133)

Great development opportunity

Zoned B-2

Next to Celebrate Virginia

Great locations for going to work users

Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

56 MCWHIRT LOOP - LAND

56 McWhirt Loop - Land Fredericksburg, VA 22406



Map data ©2023 Google Imagery ©2023, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

Carl Braun
540 842 7551



**COLDWELL BANKER
COMMERCIAL**
ELITE

SALE

56 MCWHIRT LOOP - LAND

56 McWhirt Loop - Land Fredericksburg, VA 22406



Carl Braun
540 842 7551

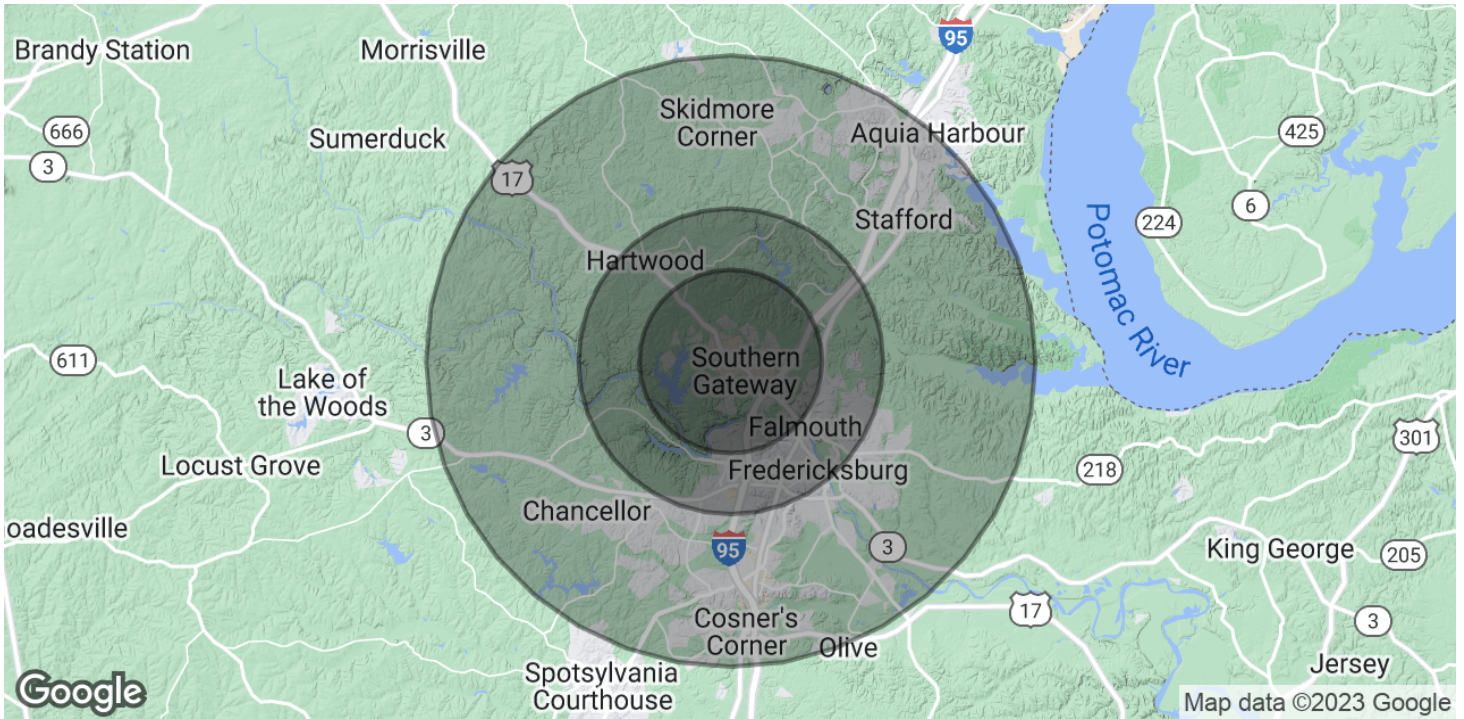


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

56 MCWHIRT LOOP - LAND

56 McWhirt Loop - Land Fredericksburg, VA 22406



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,244	65,744	247,424
Average Age	37.9	37.9	37.2
Average Age (Male)	38.3	36.6	36.2
Average Age (Female)	36.7	38.2	37.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,552	24,979	87,458
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$100,369	\$105,077	\$112,419
Average House Value	\$305,003	\$333,962	\$329,051

* Demographic data derived from 2020 ACS - US Census

Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE