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Corner of US 17 & Poplar Rd., Stafford, VA

Future commercial corner lot

- Only five minutes west of I-95 and in close proximity to Celebrate Virginia North, GEICO, and The University of Mary Washington Graduate Campus
- 15.1739 acres zoned A-1 with commercial potential
- Located at the corner of US 17 Warrenton Road and Poplar Road in Stafford County
- Nearly 500 feet of road frontage on US 17 Warrenton Road
- Buy this strategic corner lot before the growth comes
- Asking Price: \$4,000,000

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US 17 & Poplar Rd., Stafford, VA Proposed Road Improvements C7 401 4021 C6 C5 Parcels Highlighted LARK PATTON RD Two-Lane (Reconstruction) Two-Lane (New) 15,17 ACRES 68G 68H Four-Lane (Widening) 24C 86D Four-Lane (New) 24D Six-Lane (Widening) Eight-Lane (Widening) High Occupancy (Widening) 72P Agricultural Rural Residential Suburban Residential 74 Urban Residential 26C **Rural Commercial** 74B 23A Suburban Commercial 26A **Urban Commercial** 27 76A Light Industrial 86K 86M Heavy Industrial 86N 86H Institutional 82

86G

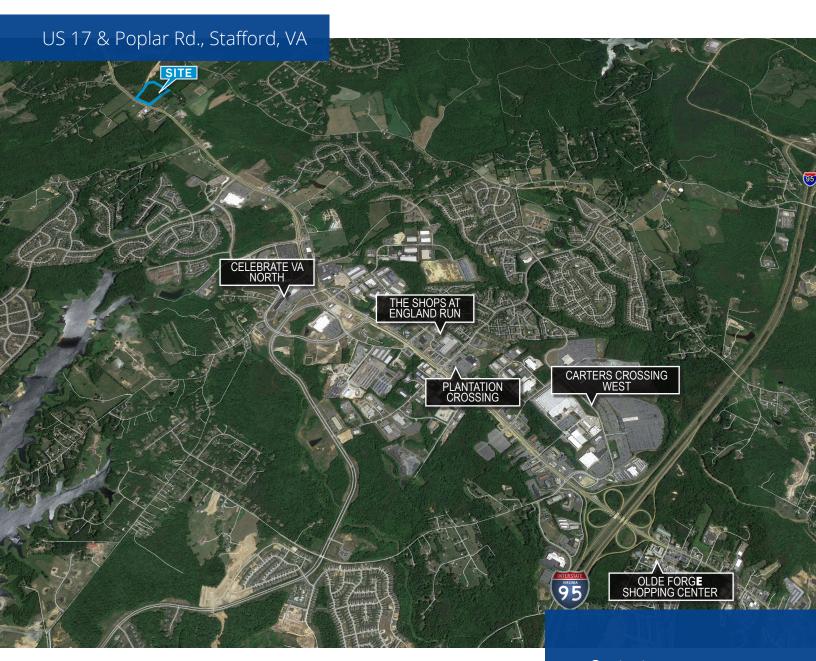
86C

Office

Neighborhood Center

Resource Protection Area

Business Campus
Park Land
Federal Land



Contact us:

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