

# SALE

## MORTON TRACT

7501 Lake Anna Parkway Spotsylvania, VA 22553



### PROPERTY DESCRIPTION

The property can be sold as Approximately 15.53 Ac subject to final survey, in its entirety

### PROPERTY HIGHLIGHTS

- Located at a Signalized intersection on two main corridors through Spotsylvania County.
- Great frontage on the Parkway. Direct route to and from Mineral, Lake Anna and Spotsylvania Ct. House as well as I-95
- Located near Spotsylvania High School
- Ground Lease Opportunity

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	15.53 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,914	26,794	64,977
Total Population	8,549	79,781	187,855
Average HH Income	\$79,367	\$87,613	\$84,737

**J.R. Burdette**  
239 293 4087

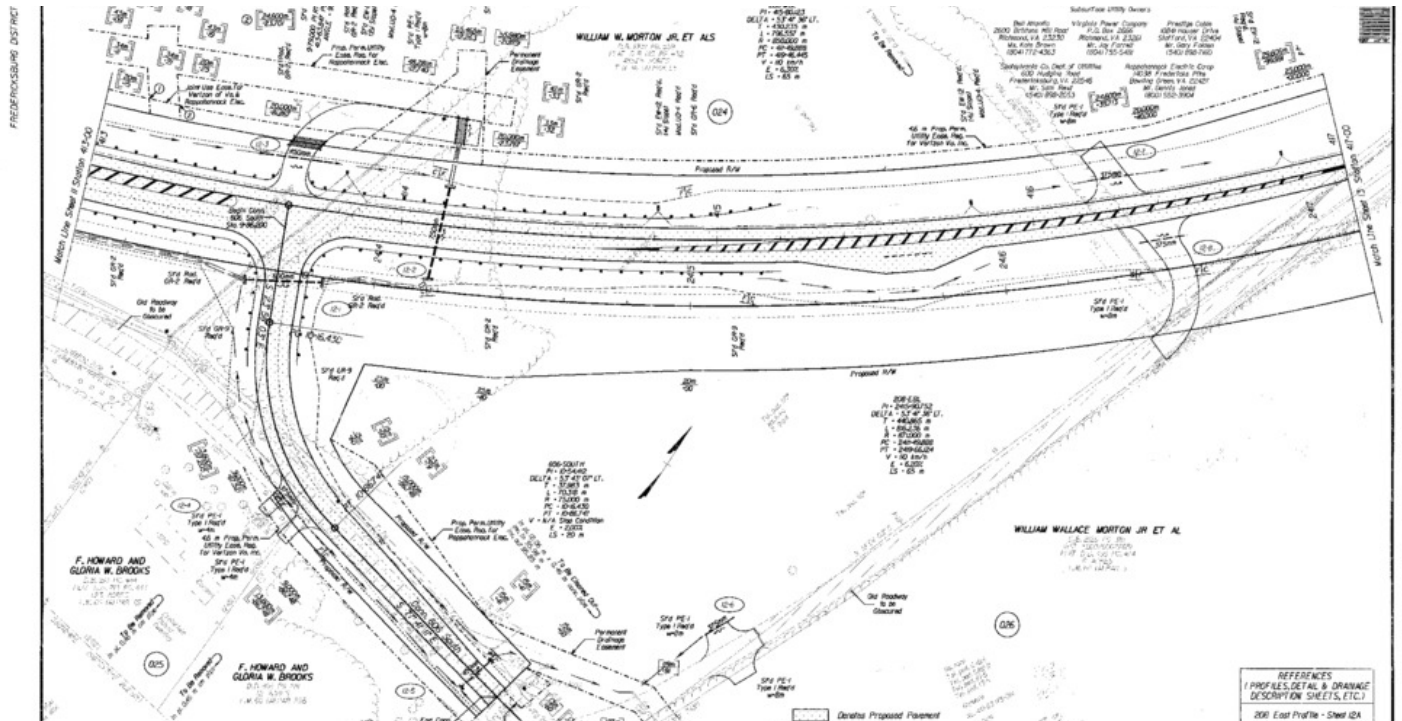


**COLDWELL BANKER  
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ELITE

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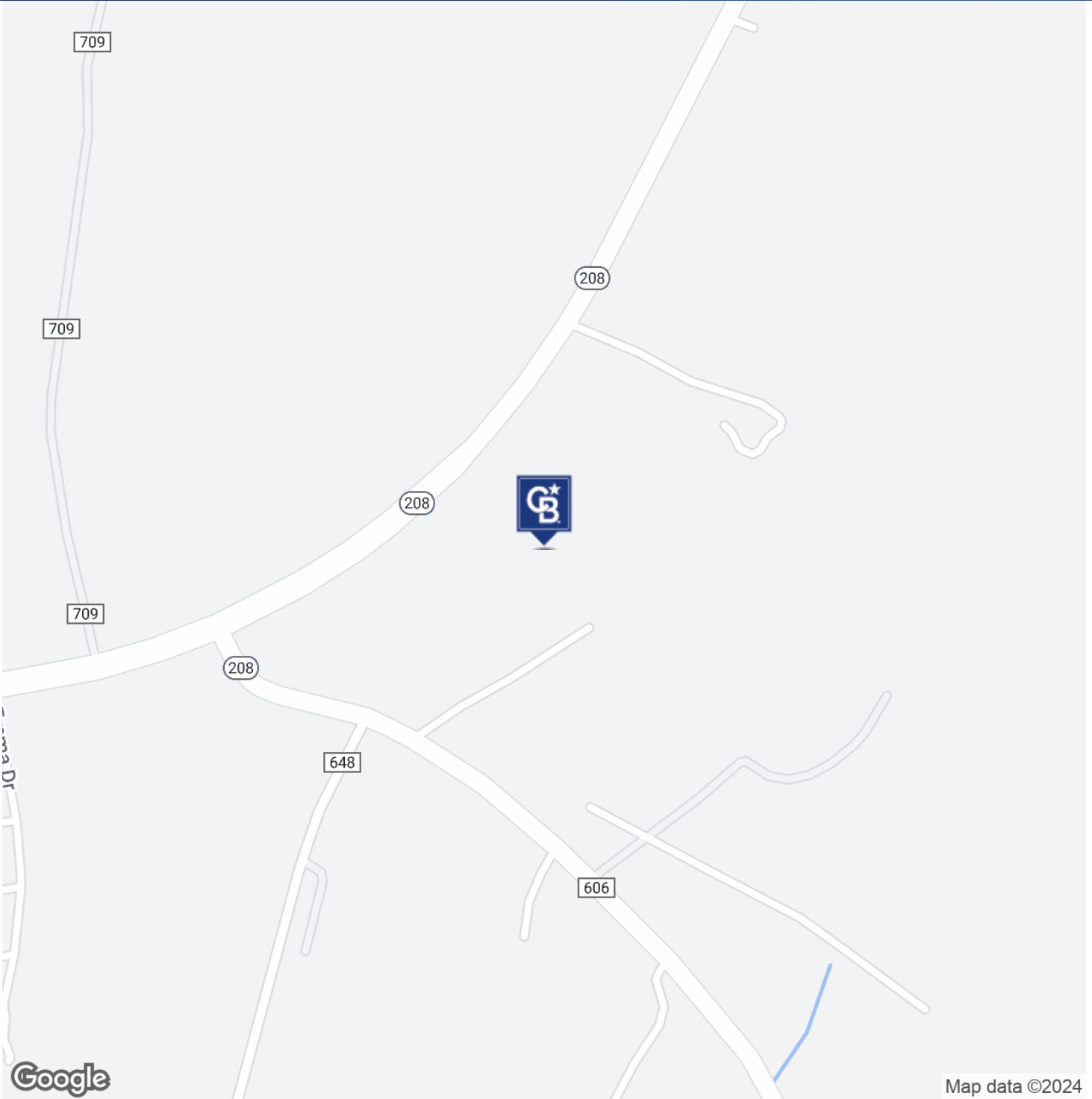


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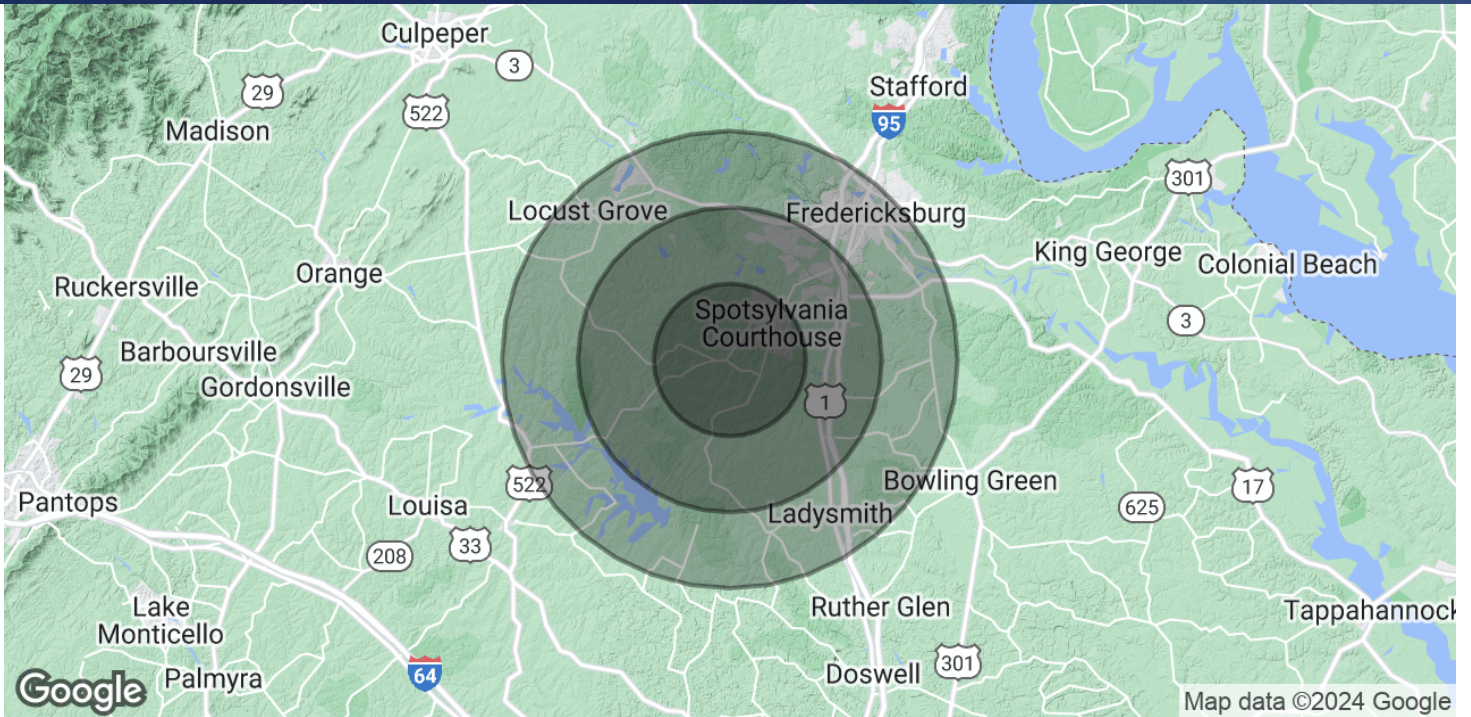


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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	8,549	79,781	187,855
Average Age	38.2	35	35.9
Average Age (Male)	35.5	33.3	34.6
Average Age (Female)	40.1	36.7	36.9

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	2,914	26,794	64,977
# of Persons per HH	2.9	3	2.9
Average HH Income	\$79,367	\$87,613	\$84,737
Average House Value	\$277,903	\$337,555	\$315,744

2020 American Community Survey (ACS)

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