

# RIVER ROAD LAND

8401 & 8417 RIVER ROAD, FREDERICKSBURG, VA 22407

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80 ACRES FOR SALE | \$1,500,000



## RIVER ROAD LAND

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# TREMENDOUS DEVELOPMENT OPPORTUNITY

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### DESCRIPTION

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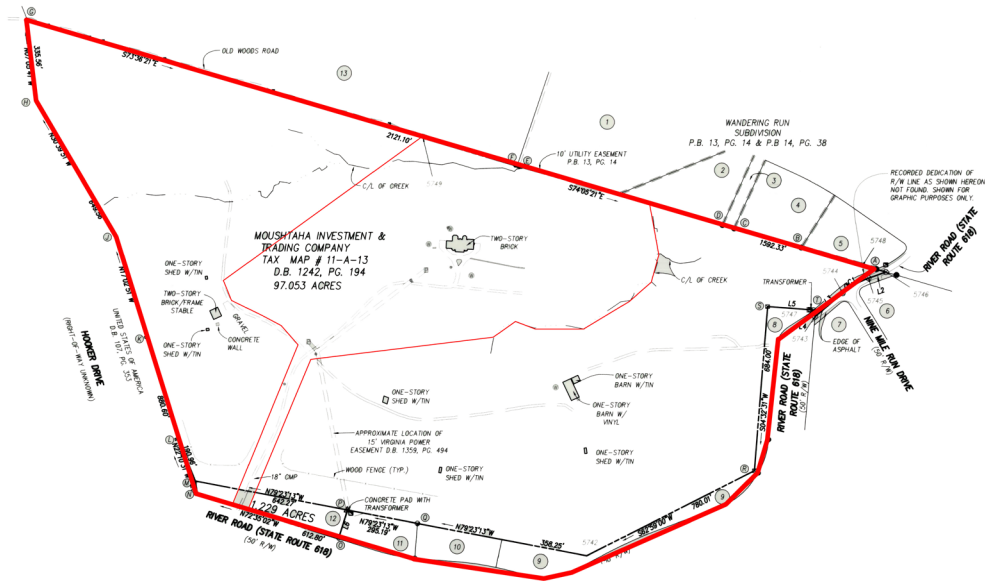
2 Parcels available for sale and immediate development to create a beautiful estate lot subdivision. The relatively flat parcel is filled with beautiful and mature hardwoods providing secluded wooded lots yet is only 8 miles from the areas best shopping and dining as well as Interstate 95 at exit 130 situated in the historic battlefield area of Chancellorsville. By right the parcel affords 9 lots, clustered to minimize site work and preserve the larger areas of firested buffer or 9-10 acre estate lots enhancing the seclusion.

### LOCATION

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8401 and 8417 River Road are located in Chancellorsville, less than 7 miles from Interstate 95, Central Park and the City of Fredericksburg. The parcel is located on the West end of River Road, just off of Plank Road/Route 3 West. Situated near Chancellorsville Battlefield Visitor Center and Historic Landmarks. Located in Spotsylvania County, adjacent to luxury estate home communities.

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\* 20 acres will be retained by the seller, exact lot lines and access to be negotiated

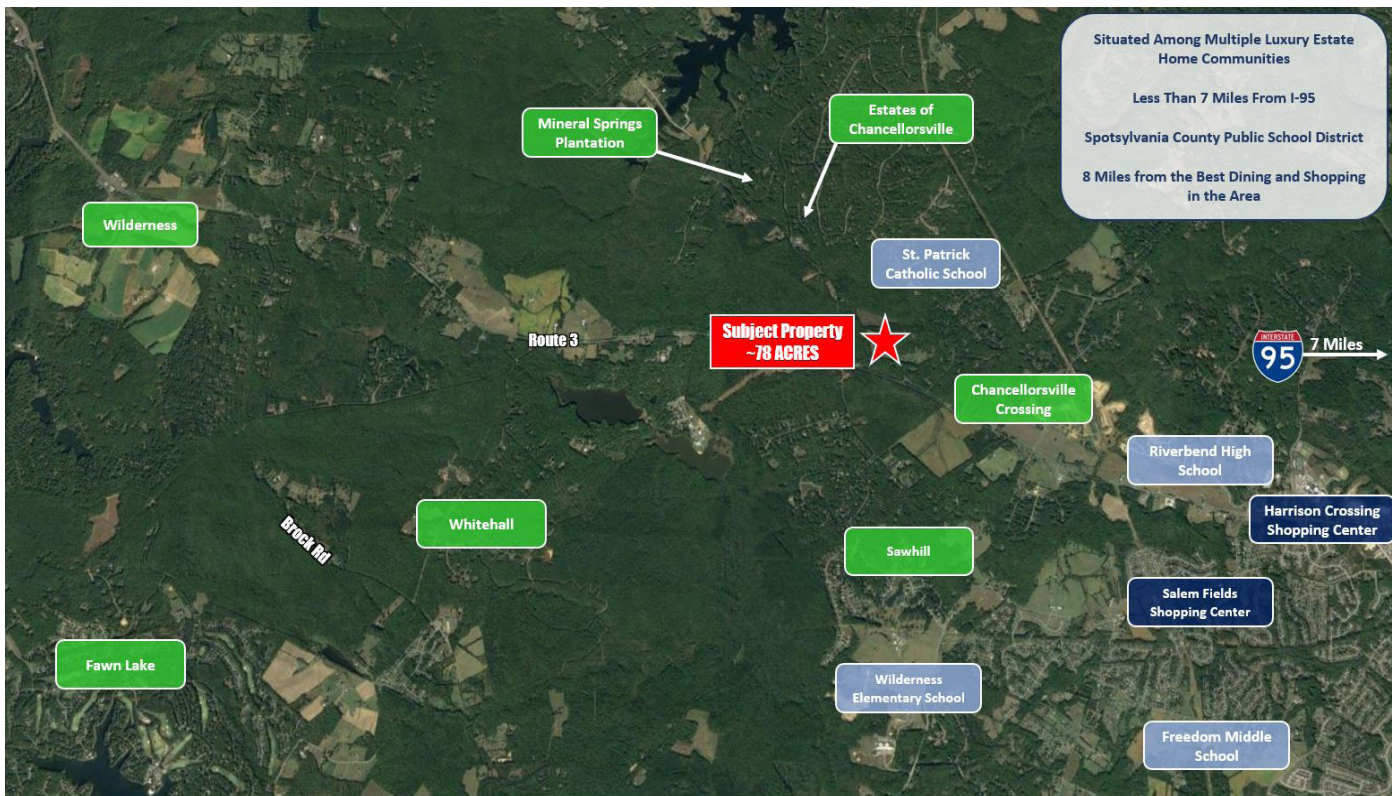
## HIGHLIGHTS

- 78 Acres of Residential Land for Sale
- Tremendous Development Opportunity
- Located next to Chancellorsville Battlefield
- Situated among Estate Home communities
- Less than 7 miles from Interstate 95
- Zoned RU in Spotsylvania County
- Spotsylvania County Public School District

## PROPERTY DETAILS

Price:	\$1,500,000
Total Lot Size:	Approx. 78 Acres
Property Type:	Land
Zoning:	RU
Parcel ID:	11-A-13 & 10C-1-1

# AERIAL EXHIBIT



## EXCLUSIVELY REPRESENTED BY



### BEN KEDDIE

Ben Keddie is the Vice President and Managing Broker for Coldwell Banker Commercial Elite, specializing in Office Sales/Leasing, Land Sales, Tenant Representation, and Commercial Investments. He has closed \$100 Million + in Commercial Transactions recently representing and working with some of the premier investors, owners, and tenants in the Region. A seasoned vet, Ben's skill sets are admired by his clients. He is persistent, provides frequent communication to avoid surprises, and has strong analytic abilities. Placing the client's interests first, the emphasis is placed on the relationship.

He is also responsible for the continued growth of the Company's Commercial Brokerage and Property Management Divisions, leading the largest full-service brokerage firm in the Region which provides significant market intelligence. Under his leadership, the firm has been the number one affiliate 5 years in a row.

#### CONTACT

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#### CLIENTS & CUSTOMERS SERVED

The Wack Companies  
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 Royal Farms  
 Allstate Career Training Solutions  
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 Wendy's  
 Minnieland Private Day School  
 Troika Solutions  
 HDT Global Quadrant, Inc  
 Union Bank  
 Wells Fargo  
 W.J. Vakos  
 Free Lance Star  
 BH Media Group

### TESTIMONIALS

"After thoroughly assessing the wants and needs of the Free Lance-Star in preparing for this significant move, Ben and his team developed a strategy that ensured we were able to evaluate all available options in the marketplace and that made the lease proposal process as competitive as possible. Through this strategy and Ben's market knowledge, we were able to get the best deal at the best location." - **Kathleen O'Quinn, BH Media Group**

"Ben and his team delivered! They predicted both the results and the timeline from the get-go. Their experience, certainty and market knowledge made a stressful situation much better and profitable. Plus, they were very communicative throughout the process, always there when needed." - **Dr. Kostas Constantine**

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