

COMMERCIAL LAND

**FOR SALE,  
FOR GROUND  
LEASE, OR  
BUILD TO SUIT**



**COLDWELL BANKER  
COMMERCIAL  
ELITE**

**RETAIL  
OFFICE &  
INDUSTRIAL  
POTENTIAL**



COMMERCIAL LAND

**RICHMOND HWY  
STAFFORD COUNTY, VA**



REPRESENTED BY

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**Up TO 34.81  
ACRES**



**RICHMOND HWY  
STAFFORD COUNTY, VA**

**ZONED  
M1 & B2**

### **Executive Summary**

Significant opportunity, offering 6 Parcels totaling 34.81 acres of mixed-use land in Stafford County, Virginia. The property can be purchased as-is or available for individual parcel purchase through an overall development plan.

Located in Stafford County Virginia and fronting Richmond Hwy (Route 1), this property is just down the street from Stafford Airport and 75 industrial businesses. The property is located less than 2 miles from 1-95. The 34.81 acres consists of 2 remaining M1 lots and 2 remaining B2 lots. This project is located within a premier location in Stafford County for industrial users and is adjacent to a cluster of 850,000 SF of industrial space.

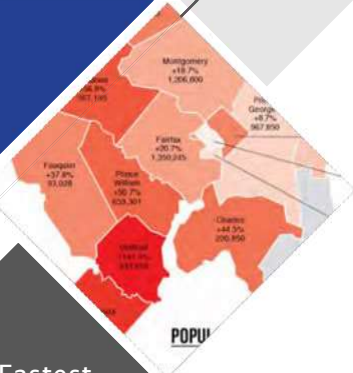
Low business tax (including no Business License Tax) and real estate tax rates in Stafford County are designed to promote commercial growth and expand job opportunities. The county is also projected to be the fastest growing suburb of Washington D.C. through 2040 with over 141% population growth.

**24,675 SF  
PLANNED  
WAREHOUSE**

**GREAT  
LOCATION**  
Business  
Friendly

## LOCATION

Stafford County  
Virginia



#1 Fastest  
Growing DC  
Suburb/ County  
through 2040

LOW  
TAXES

HIGHLY  
EDUCATED  
WORKFORCE

Stafford County is situated less than 30 miles from Washington D.C. in northern Virginia. Stafford County has a population of approximately 130,000 people, which represents an increase of 40% over the past decade. This population consists largely of professionals operating in the federal civil service, US military and private companies which contract to furnish services to the federal government. The United States Marine Corps Base Quantico (located in northern Stafford County just off Interstate 95) has a daytime population of 27,000 military personnel and civilians and an economic impact of over \$5.88 billion yearly.

The residential base in Stafford County is highly educated, young, and family oriented. Stafford County's highly educated workforce comprises of residents and commuters from outside the county. In 2016, an estimated 46.6% of Stafford County's at-place workers had a 2-year College degree or higher. Stafford combines this pro-business approach with amenities like first-rate commercial developments, beautiful parks, award-winning law enforcement, championship golf courses, and nationally ranked schools to create an ideal quality of life, attracting expanding businesses and residential growth.

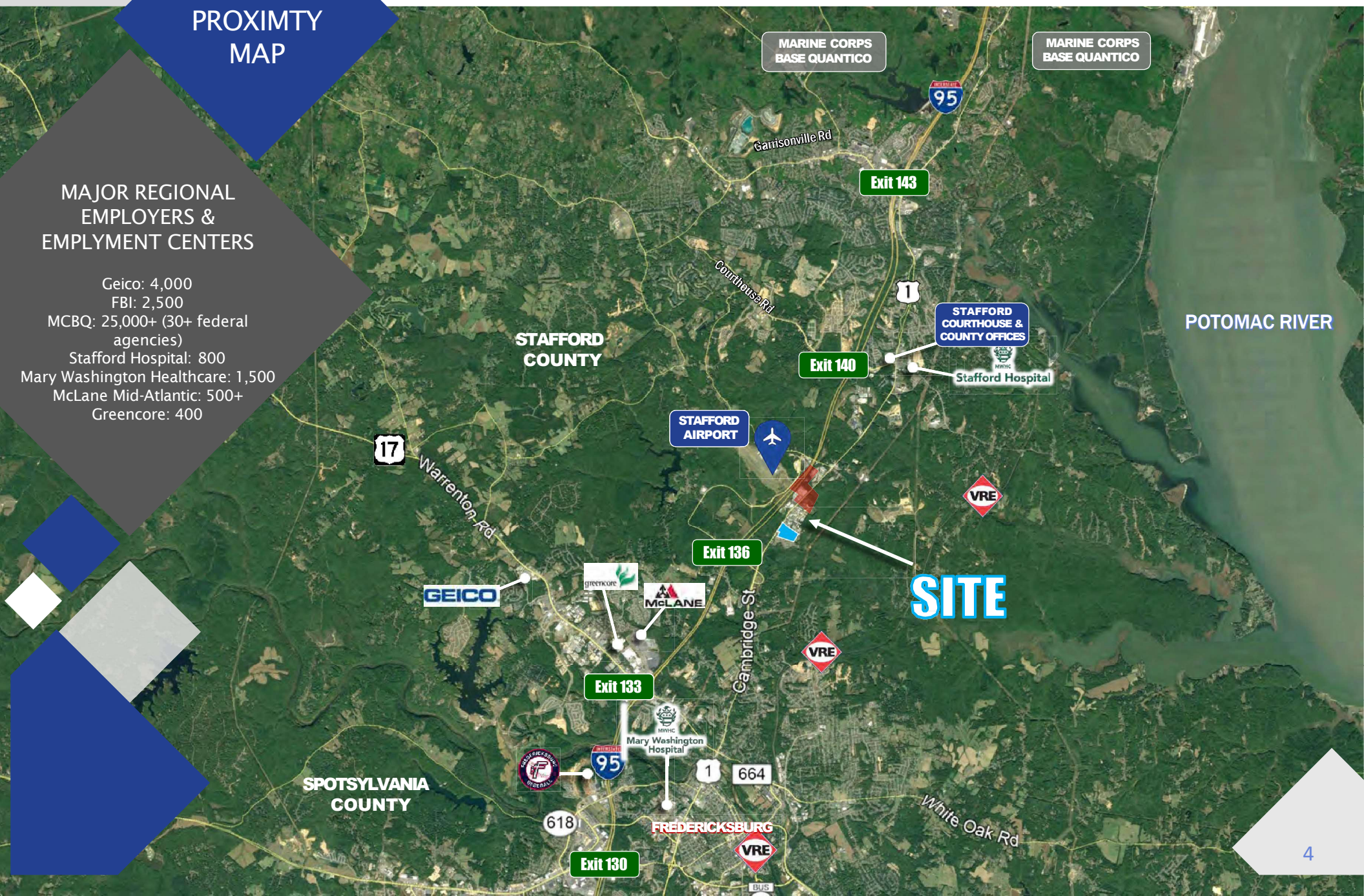
Stafford County continues to have a budget surplus, positive job growth and a AAA bond rating (Standard & Poor and Fitch). All are indicators of very strong financial health and potential for growth. Few markets in the nation can claim any of these indicators, yet Stafford claims all three. Stafford County also consistently ranks in top 10 wealthiest localities in the USA with a median household Income of \$102,171 (ESRI), and is currently the 5th wealthiest county in the USA (U.S. Census Bureau).

- Total Population: 129,446
- Total Households: 42,313
- Median Household Income: \$102,171 (ESRI)
- 47% College degree attainment
- (4) I-95 Interchanges
- No Business License Tax
- (3) VRE/Amtrak stations (commuter rail lines)
- Home to Marine Corps Base Quantico with annual economic impact over \$5.8 billion (MCB Quantico Economic Impact Assessment Technical Report, 2012)
- 79.5% Home ownership rate
- Projected to be the fastest growing suburb of Washington D.C. through 2040 with over 141% growth
- Ranked the 5<sup>th</sup> wealthiest county in the Nation (forbes)

**AERIAL  
 PROXIMTY  
 MAP**

**MAJOR REGIONAL  
 EMPLOYERS &  
 EMPLOYMENT CENTERS**

- Geico: 4,000
- FBI: 2,500
- MCBQ: 25,000+ (30+ federal agencies)
- Stafford Hospital: 800
- Mary Washington Healthcare: 1,500
- McLane Mid-Atlantic: 500+
- Greencore: 400





# AERIAL EXHIBIT



- 1.7 Miles to I-95 (Exit 136)
- Adjacent to major industrial park with over 75 businesses
- Direct access from Route 1
- Close proximity to Stafford Regional Airport
- 3 Miles from Stafford Hospital
- 3.5 miles from Stafford Courthouse

### TENANTS AT INDUSTRIAL PARK

- Ramsey Masonry Co Inc
- Railplan International Inc
- Kwicksilver of Virginia
- Jss Services LLC
- Willmar Corporation
- SMT Electric Inc
- Range
- Fairfax Electric Plumbing & Gas
- U-Haul
- Fish Window Cleaning
- Land G Service
- Granite Plus Inc
- Fredericksburg Powder Coating LLC
- Calypso Boarding Kennels
- Twin Jugs Cycle Parts & Service
- FinishMaster
- Potomac Creek Automotive
- Enterprise Rent-A-Car
- Curbmasters & Concrete Inc
- Pro Tech
- Rand J Automotive Rebuilders
- Aquia Stafford Area Plumbing Inc
- United Sprinkler
- ServiceMaster Clean
- F W Devito Inc
- Heritage Landscape Services
- S Coraluzzo Inc
- Seasonal Maintenance Co
- Wilsey Roofing & Home Improvements
- Rescue'diesel
- CrossFit Shenanigans
- Eurotech Auto Service Inc
- Capitol Contractors
- Stafford Heating & Air Inc
- A To Z Carpet & Upholstery
- Cuzs Tdi Werks LLC
- Centerline Fabricators
- Brandonbilt Foundations Inc
- Abs Van Rentals
- Dominion Recycling
- United Transmission Inc
- Jm Installations LLC
- Servpro
- Imperial Granite & Marble Inc
- Pup N Iron Canine Fitness & Learning Center
- Donnelly Properties LLC
- East Coast Strength and Power LLC
- Inspired Touch Signs and Graphics
- Sherwin-Williams
- Bc Chassis Fabrication LLC
- Quarles Fleet Fueling
- Apple Transfer
- Southeastern Freight Lines
- United Granite
- Midco Incorporated
- Williams Power Washing Cleaning Services
- Nautical Healers
- Mare Of Aquia
- Jon Properties LLC
- American Traffic Control
- Camber Corp

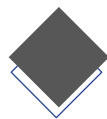
- D L T T Holdings
- Sylvain Analytics Inc
- Safety Seal Plastics LLC
- Tridex Associates
- Kurt USA
- LMO Inc
- Estes Express Lines
- Hawkins Glass Wholesalers LLC
- FedEx Ground
- Richmond Traffic Control Inc
- Virginia Paving

**AERIAL  
EXHIBIT**



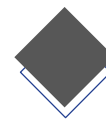
**600+ FT**

OF FRONTAGE ON ROUTE 1



**21,000**

VEHICLES PER DAY  
ON RTE 1 AT SITE



**850,000**

SQUARE FEET OF INDUSTRIAL  
SPACE ADJACENT TO SITE

AERIAL  
EXHIBIT



**SITE**  
**34.81 ACRES**

**LOT 5**  
**17.881 ACRES**

**LOT 4**  
**3.14 ACRES**

**LOT 3 - SOLD**  
**2.519 AC**

**LOT 2**  
**5.718 ACRES**

**LOT 1**  
**3.775 ACRES**



Richmond Hwy

**PROPERTY  
DETAILS  
LAND**

**RICHMOND HWY  
STAFFORD COUNTY, VA**



**ZONED B-2**

**3.775 ACRES &  
5.719 ACRES**

- ◆ **Price:** Contact for Pricing

*B-2 Zoning - General Business allows for retail and office uses*

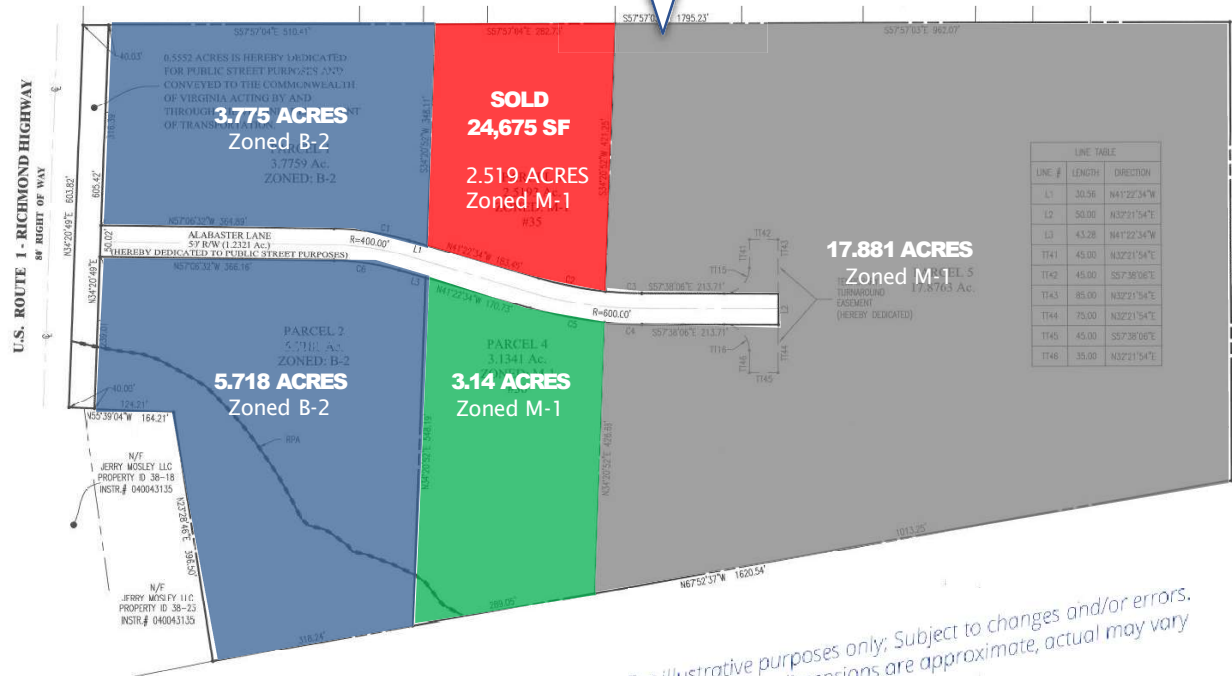


**ZONED M-1**

**2.5193 AC (SOLD)  
17.881 ACRES  
3.134 ACRES**

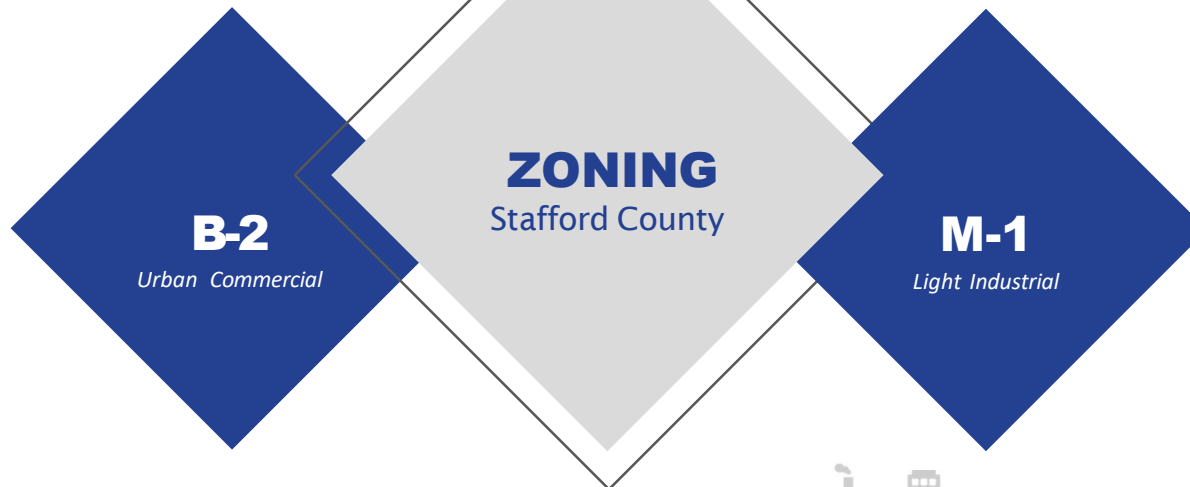
**Price:** Contact for Pricing

- ◆ *M-1 Zoning - Light Industrial allows for a variety of light industrial business uses*
- ◆ **Rough graded building sites Lots 1, 2, 3, and 4 (excludes Lot 5).**



*For illustrative purposes only; Subject to changes and/or errors. Parcel sizes and dimensions are approximate, actual may vary*





### Permitted Uses | B-2

Adult day care center.  
Bakery  
Bank and lending institution.  
Barber/beauty shop.  
Building material sale and storage yard and mulch sale.  
Car wash.  
Childcare center.  
Clinic, medical and dental.  
Club, lodge, fraternal organization.  
Convenience center.  
Convenience store.  
Dance studio.  
Data and computer services centers.  
Drug store.  
Dry cleaner/laundry.  
Flex office.  
Florist.  
Funeral home.  
General office use.  
Gift/antique shop.  
Hotel.  
Indoor flea market.  
Low intensity commercial retail.

Lumber/building/electrical/plumbing supply with covered storage.  
Machinery sale and service.  
Medical/dental office.  
Medium intensity commercial retail.  
Motel.  
Pet store.  
Place of worship.  
Plant and tree nursery/greenhouse.  
Printing, publishing, engraving.  
Professional office.  
Recreational enterprise.  
Restaurant.  
Retail bakery.  
Retail food shop.  
School.  
School, vocational.  
Tailor shop.  
Tailor shop.  
Veterinary clinic.  
Warehousing, mini-storage.  
Wholesale business.



### Permitted Uses M-1

Aquaculture.  
Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.  
Building materials sales and service yards.  
Commercial kennels.  
Contractors equipment and storage yards.  
Convenience center.  
Convenience store.  
Data and computer services centers.  
Fleet parking.  
Flex office.  
General office uses.  
Hotel.  
Light industrial uses.  
Light manufacturing uses.

Machinery sales and service.  
Maintenance, rental, and repair of modular units designed for temporary office or classrooms.  
Microbrewery  
Motor vehicle rental.  
Parking and storage of tractor trailers.  
Printing, publishing, engraving.  
Railroad sidings.  
Restaurants without drive-through.  
School, vocational.  
Selected indoor recreational enterprises within industrial parks.  
Storage warehouse.  
Veterinary clinic.  
Vocational school.  
Warehousing, mini-storage.  
Welding or machine shops  
Wholesale business.

# DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	20 MILES	30 MILES
POPULATION	11,915	62,809	207,584	547,198	1,218,452
HOUSEHOLDS	4,092	20,938	72,851	187,333	418,558
AVERAGE HH INCOME	\$108,465	\$128,770	\$114,248	\$112,707	\$119,516

Source: ESRI



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**CHECK OUT  
PROPERTY WEBSITE**

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