

FOR SALE

QUANTICO LAND

3935 RICHMOND HWY STAFFORD, VA 22554



SALE PRICE **\$8,000,000**

OFFERING SUMMARY

Lot Size:	32.35 Acres
Zoning:	R-1, M-1, & B-2
Market:	Washington DC
Submarket:	Stafford County
Price / SF:	\$5.68
Parcel ID:	13-20B, 13-20C, 13-20, 13-17D, 13-17E, 13-17B, 13-18, & 13-12

PROPERTY OVERVIEW

This 32.35-acre assemblage spans 8 parcels along Richmond Highway (US Route 1) in Stafford County and offers a rare development opportunity within the Boswell's Corner Targeted Redevelopment Area. Zoned R-1, B-2, and M-1, the property supports a mix of commercial, office, and light industrial uses. With utilities available and over 1,000 ft of frontage, it's ideal for large-scale development or subdivision. Owner financing will be considered with a sizable down payment, and the seller is willing to allow time for entitlements.

LOCATION OVERVIEW

Positioned directly south of Marine Corps Base Quantico, the site enjoys strategic access along the heavily traveled Richmond Highway corridor and sits within the Boswell's Corner Planning Area—one of Stafford County's most important gateways for economic growth. Proximity to I-95, Quantico, and residential developments provides strong demand drivers for future commercial tenants. The area is undergoing transformational redevelopment driven by BRAC-related growth at Quantico and county investment in infrastructure and planning. This makes the site a high-potential location for developers looking to capitalize on long-term growth and regional connectivity.

PRESENTED BY:

RYAN ARCHIBALD

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COMMERCIAL REAL ESTATE SERVICES

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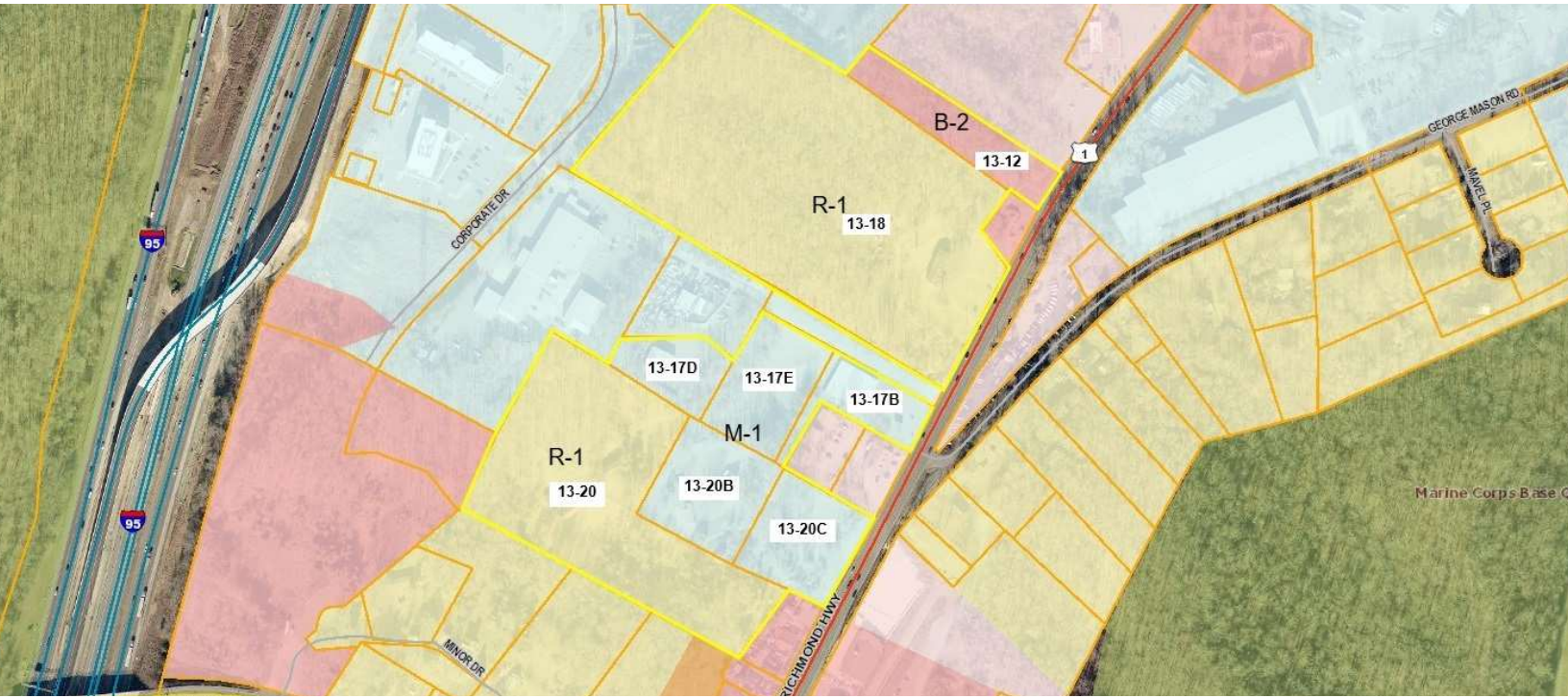
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LAND LOTS



ADDRESS	PARCEL #	SUB-TYPE	SIZE	ZONING
3915 Richmond Hwy	13-20B	Industrial	2 Acres	M-1
n/a	13-20C	Industrial	2 Acres	M-1
3905 Richmond Hwy	13-20	Residential	7.417 Acres	R-1
3933 Richmond Hwy	13-17D	Industrial	1.025 Acres	M-1
n/a	13-17E	Industrial	1.917 Acres	M-1
3935 Richmond Hwy	13-17B	Industrial	1.135 Acres	M-1
3953 Richmond Hwy	13-18	Residential	14.473 Acres	R-1
n/a	13-12	Retail	2.385 Acres	B-2

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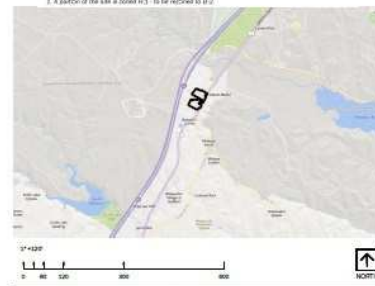
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3935 RICHMOND HWY STAFFORD, VA 22554

CONCEPT PLANS



DEVELOPMENT STANDARDS		
Zoning		
Location	Stafford County	M-1, B-2
zoning Designation		
Parking Standards	Min Stall Size	9'x20'
	Drive Aisle	22 FT
	Fire Lane	26 FT
	Landscape Islands	TBD
Required Parking	Office	1,900 SF
	Manufacturing	1,100 SF
	Total	3,000 SF
PROJECT DATA		
Site Summary (Site A)		APNs: #
Gross Site Area	694,314 SF	15.04 AC
Stormwater Management	25,000 SF	0.4%
Net Site Area	668,808 SF	15.35 AC
Total Building Area(s)	Gross Floor Area	503,278 SF
	Footprint	401,404 SF
	Gross	58%
	Net	80%
	Gross	8.7%
	Net	0.7%
Office Building 1		
Building Area(s)	Footprint	51,087 SF
	Second Floor	51,087 SF
	Gross Floor Area	102,174 SF
Cars Required		341 Stalls
Cars Provided	83,531/1,000 SF	361 Stalls
	Reg. Accessible	8 Stalls
Office Building 2		
Building Area(s)	Footprint	51,087 SF
	Second Floor	51,087 SF
	Gross Floor Area	102,174 SF
Cars Required		341 Stalls
Cars Provided	83,531/1,000 SF	361 Stalls
	Reg. Accessible	8 Stalls
Retail		
Building Area(s)	Footprint	17,150 SF
	Gross Floor Area	17,150 SF
Cars Required		70 Stalls
Cars Provided	83,531/1,000 SF	70 Stalls
	Reg. Accessible	3 Stalls
PROJECT DATA		
Site Summary (Site B)		APNs: #
Gross Site Area	664,347 SF	15.25 AC
Stormwater Management	88,156 SF	0.13%
Net Site Area	576,191 SF	13.23 AC
Total Building Area(s)	Gross Floor Area	140,840 SF
	Footprint	140,840 SF
	Gross	21%
	Net	24%
	Gross	0.21%
	Net	0.24%
Flex Building 1		
Building Area(s)	Footprint	58,220 SF
	Gross Floor Area	58,220 SF
Cars Required		85 Stalls
Cars Provided	81,451/1,000 SF	85 Stalls
	Reg. Accessible	4 Stalls
Flex Building 2		
Building Area(s)	Footprint	82,320 SF
	Gross Floor Area	82,320 SF
Cars Required		82 Stalls
Cars Provided	81,331/1,000 SF	108 Stalls
	Reg. Accessible	5 Stalls
Drive-in Doors		6
Trailers		7 Stalls



This conceptual design is based upon a preliminary review of aerial imagery, site information, and on-site field and possibly incorporate site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
RECORD PLAT DATA
www.mgdl.com
Stormwater Management Design
ADDITIONAL RECORD REQUIRED
PROVIDED

SCHEME: 01

Conceptual Site Plan
Quantico Mixed Use - Weber Rector
George Mason Rd & Richmond Highway, Boswell's Corner, VA

WARE MALCOMB W0024-0007-00 01

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3935 RICHMOND HWY STAFFORD, VA 22554

CONCEPT PLANS



DEVELOPMENT STANDARDS			
Zoning	Jurisdiction	Stafford County	
	Zoning Description	M-1, B-2, I	
	Parking Standards		
	Min Stall Size	9'x20'	
	Drive Aisle	22 FT	
	Fire Lane	26 FT	
	Landscape Islands	TBC	
Required Parking	Office	1/300 SF	
	Manufacturing	1/1000 SF	
	Retail	1/250 SF	
PROJECT DATA			
Site Summary (Site A)		APNs: 44	
Gross Site Area	694,313 SF	15.04 AC	
Stormwater Management	90,614 SF	0.6% E	
Net Site Area	603,700 SF	13.03 AC	
Total Building Area(s)	Gross Floor Area	457,240 SF	
	Footprint	457,240 SF	
	Coverage	66%	
	FAR	0.76	
	h-ft	0.66	
	h-ft	0.76	
Flex Building 3			
Building Area(s)	Footprint	58,520 SF	
	Gross Floor Area	58,520 SF	
Cars Required	85% of Use	65 Stalls	
Cars Provided	0.125/1,000 SF	75 Stalls	
Drive-in Doors	Pass. Accessible	3 Stalls	
Flex Building 4			
Building Area(s)	Footprint	58,520 SF	
	Gross Floor Area	58,520 SF	
Cars Required	85% of Use	65 Stalls	
Cars Provided	0.125/1,000 SF	75 Stalls	
Drive-in Doors	Pass. Accessible	3 Stalls	
Flex Building 5			
Building Area(s)	Footprint	58,520 SF	
	Gross Floor Area	58,520 SF	
Cars Required	85% of Use	65 Stalls	
Cars Provided	0.125/1,000 SF	75 Stalls	
Drive-in Doors	Pass. Accessible	3 Stalls	
PROJECT DATA			
Site Summary (Site B)		APNs: 44	
Gross Site Area	694,313 SF	15.04 AC	
Stormwater Management	88,156 SF	0.6% E	
Net Site Area	606,157 SF	13.23 AC	
Total Building Area(s)	Gross Floor Area	140,840 SF	
	Footprint	140,840 SF	
	Coverage	21%	
	FAR	0.21	
	h-ft	0.21	
	h-ft	0.24	
Flex Building 1			
Building Area(s)	Footprint	58,520 SF	
	Gross Floor Area	58,520 SF	
Cars Required	85% of Use	65 Stalls	
Cars Provided	0.125/1,000 SF	75 Stalls	
Drive-in Doors	Pass. Accessible	3 Stalls	
Flex Building 2			
Building Area(s)	Footprint	82,320 SF	
	Gross Floor Area	82,320 SF	
Cars Required	85% of Use	62 Stalls	
Cars Provided	0.131/1,000 SF	108 Stalls	
Drive-in Doors	Pass. Accessible	5 Stalls	
	Toilets	7 Stalls	



This conceptual design is based upon a preliminary review of available requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in evaluating how the project might be developed.

Boundary Source:
8/20/2019 PARCEL DATA
www.malden.com
Stormwater Management Design:
1. PRELIMINARY REGIONAL REQUIRED
PROVIDED

SCHEME: 02

Conceptual Site Plan
Quantico Mixed Use - Weber Rector
George Mason Rd & Richmond Highway, Boswell's Corner, VA

WARE MALCOMB

ARCHITECT
PALE 01

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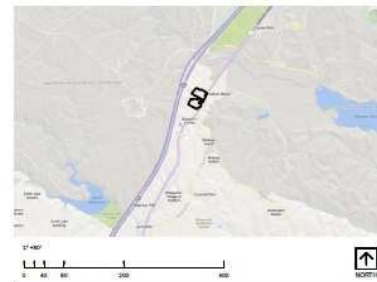
3935 RICHMOND HWY STAFFORD, VA 22554

CONCEPT PLANS



DEVELOPMENT STANDARDS			Stafford County
Zoning	Min Staff Size		M-1, B-2
Required Parking	Office	1/300 SF	
	Manufacturing	1/1000 SF	
	Retail	1/250 SF	
PROJECT DATA			4P/1000 ft ²
Site Summary (Site A)	Gross Site Area	694,334 SF	15.94 AC
	Stormwater Management	39,611 SF	0.91 AC
	Net Site Area	654,723 SF	15.03 AC
Total Building Area	Gross Floor Area	117,040 SF	
	Footprint	117,040 SF	
	Coverage	Gross	17%
		Net	18%
	FAR	Gross	0.17
		Net	0.18
Flex Building 3	Building Area	Footprint	58,520 SF
		Gross Floor Area	58,520 SF
	Cars Required	85% Office	65 Stalls
	Cars Provided	8.2 G/L, 1,000 SF	152 Stalls
	Drivers' Doors	Reg. Accessible	5 Stalls
Flex Building 4	Building Area	Footprint	58,520 SF
		Gross Floor Area	58,520 SF
	Cars Required	85% Office	65 Stalls
	Cars Provided	8.15 G/L, 1,000 SF	86 Stalls
	Drivers' Doors	Reg. Accessible	4 Stalls
PROJECT DATA			4P/1000 ft ²
Site Summary (Site B)	Gross Site Area	684,347 SF	15.25 AC
	Stormwater Management	68,156 SF	1.56 AC
	Net Site Area	616,191 SF	14.03 AC
Total Building Area	Gross Floor Area	140,840 SF	
	Footprint	140,840 SF	
	Coverage	Gross	23%
		Net	24%
	FAR	Gross	0.23
		Net	0.24
Flex Building 1	Building Area	Footprint	58,520 SF
		Gross Floor Area	58,520 SF
	Cars Required	85% Office	65 Stalls
	Cars Provided	8.15 G/L, 1,000 SF	86 Stalls
	Drivers' Doors	Reg. Accessible	4 Stalls
Flex Building 2	Building Area	Footprint	82,320 SF
		Gross Floor Area	82,320 SF
	Cars Required	85% Office	92 Stalls
	Cars Provided	8.12 G/L, 1,000 SF	108 Stalls
	Drivers' Doors	Reg. Accessible	5 Stalls
	Enclaves		7 Stalls

Notes
1. A portion of the site is owned by B-2. To be reported by B-2.



This conceptual design is based upon a preliminary review of aerial imagery, site photos, and on-site reconnaissance. It is intended to provide a general overview of the proposed development and is not intended to be used for engineering or construction purposes. The design is subject to change without notice.

Boundary Source:
ESRI/AIRTEL DATA
www.esri.com
Stormwater Management Design:
AUGUST REGION, REQUIRED
PROVIDED

SCHEME: 03

Conceptual Site Plan
Quantico Mixed Use - Weber Rector
George Mason Rd & Richmond Highway, Boswell's Corner, VA

WARE MALCOMB

W0000-0001-01
1/10/2024

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01

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ZONING INFORMATION - M-1

Stafford County M-1			
By Right Uses		Conditional Uses	
Aquaculture.	Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.	Adult business.	Airport, private.
Building materials sales and service yards.	Commercial kennels.	Boat sales.	Brewery.
Contractors' equipment and storage yards.	Convenience center.	Clinic, medical and dental.	Communication facility.
Convenience store.	Fleet parking.	Distillery.	Drive-through.
Flex office.	General office uses.	Dwelling for watchman or caretaker on-premises.	Energy storage facility.
Hotel.	Laboratory, research and testing.	Low intensity commercial retail not otherwise listed.	Medium intensity commercial retail not otherwise listed.
Light industrial uses.	Light manufacturing uses.	Microbrewery, in accordance with subsection 28-39(w), with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.	Motor vehicle sales.
Machinery sales and service.	Maintenance, rental, and repair of modular units designed for temporary office or classrooms.	Other light industrial and manufacturing uses not otherwise listed for this district.	Place of worship.
Microbrewery in accordance with subsection 28-39(w).	Motor vehicle rental.	Public facilities/utilities (expanded).	Recycling facilities.
Parking and storage of tractor trailers.	Printing, publishing, engraving.	School.	School, industrial.
Public facilities/utilities (limited).	Public parking lot.	Solar facility.	Truck stop.
Public works excluding wastewater treatment facilities.	Railroad sidings.	Vehicle fuel sales.	
Restaurants without drive-through.	School, vocational.		
Selected indoor recreational enterprises within industrial parks.	Storage warehouse.		
Veterinary clinic.	Vocational school.		
Warehousing, mini-storage.	Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).		
Wholesale business.			

[Click here for the full Stafford County Zoning Ordinance Table of Uses.](#)

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ZONING INFORMATION - B-2

Stafford County B-2		
By Right Uses		Conditional Uses
Adult day care center.	Low intensity commercial retail.	Adult business.
Bakery.	Lumber/building/electrical/plumbing supply with covered storage.	Arcade.
Bank and lending institution.	Machinery sale and service.	Auto service.
Barber/beauty shop.	Medical/dental office.	Automobile repair.
Building material sale and storage yard and mulch sale.	Medium intensity commercial retail.	Boat sales.
Car wash.	Motel.	Broadcasting station.
Child care center.	Pet store.	Drive-through.
Clinic, medical and dental.	Place of worship.	Dwelling for watchman or caretaker on premises.
Club, lodge, fraternal organization.	Plant and tree nursery/greenhouse.	Fleet parking.
Convenience center.	Printing, publishing, engraving.	Hospital.
Convenience store.	Professional office.	Marina.
Dance studio.	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.	Motor vehicle rental.
Data and computer services centers.	Public works excluding wastewater treatment facilities.	Motor vehicle sales.
Drug store.	Recreational enterprise.	Nightclub.
Dry cleaner/laundry.	Restaurant.	Outdoor flea market.
Farmers market (in accordance with subsection 28-39(v)).	Retail bakery.	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).
Flex office.	Retail food shop.	Public parking lot.
Florist.	School, vocational.	Retail photo laboratory processing.
Funeral home.	School.	Theater with 3,500 or more seats.
General office use.	Tailor shop.	Vehicle fuel sales.
Gift/antique shop.	Theater with fewer than 3,500 seats.	Warehouse, mini-storage.
Hotel.	Veterinary clinic.	Warehouse, storage.
Indoor flea market.	Wholesale business.	

[Click here for the full Stafford County Zoning Ordinance Table of Uses.](#)

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ZONING INFORMATION - R-1

Stafford County R-1		
By Right Uses		Conditional Uses
Accessory dwelling.	Apiary, as accessory use.	Bed & breakfast inn.
Community use.	Farmer's market.	Cluster subdivision, max density 2.25 du/acre (in Cluster Subdivision Areas).
Group family day care home.	Home business I.	Golf course.
Home occupation.	Park and playground.	Marina.
Place of worship (within a Historic Overlay zoning district).	Public facilities/utilities (with limits).	Nursing home.
Public works excluding wastewater treatment facilities.	School.	Place of worship (not within a Historic Overlay zoning district).
Single-family dwelling.	Small family day care.	Recreational facility.

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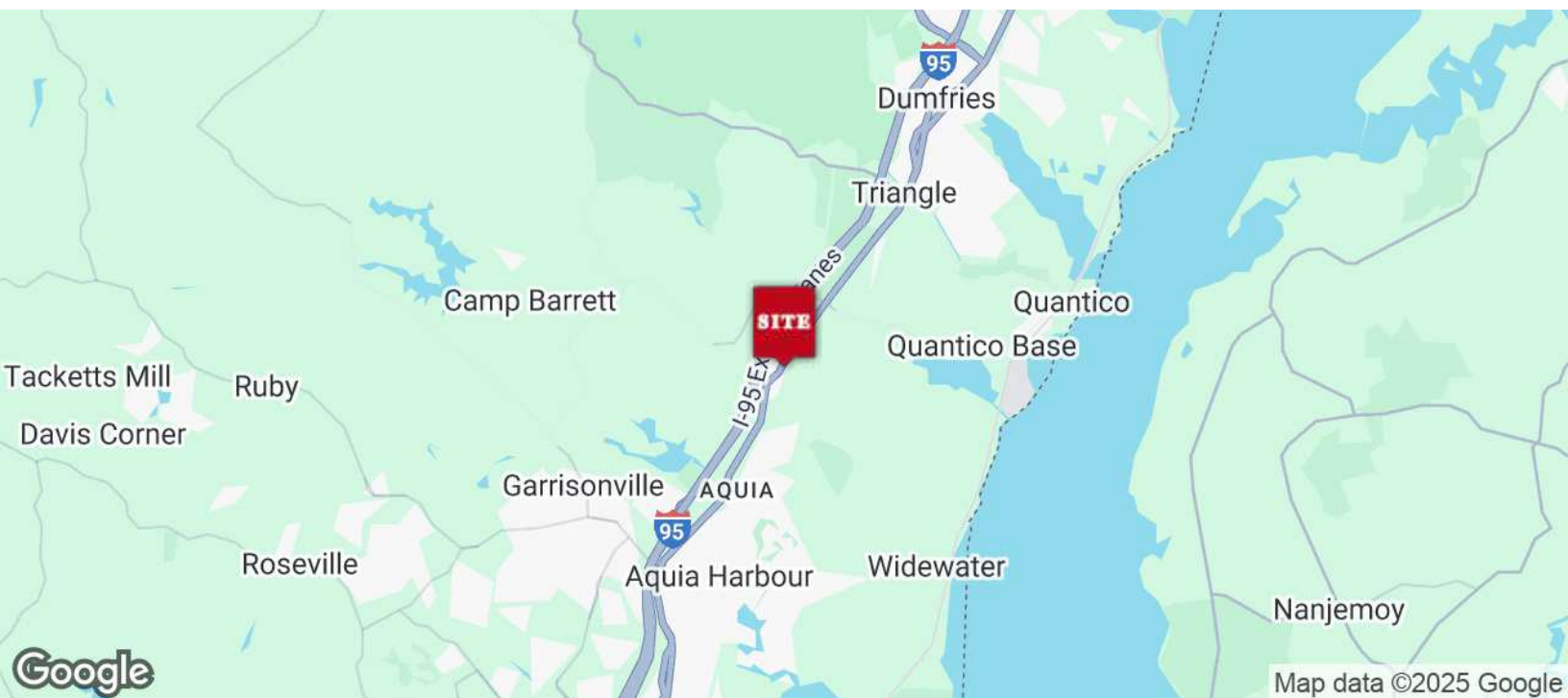
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LOCATION MAP



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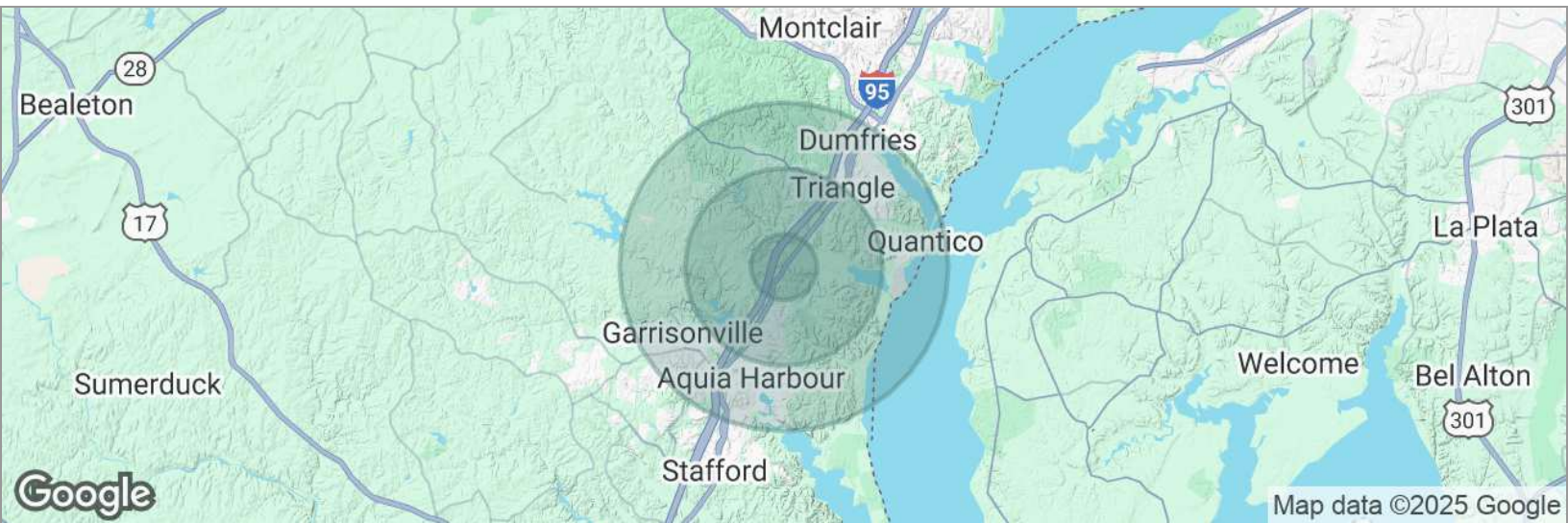
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DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	1,361	16,279	73,927
Median age	34	33	34
Median age (male)	33	32	34
Median age (Female)	35	33	35

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	440	5,103	23,107
# of persons per HH	3.1	3.2	3.2
Average HH income	\$120,356	\$128,950	\$135,098
Average house value	\$378,761	\$382,322	\$445,846

* Demographic data derived from 2020 ACS - US Census

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OTHER PLANNING AREAS

The remaining Planning Areas have been identified as Priority Focus Areas in the Economic Development Strategic Action Plan. The following highlights these areas, describes the importance of the Area, includes recommended Land Use Concept Plans, but does not quantify recommended development buildout.

Boswell's Corner Planning Area

Includes:

- Economic Development Priority Focus Area – Redevelopment Area

This Planning Area represents the location of the Boswell's Corner Redevelopment Plan, which was adopted in 2011. Boswell's Corner is largely defined by Interstate 95 (I-95) to the west, the Marine Corps Base Quantico to the west, north and east, and Telegraph Road to the east. Jefferson Davis Highway (US-1) runs north-south through the middle of the area. This redevelopment area generally consists of roughly 354 Parcels that contain approximately 491 acres of land area.

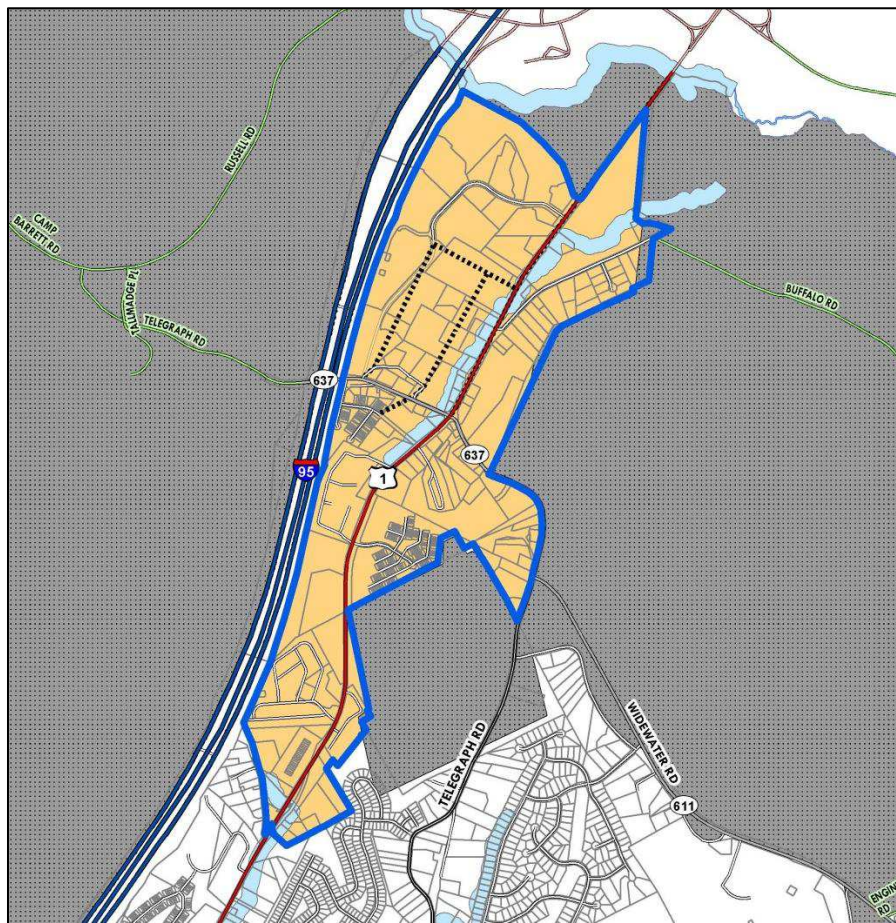


Figure 3.7.1-F: Boswells Corner Planning Area

Boswell's Corner is named for a crossroads of the same name, and in many ways, the area represents a crossroads of the different groups that live in this area of Stafford County. The biggest driver for the area is Marine Corps Base Quantico and those who serve the government operations. However, there are also several housing developments in the area that will also potentially serve as demand generators for service retail.

Boswell's Corner's location in the northern part of Stafford County and proximate to Marine Corps Base Quantico and Interstate 95 (I-95) make the area attractive for redevelopment, especially with the anticipated growth at Quantico as a result of the Base Realignment and Closure (BRAC) actions.

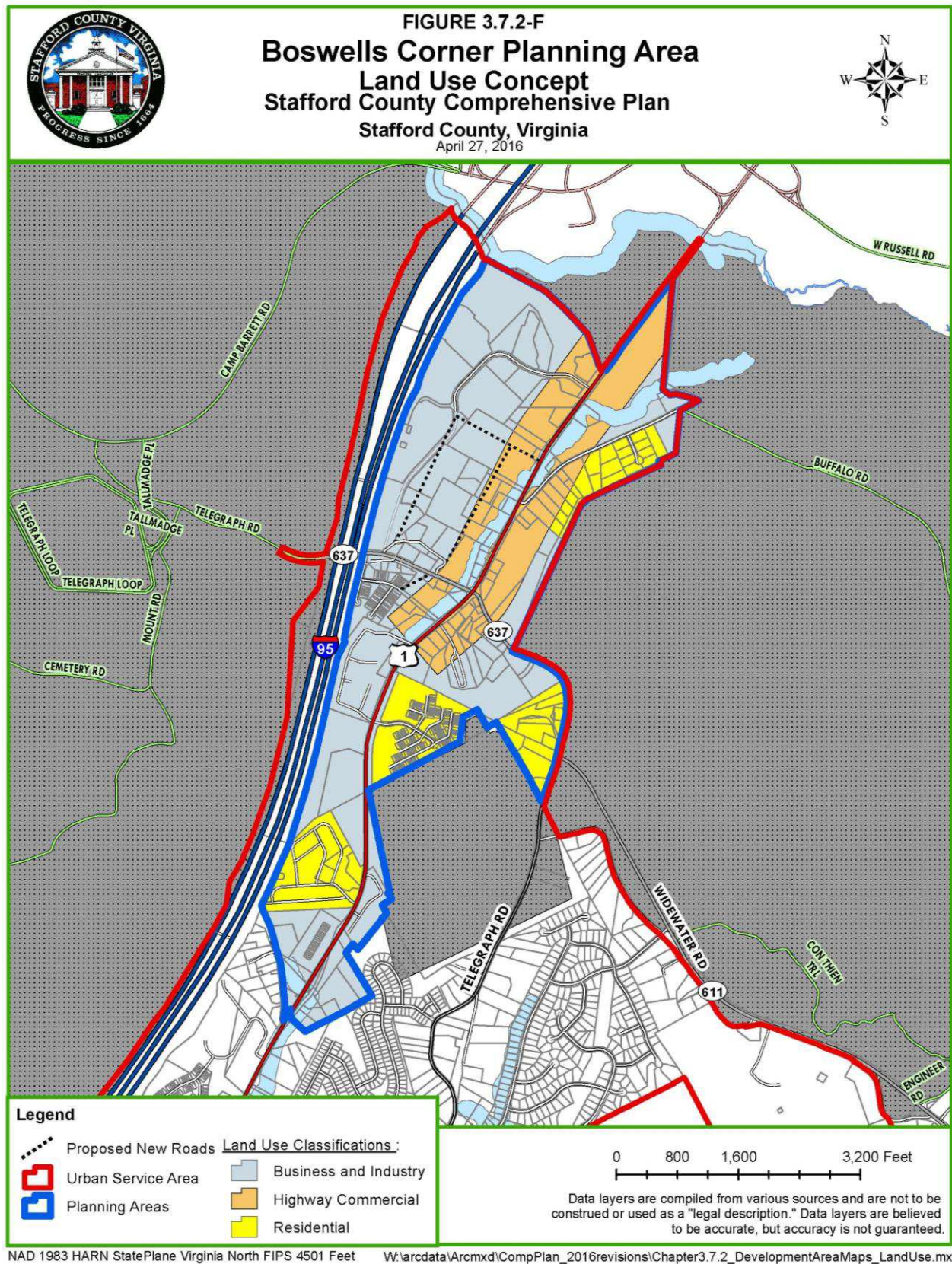
Currently, development in the area is limited to a few service and automotive retail locations intermixed with industrial and residential. However, several buildings in the Silver Companies Quantico Corporate Center have been completed in the northern section of the area, with the other components under construction.

Boswell's Corner was targeted for redevelopment by Stafford County upon the presentation of Stafford County's Economic Development Plan of 2006, which states that this area exists as future economic development site due to location, road access, and the Quantico Marine Corps Base, which is expected to see significant gain in employment through the BRAC process. Boswell's Corner "stands as the gateway to Stafford County from the north. Development of high quality office space and supporting retail would announce that Stafford County is an area for economic progress and not solely a bedroom community."

Land Use Concept

Figure 3.7.2-F provides a generalized land use concept plan to guide the future development of the Boswell's Corner Planning Area.

The area is recommended as a primarily Business and Industry future Land Use. Highway Commercial is recommended along Jefferson Davis Highway from the boundary with Prince William County to a point south of Telegraph Road. There are 744 existing dwelling units in the area. As recommended upon approval of the Redevelopment Plan, no additional dwelling units, above the current number of units is recommended.



Project Descriptions for FAMPO Long Range Plan Comprehensive Plan Projects

US Route 1 Improvements (Stafford)

Project Name: US Route 1 Improvements

Bike/Pedestrian Cost: \$3,686,000.00

Route Number: 1

Bridge Cost: \$1,340,000.00

Project Type: Road Improvements

Right-of-Way Cost: \$18,400,000.00

Construction Cost: \$30,600,000.00

Jurisdiction: Stafford

Total Cost: \$53,986,000.00

Project Limit Start: Courthouse Road (SC-630)

**Sensitivity Issues/
Impacts On:**

- ☒ Built Environment
- ☒ Natural Environment
- ☐ Historic Environment

Project Limit End: Telegraph Road North (SC-637)

Length in Miles: 6.6

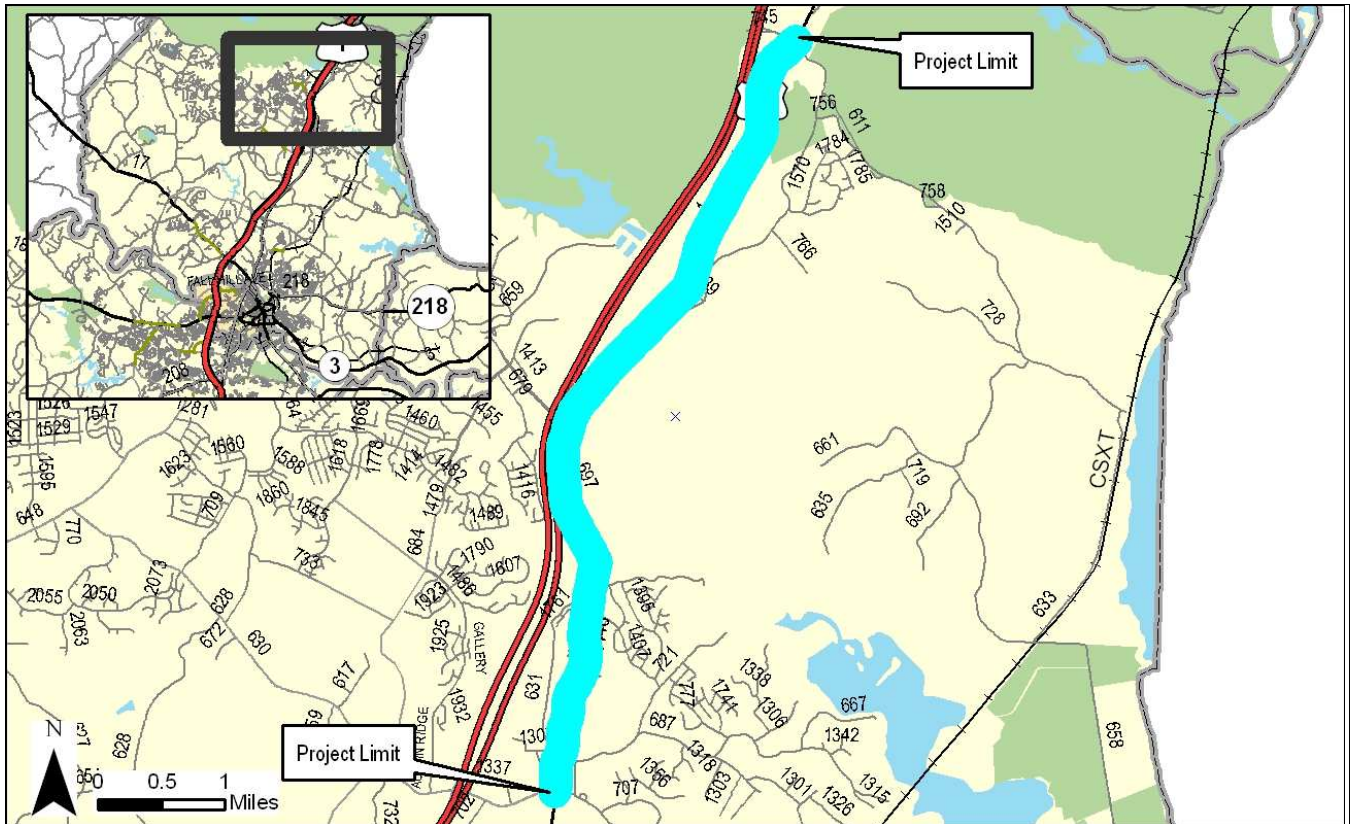
Construction Year: 2025

2035 Projected Volume: 50,000~70,000

Project Description:

Road improvements to US 1 including paved shoulder widening. Other improvements include the Aquia creek bridge, 20 intersections, addition of turn lanes, and traffic signalization.

Project Location Map:



Classification:

Primary

ID: COMP-2025-44

FHWA Functional Class:

Urban Other Principal Arterial

Project Descriptions for FAMPO Long Range Plan Comprehensive Plan Projects

Jefferson Davis Hwy/Cambridge Street (US-1) Widening (Stafford)

Project Name: Jefferson Davis Hwy/Cambridge Street (US-1) Widening

Bike/Pedestrian Cost: \$9,800,000.00

Route Number: US-1

Bridge Cost: \$0.00

Project Type: Road Widening 4 to 6 Lanes

Right-of-Way Cost: \$42,400,000.00

Construction Cost: \$70,700,000.00

Jurisdiction: Stafford

Total Cost: \$123,000,000.00

Project Limit Start: Prince William Co. Line

Project Limit End: Bus US 17/PR-218

Length in Miles: 15.6

Construction Year: 2035

**Sensitivity Issues/
Impacts On:**

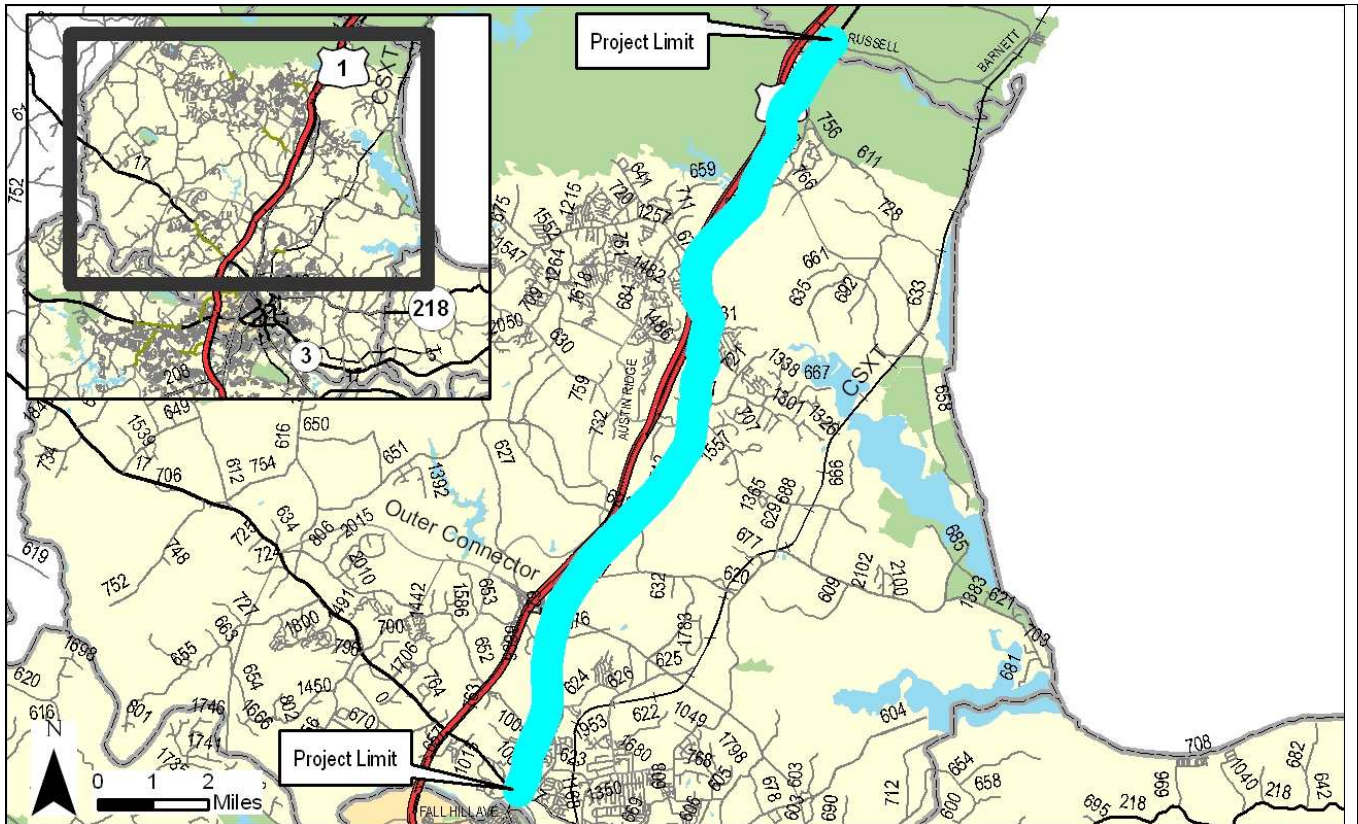
- ☒ Built Environment
- ☒ Natural Environment
- ☐ Historic Environment

2035 Projected Volume: 40,000~80,000

Project Description:

Widen Jefferson Davis Highway from 4 lanes to 6 lanes. Improvements include 33 intersections, addition of turn lanes, sidewalks in some portions, paved highway shoulders and traffic signalization.

Project Location Map:



Classification:

Primary

ID: COMP-2035-55

FHWA Functional Clas

Rural Other Principal Arterial/ Rural Minor Arterial

EE-41549