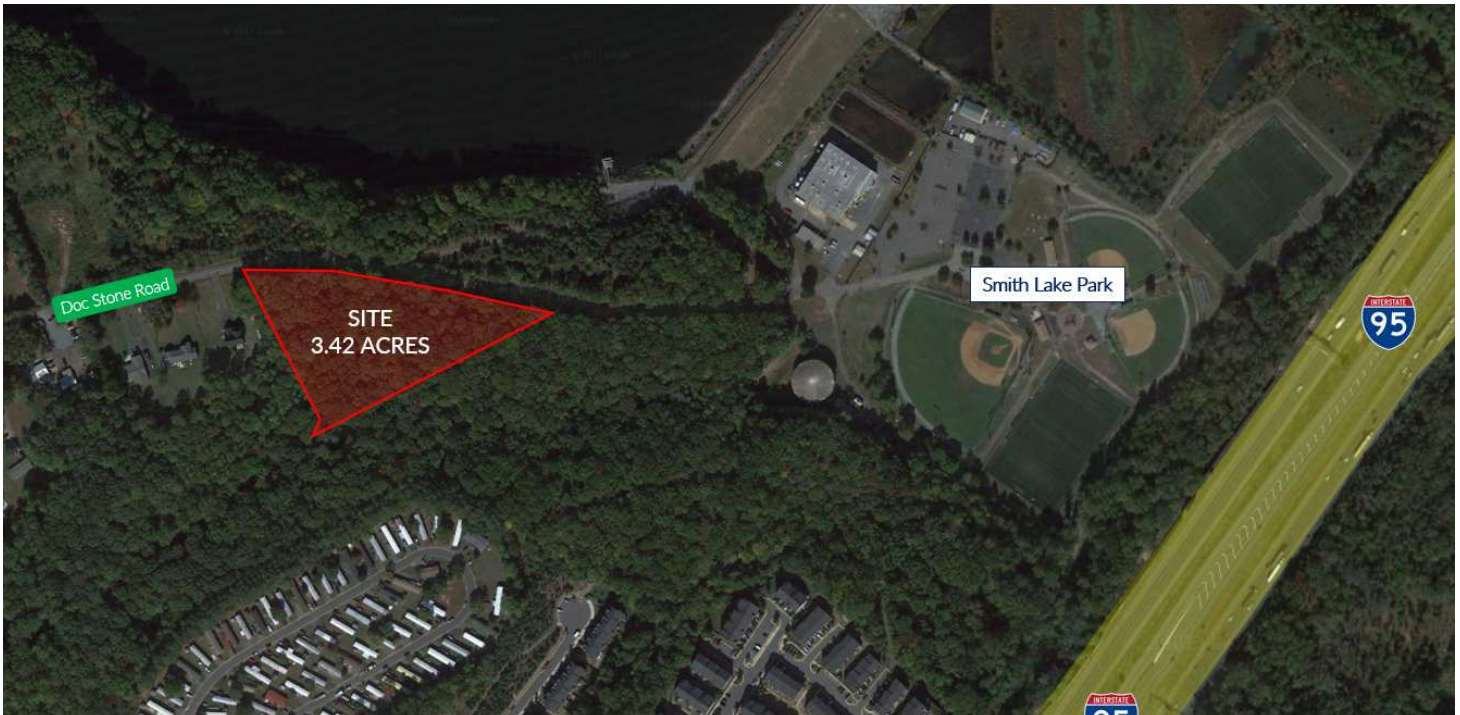


# SALE

## AQUIA RUN

Doc Stone Road Stafford, VA 22556



### PROPERTY DESCRIPTION

3.42 Acre Parcel for Sale in Stafford County

### PROPERTY HIGHLIGHTS

- Prime 3.42-Acre Lot for Sale – High-Growth Area in North Stafford!
- Strategic Location: Situated on Doc Stone Road, adjacent to Foxwood Village
- Zoned A-2: Offering versatile development potential
- High-Traffic Area: Close to major retail centers, top-rated schools, and key amenities
- Scenic & Recreational Appeal: Across from Smith Lake and next to Smith Lake Park

This property is perfect for investors, developers, or anyone looking to build in a thriving community! Don't miss this opportunity—contact us today!

### OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	3.42 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	2,273	4,885
Total Population	1,123	5,303	12,844
Average HH Income	\$127,183	\$117,299	\$115,938

**Donny Self, CCIM**  
(540) 842-6202



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

# SALE

## AQUIA RUN

Aquia Run Stafford, VA 22556



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# SALE

## AQUIA RUN

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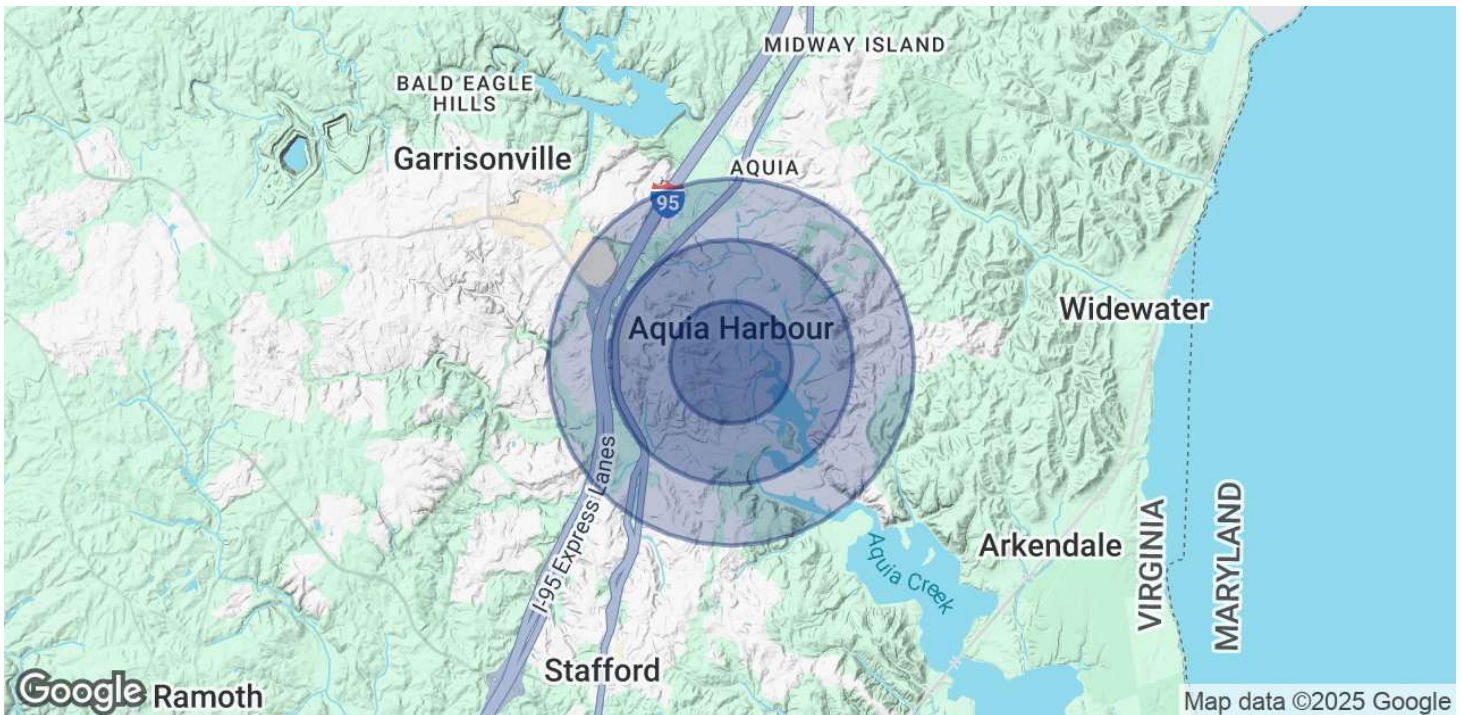
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# SALE

## AQUIA RUN

Aquia Run Stafford, VA 22556



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,123	5,303	12,844
Average Age	40.6	39.3	36.3
Average Age (Male)	43.6	42.6	36.8
Average Age (Female)	36.4	36.3	34.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	2,273	4,885
# of Persons per HH	2.5	2.3	2.6
Average HH Income	\$127,183	\$117,299	\$115,938
Average House Value	\$464,098	\$420,300	\$363,094

2020 American Community Survey (ACS)

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