



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

1.82 AC PARCEL FOR SALE IN KING GEORGE, VA

\$350,000

Kings Highway and Deer Lane
King George, VA 22485

AVAILABLE SPACE

1.82 Acres

FEATURES

- Adjacent to new O'Riley's Auto Parts (2019 opening)
- Rezoning Opportunity - currently R-1 zoning
- Near Sheetz Convenience Store at signalized intersection
- Close to Food Lion anchored Shopping Center
- Excellent Route 3 visibility

AREA

1.82 acre parcel for sale in King George, VA



OFFICE

Donny Self, CCIM
540.842.6202
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CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
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1201 Central Park Boulevard, Fredericksburg, Virginia 22401
540.659.2141



SALE

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Kings Highway and Deer Lane, King George, VA 22485



OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 1.82 Acres

Zoning: R-1

Price / SF: \$4.41

PROPERTY OVERVIEW

1.82 acre Parcel for Sale in King George, VA

PROPERTY HIGHLIGHTS

- Adjacent to new O'Riley's Auto Parts (2019 opening)
- Rezoning Opportunity - currently R-1 zoning
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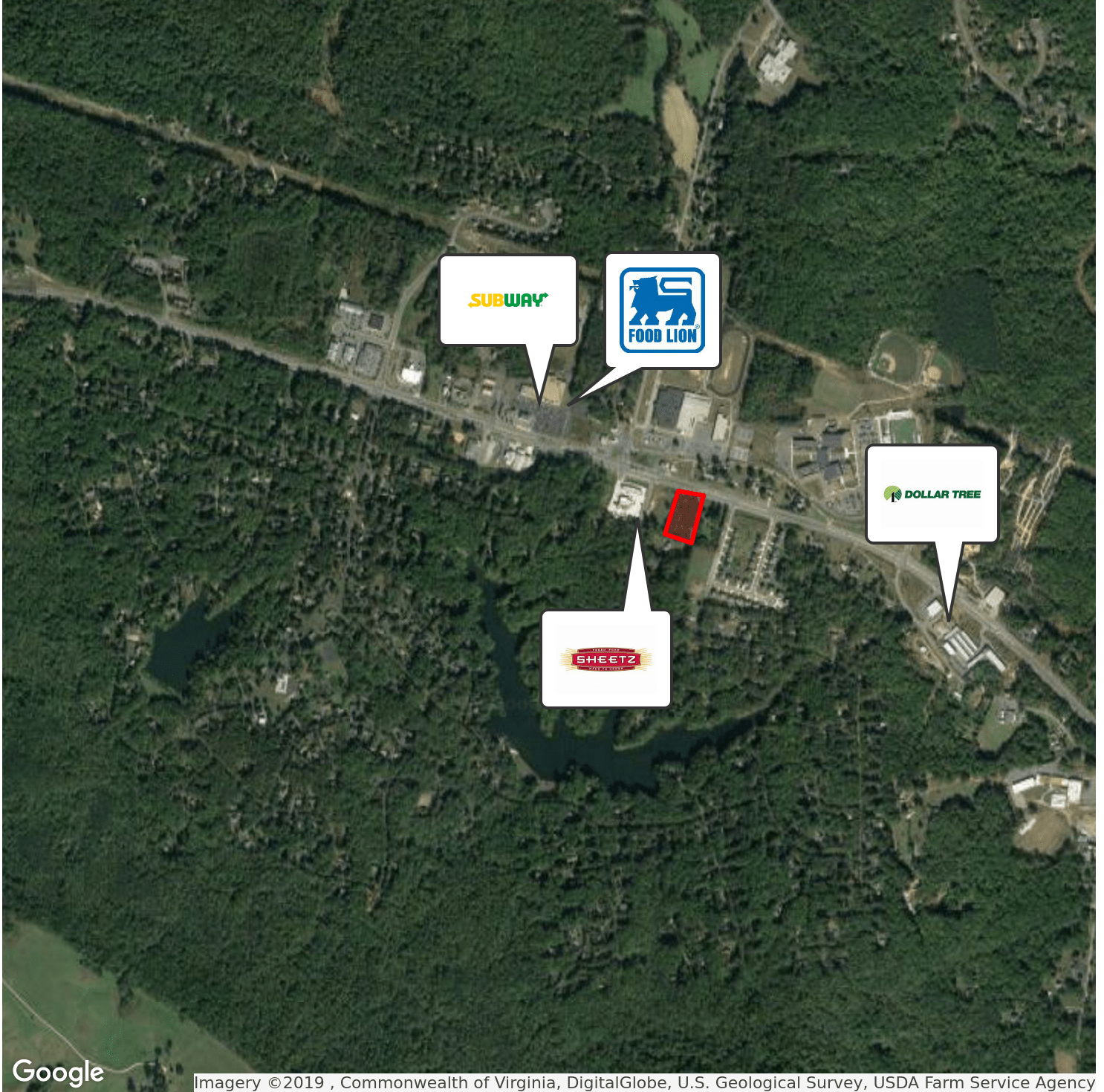
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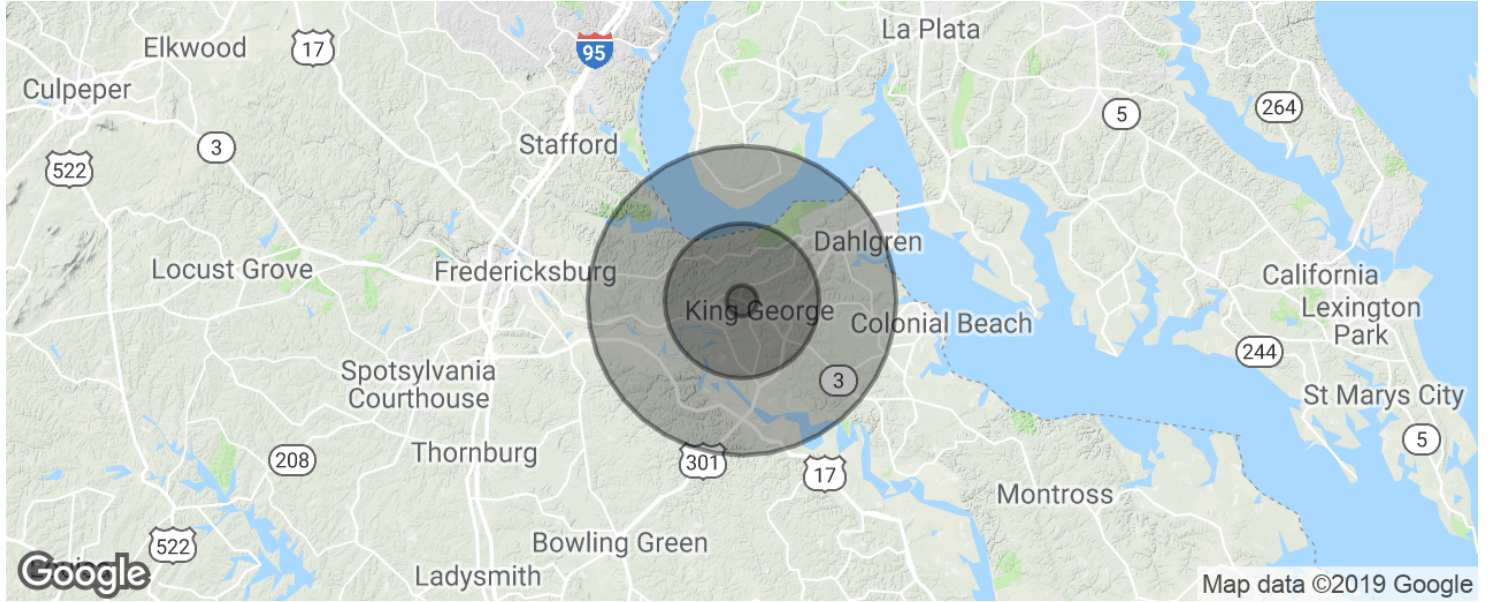
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	434	9,946	26,894
Median age	37.2	36.8	37.6
Median age (Male)	37.6	36.8	37.4
Median age (Female)	36.6	36.7	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	160	3,648	9,747
# of persons per HH	2.7	2.7	2.8
Average HH income	\$86,177	\$87,776	\$88,646
Average house value	\$351,258	\$345,149	\$344,346

* Demographic data derived from 2010 US Census

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