

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

J.R. BURDETTE

(293)-239-4087

jrburdette@burdetteco.com

BEN KEDDIE, CCIM, SIOR

540.295.2577

bkeddie@cbeccommercial.com

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. Upon completion, the property is slated to include a 24,675 sq. ft. to-be-built warehouse that will offer individual flex/warehouse units for lease.

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.

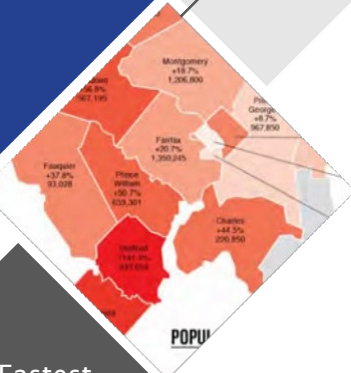
24,675 SF
PLANNED
WAREHOUSE

GREAT
LOCATION

Business
Friendly

LOCATION

Stafford County
Virginia



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 5th wealthiest county in the Nation (*forbes*)

#1 Fastest
Growing DC
Suburb/ County
through 2040

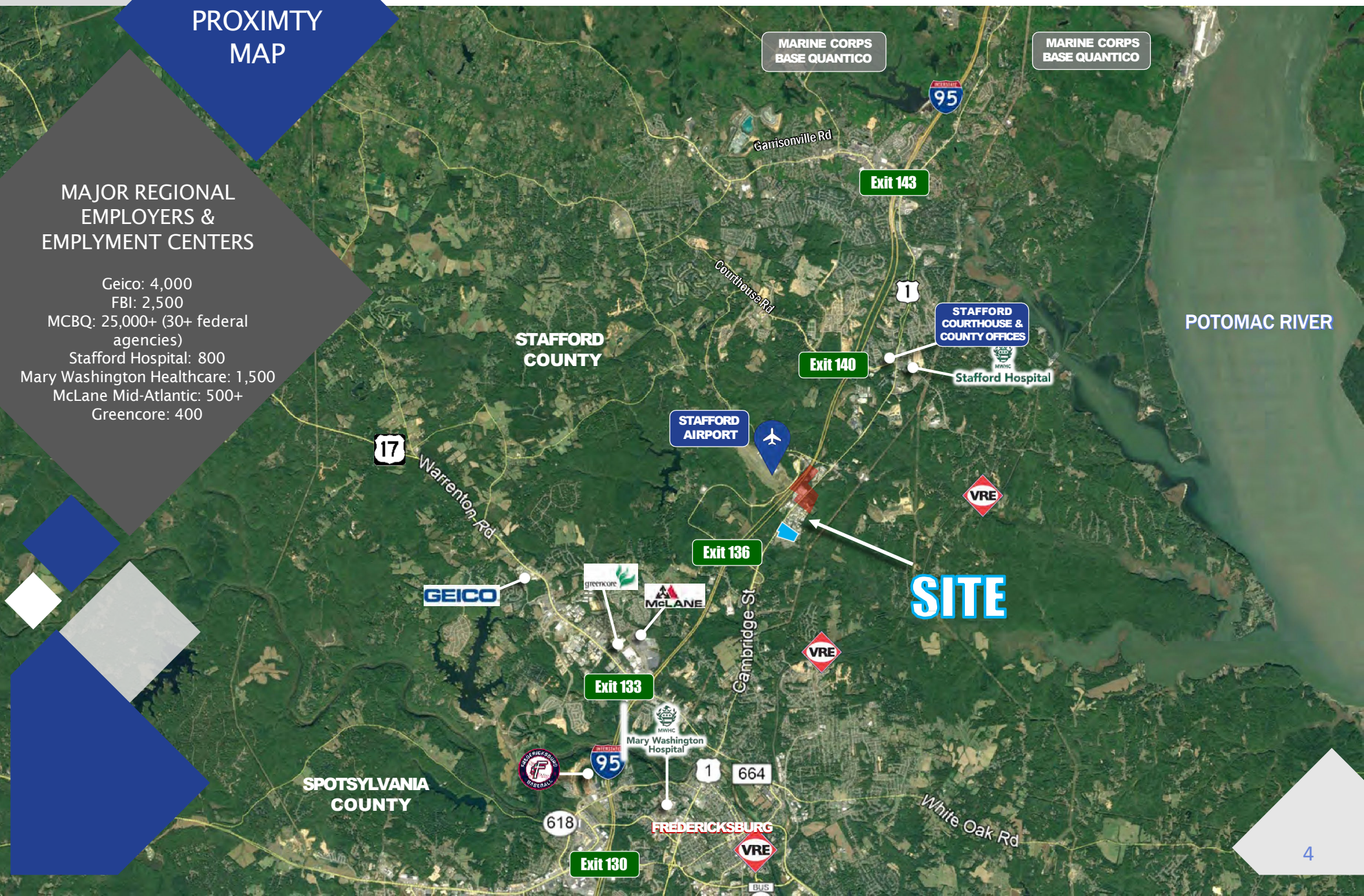
LOW
TAXES

HIGHLY
EDUCATED
WORKFORCE

**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
Wisley 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

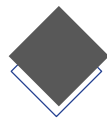
D L T T Holdings
Sylvain Analytics Inc
Safety Seal Plastics LLC
Tridex Associates
Kurt USA
LMO Inc
Estes Express Lines
Hawkins Glass Wholesalers LLC
FedEx Ground
Richmond Traffic Control Inc
Virginia Paving

AERIAL
EXHIBIT



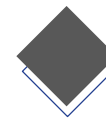
600+ FT

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 - AVAILABLE
17.881 ACRES**

**LOT 4 - AVAILABLE
3.14 ACRES**

**LOT 3 - SOLD
2.519 AC**

**LOT 2 - AVAILABLE
5.718 ACRES**

**LOT 1 - UNDER CONTRACT
3.775 ACRES**



Richmond Hwy

**PROPERTY
DETAILS
LAND**

**RICHMOND HWY
STAFFORD COUNTY, VA**



ZONED B-2

**3.775 ACRES (UNDER CONTRACT)
5.719 ACRES**

- ◆ Price: Contact for Pricing

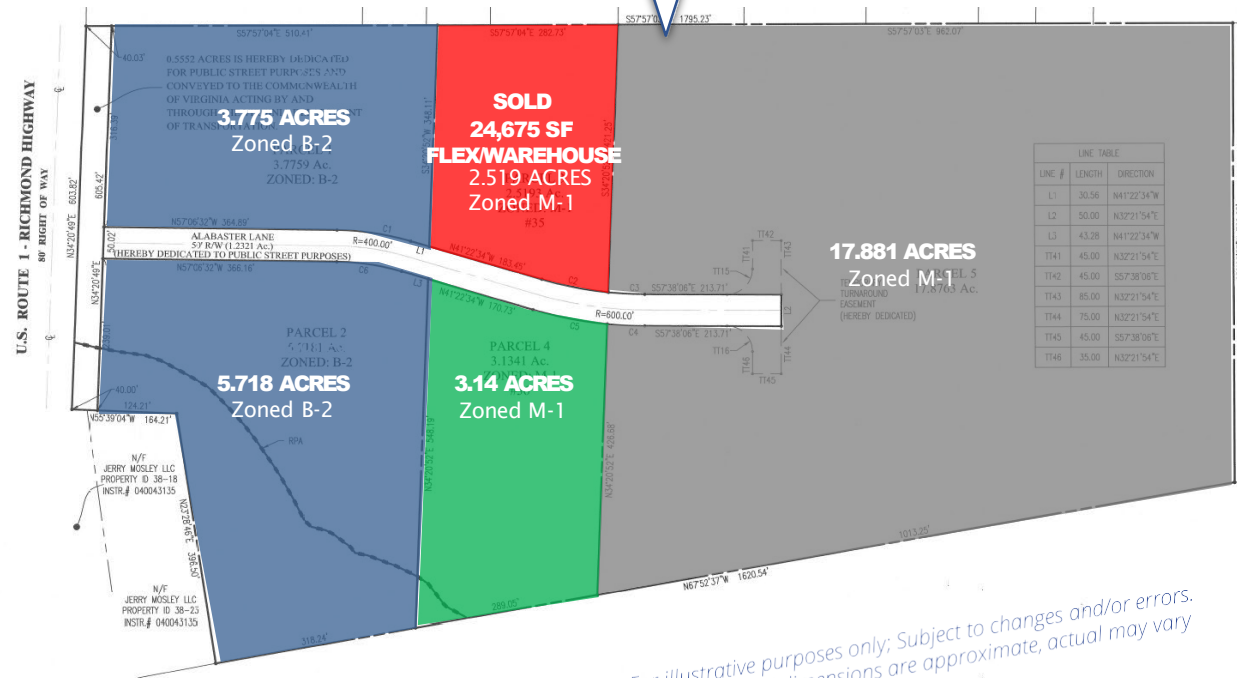
B-2 Zoning - General Business allows for retail and office uses

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*



PROPERTY
DETAILS
FLEX BUILDING

RICHMOND HWY
STAFFORD COUNTY, VA



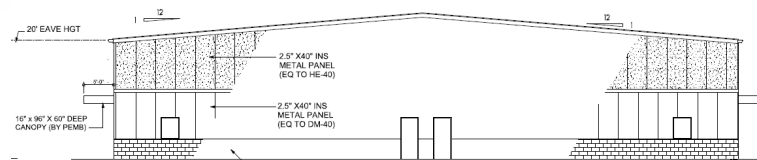
10' X 12' OHD
(MANUALLY OPERATED)

\$15 PSF
NNN



AVAILABLE BUILD TO SUIT
FLEX/WAREHOUSE ON
ANY LOT

24,675 SQ. FT.



20' EAVE HGT
15' X 30' X 60" DEEP
CANOPY (BY PERM)

2.5' X 40' INS
METAL PANEL
(EQ TO HE-40)

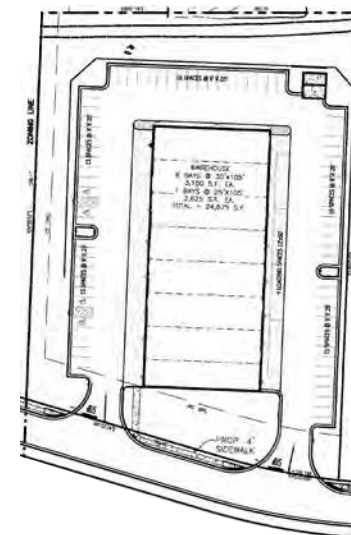
2.5' X 40' INS
METAL PANEL
(EQ TO DM-40)

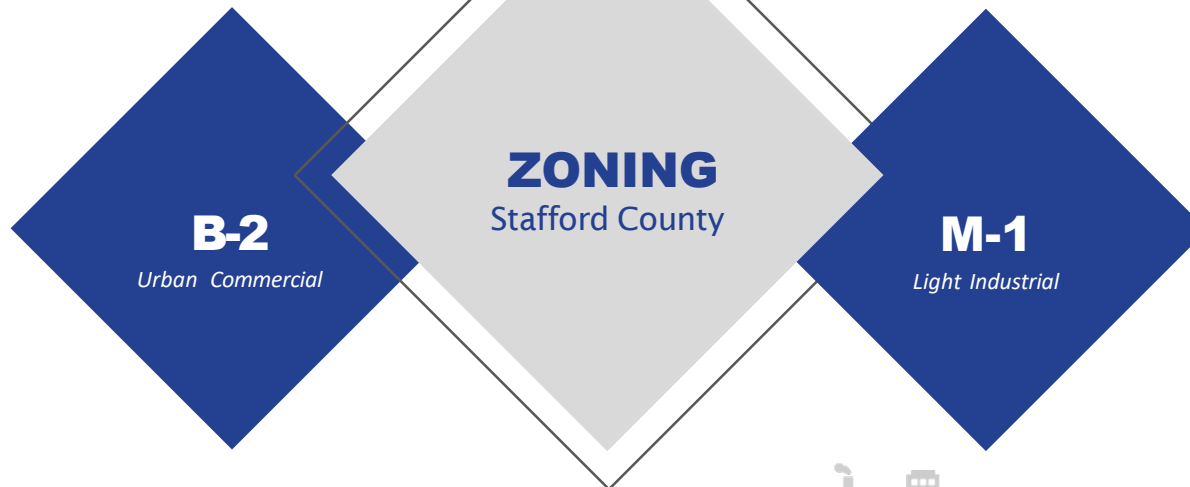
SPLIT-FACED CMU
(TOP COURSE
SMOOTH FACE)

ELEVATION
1/8" = 1'-0"

ZONED
M-1

- ❖ A to be built warehouse planned
- ❖ Building planned to feature up to 16 individual units which will be approximately 1,500 sq. ft. each
- ❖ Glass storefronts and (1) individual roll-up grade level door per unit





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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PROPERTY WEBSITE**

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