

2.845 ACRE PARCEL FOR SALE
Located at a Fully Signalized Intersection
Deacon Rd & White Oak Rd, Fredericksburg, VA 22405

PROPERTY HIGHLIGHTS

- 2.845 Acre parcel available for sale
- Approximately 1.5 Acres Usable
- Zoned M-1, [Click here to see permitted uses](#)
- Situated at the fully signalized intersection of Deacon Rd and White Oak Rd in Southern Stafford County
- Located approx. 1.4 miles north of the City of Fredericksburg and 3 miles from I-95 (via exit 133)
- Convenient to Mary Washington Hospital, (2) VRE Stations and numerous amenities
- Stafford County is one of the fastest growing and wealthiest counties in the nation

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	25,811* 27,875**	67,740* 75,624**	237,957* 258,811**
Households	9,584* 10,362**	24,137* 27,327**	81,359* 88,850**
Average HH Income	\$93,644* \$101,925**	\$88,279* \$96,315**	\$103,966* \$114,308**

*2015 Estimate
**2020 Projection

FOR MORE DETAILS CONTACT:

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1201 Central Park Boulevard
Fredericksburg, VA 22401

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