

SALE 5.753 WATERFRONT ACRES FOR SALE ON AQUIA CREEK

Brent Point Road Stafford, VA 22556



PROPERTY DESCRIPTION

5.753 Waterfront Acres For Sale on Aquia Creek

PROPERTY HIGHLIGHTS

- Prime Waterfront Property – 5.753 Acres on Aquia Creek!
Your Dream Waterfront Escape Awaits!
- 475' of Stunning Shoreline Breathtaking Views Zoned A-2 – Endless Possibilities
- 2'-3' MLW – Ideal for Boating & Recreation
- Directly Across from Hope Spring & Willows Landing Marinas
- Don't miss this rare opportunity to own a premium waterfront parcel—perfect for your dream home, a private getaway, or future investment!
- Contact us now for details!

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	5.753 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	27	89	188
Total Population	75	241	514
Average HH Income	\$115,465	\$111,668	\$117,505

Donny Self, CCIM
(540) 842-6202

Evan Sullivan
(540) 538-8851



**COLDWELL BANKER
COMMERCIAL**
ELITE

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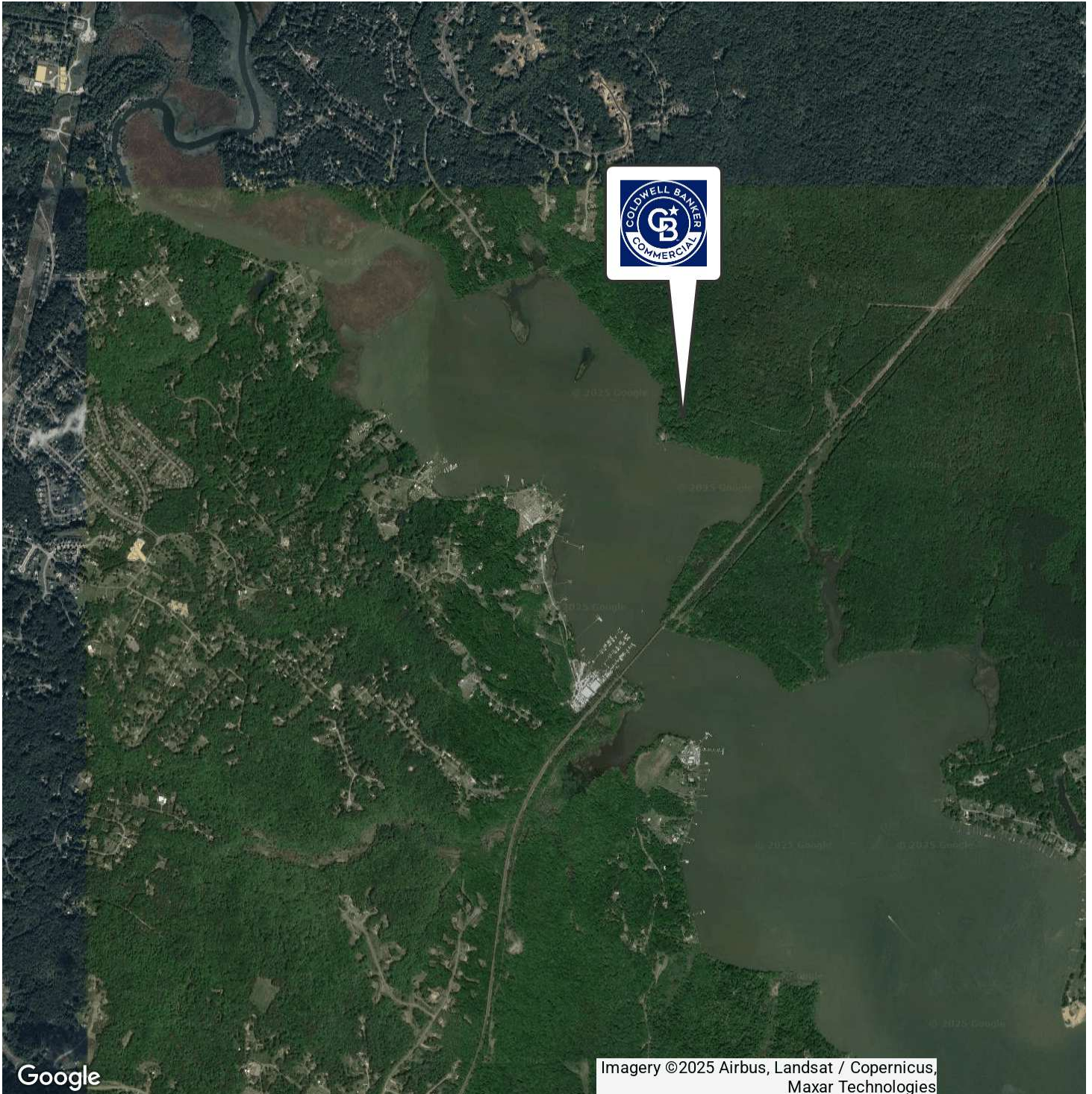
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	75	241	514
Average Age	44.3	44	43.7
Average Age (Male)	35	34.8	35.6
Average Age (Female)	45.8	45.5	44.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	27	89	188
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$115,465	\$111,668	\$117,505
Average House Value	\$432,424	\$427,818	\$431,218

2020 American Community Survey (ACS)

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