

# SALE

82 WYATT LN

82 Wyatt Ln Fredericksburg, VA 22406



## PROPERTY DESCRIPTION

Well located 10 acre parcel  
Next to M-1 property  
Owner willing to give time for rezoning to M-1

## LOCATION DESCRIPTION

Located on Wyatt Lane off of Enon Road  
Across the street from the Stafford County  
Bus Facility  
Easy access to Rt 1, Rt 17 and I-95

## OFFERING SUMMARY

Sale Price:	\$1,440,000
Lot Size:	10.29 Acres
Zoning:	A1- AG MIN
APN:	45-128

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	8,583	25,515	46,827
Total Population	22,651	67,731	131,873
Average HH Income	\$102,194	\$107,083	\$114,830

**Carl Braun**  
540 842 7551

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

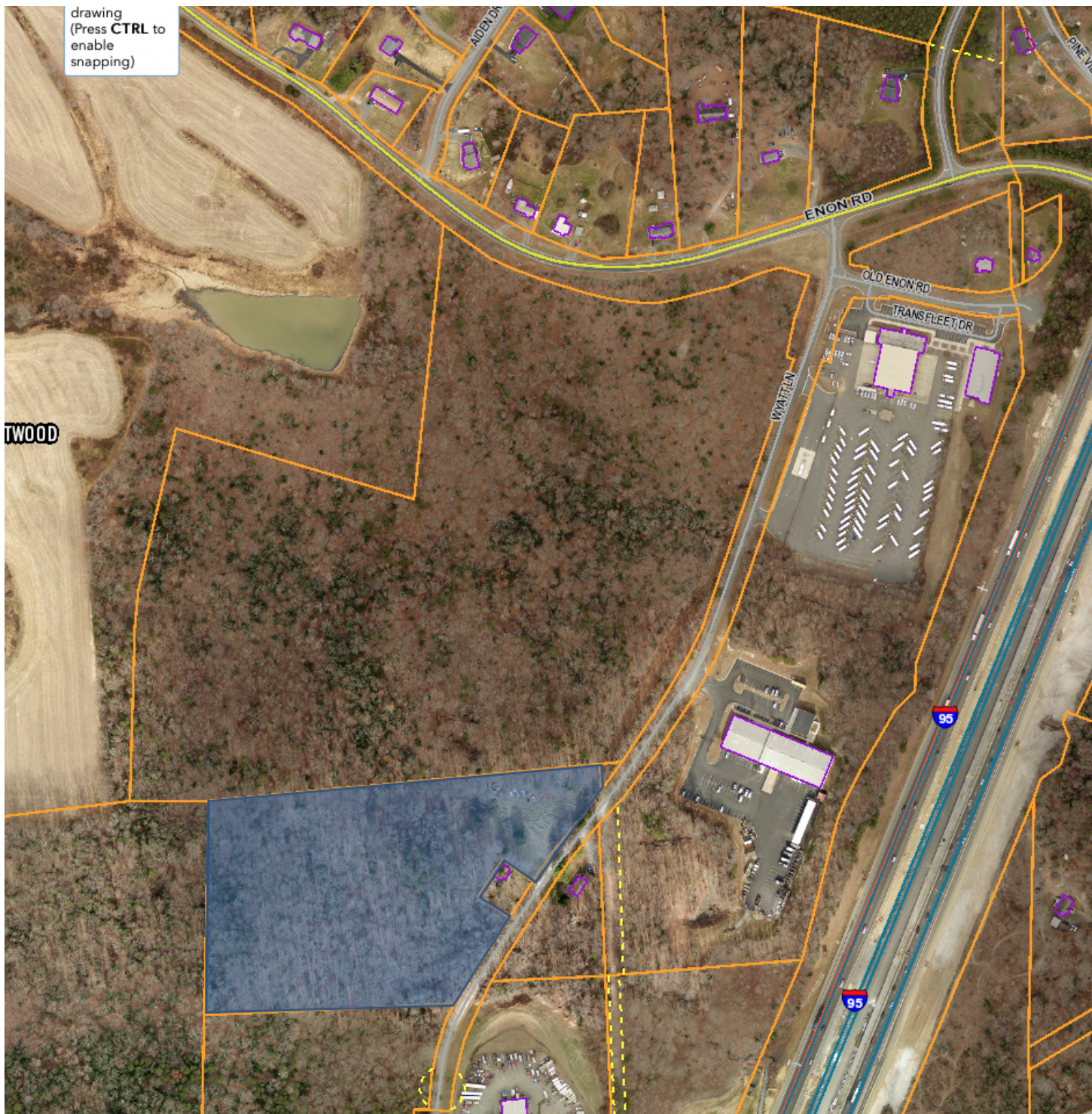


**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**

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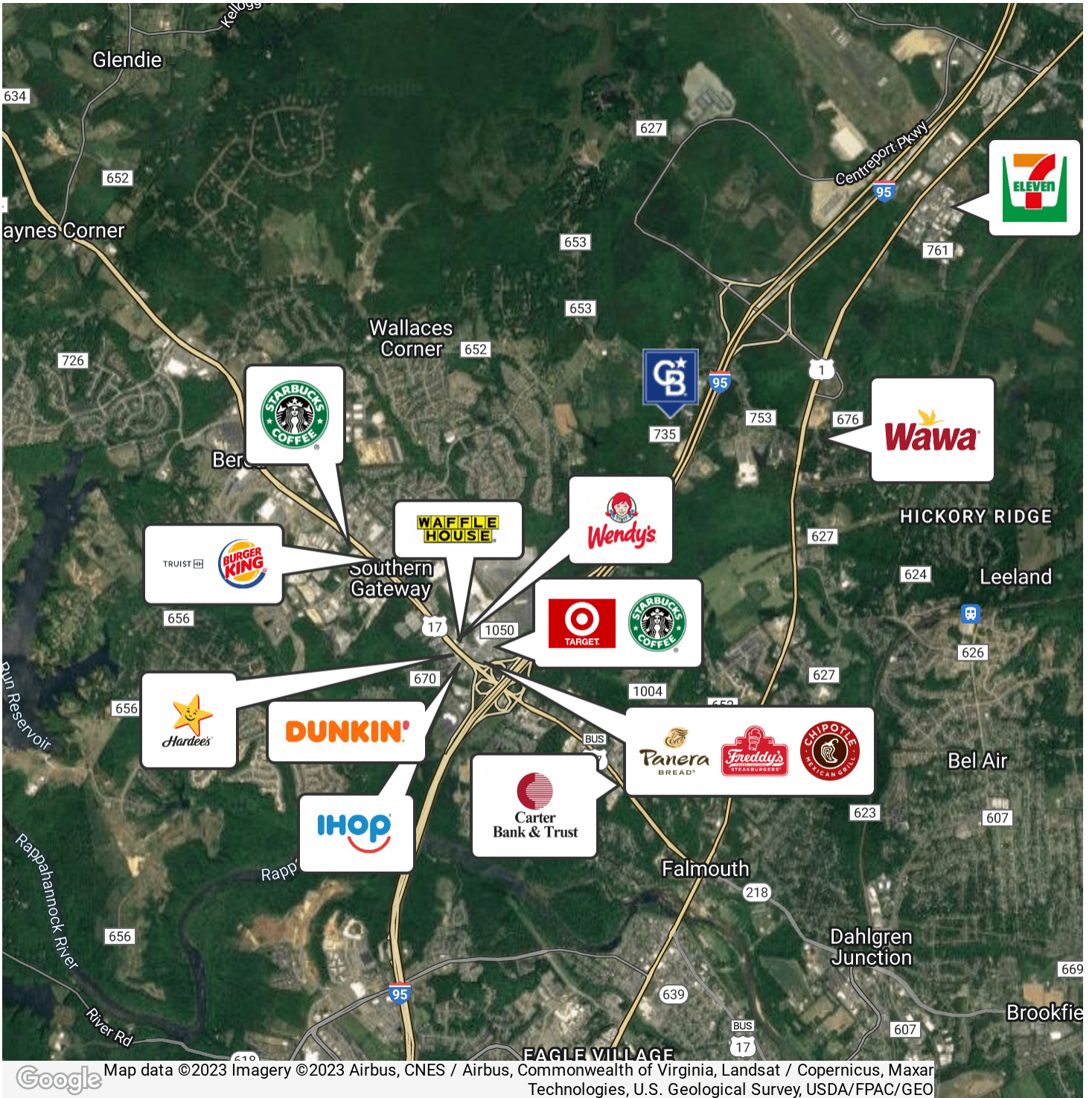


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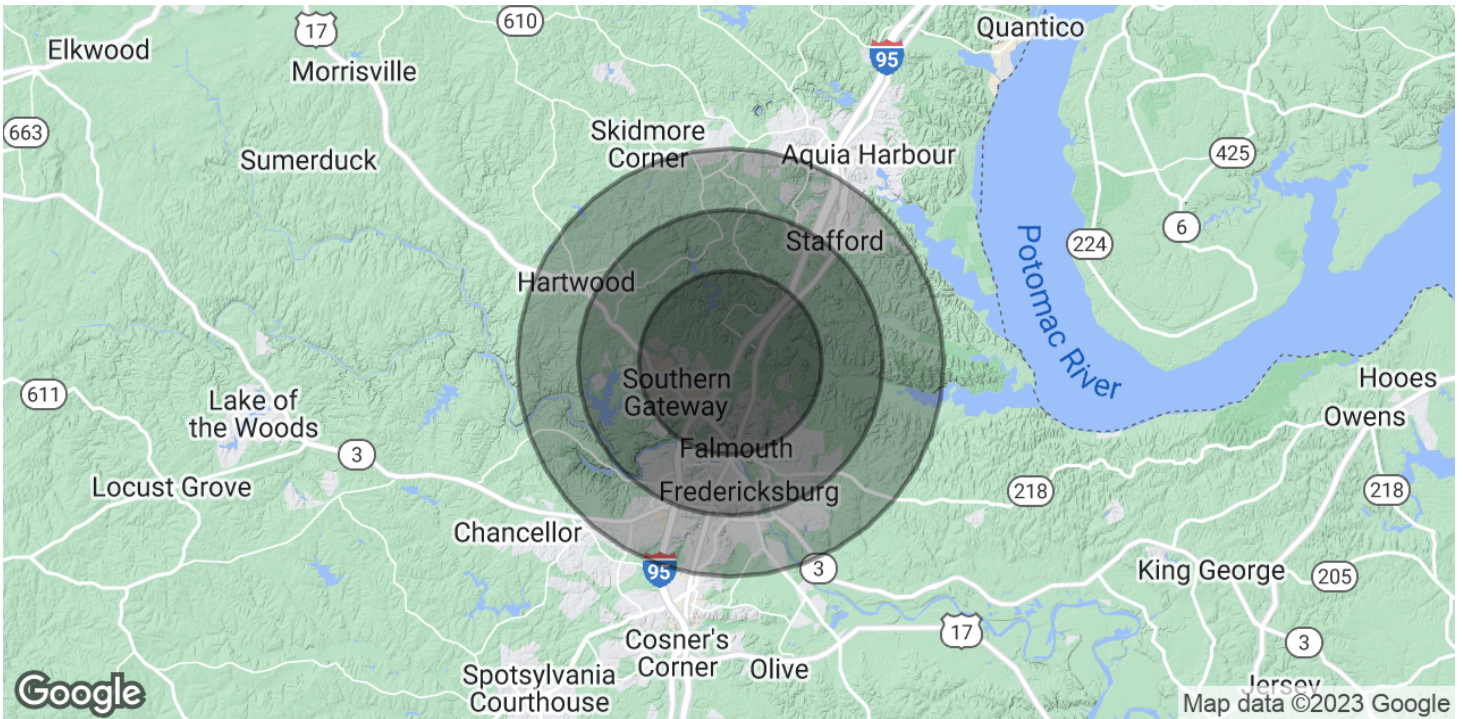


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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	22,651	67,731	131,873
Average Age	39.4	37.1	37.3
Average Age (Male)	38.5	35.3	36
Average Age (Female)	40.4	38	37.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	8,583	25,515	46,827
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$102,194	\$107,083	\$114,830
Average House Value	\$322,216	\$343,369	\$347,385

\* Demographic data derived from 2020 ACS - US Census

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