

Crossroads Associates, L.L.C.
Fredericksburg, VA 22408
Tax Parcel 37-12-B



Under Contract

Spotsylvania
Fire
Station
No. 11

Under Contract

Under Contract

Available

10.6 Acres
Zoned i1

Parcel	Est. Acres	Est. Wetlands Acres	Est. Net Usable	Est. Net Usable Parcel B
A	14.76	0.08	14.68	
B-west	9.83	1.70	8.13	15.70
B-east	10.07	2.50	7.57	
C	10.69	0.20	10.49	
Total	45.35	4.48	40.87	

Parcel B Notes

1 Est. Wetlands is based on the 2000 delineation maps and revised based on a 2017 study for CMC Project

2 The r.o.w. is not part of the calculation since the r.o.w. has already been dedicated to Spotsylvania County for the VRE shops.