



GROUND LEASE AVAILABLE

6405 DAN BELL LANE, SPOTSYLVANIA, VA 22553

OFFERED AT \$100,000.00 PER YEAR (NNN)

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





Available Lot

PROPERTY DESCRIPTION

Strategic development opportunity with this 1.1-acre vacant lot located just off I-95—less than a mile from the soon-to-open Kalahari Resorts & Conventions in Spotsylvania County. Opening in late 2026, this \$900 million resort will feature 175,000 sq ft of indoor waterpark space, a 10-acre outdoor park, a 900+ suite hotel, dining, adventure attractions, and conference facilities—projected to draw families and groups from across the Mid-Atlantic.

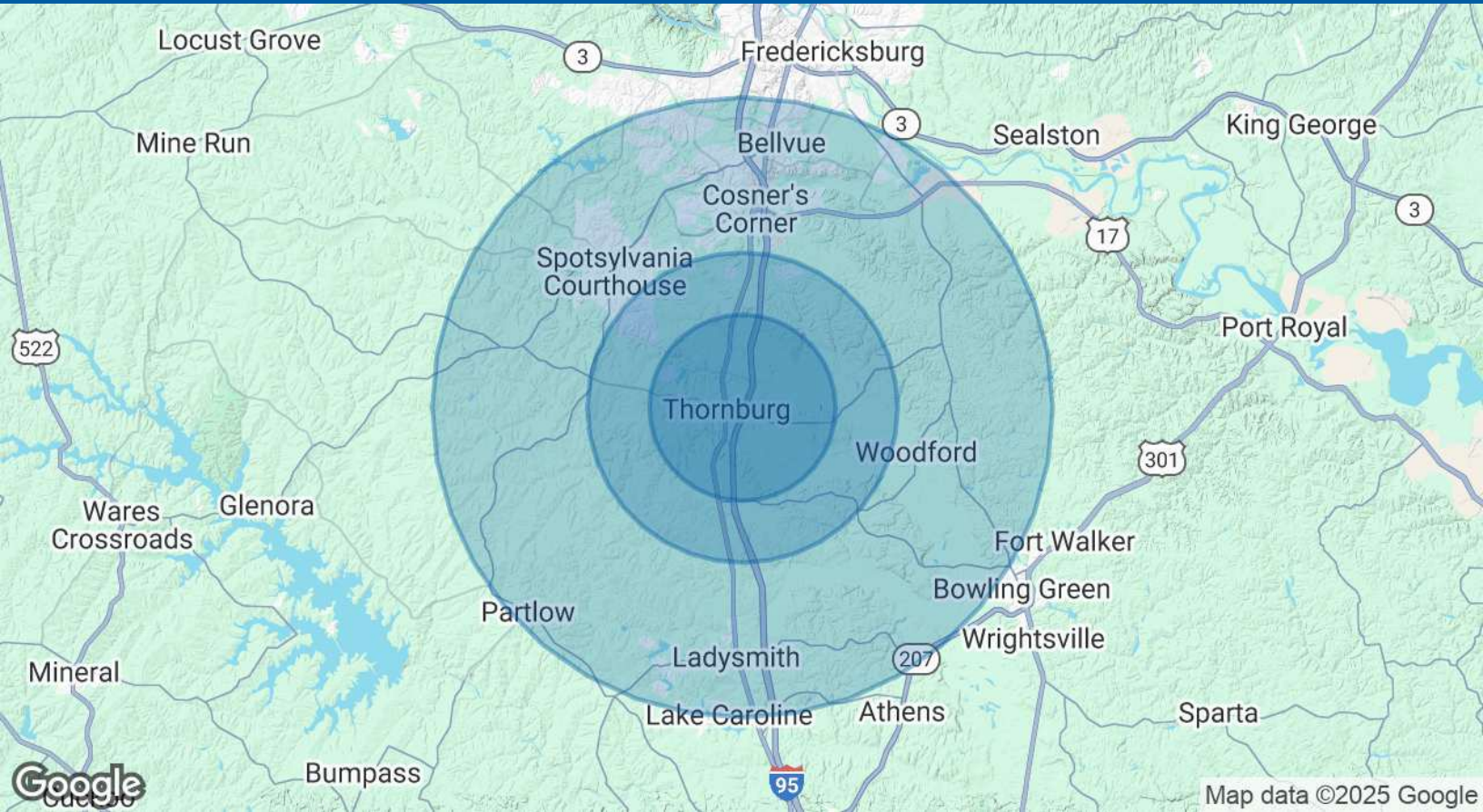
The property benefits from exceptional visibility and access along Interstate 95, which carries approximately 120,000 vehicles per day. The surrounding corridor already supports multiple hotels, gas stations, and travel services, confirming strong consumer demand. With Kalahari expected to generate more than 1,000 permanent jobs and \$7 million in annual tax revenue, this site is positioned to capture significant traffic from both local and regional visitors.

OFFERING SUMMARY

Lease Rate:	\$100,000.00 per year (NNN)
Available SF:	47916
Lot Size:	1.1 Acres
Average Daily Traffic:	120,000 Vehicles

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	744	3,746	35,598
Total Population	2,058	10,563	99,098
Average HH Income	\$101,065	\$119,204	\$129,501





POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,058	10,563	99,098
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	744	3,746	35,598
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$101,065	\$119,204	\$129,501
Average House Value	\$435,475	\$454,506	\$427,938

Demographics data derived from AlphaMap