



**COLDWELL
BANKER
COMMERCIAL**

ELITE

NEW POST

Pad Sites for Sale or Lease | Subject to Offer

9815 Sandy Ln
Fredericksburg, VA 22408



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FOR SALE

CBCELITE.COM

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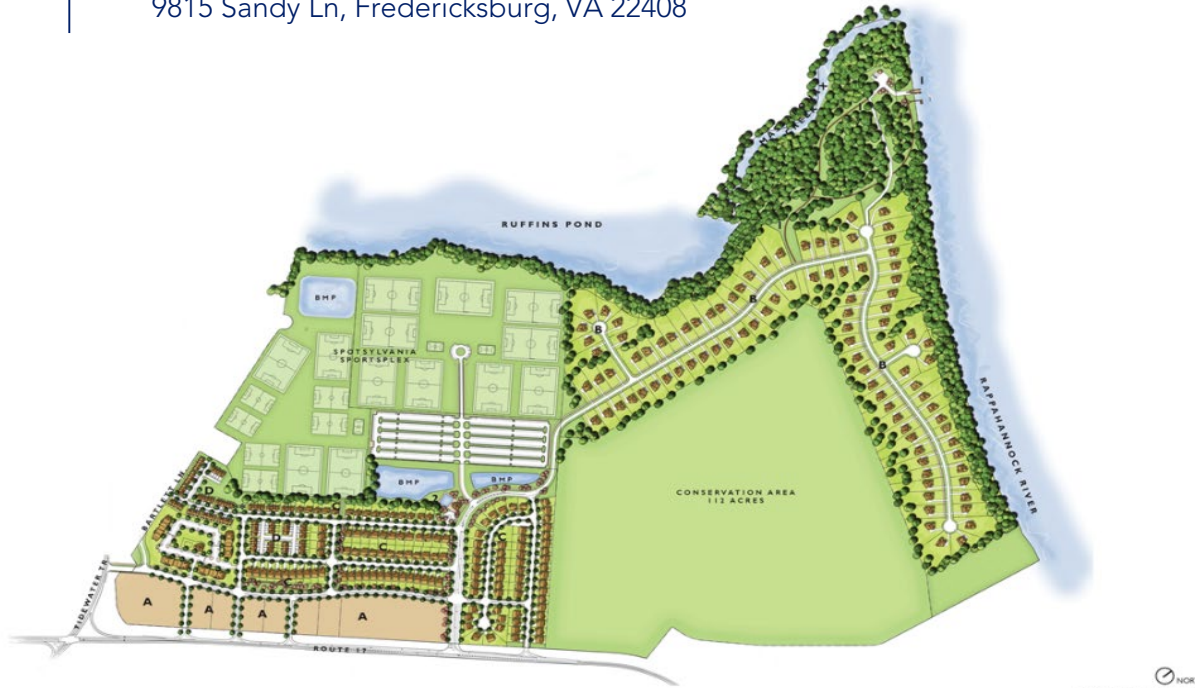
COLDWELL BANKER COMMERCIAL
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1201 Central Park Boulevard, Fredericksburg, Virginia 22401
540.659.2141



NEW POST

9815 Sandy Ln, Fredericksburg, VA 22408

SALE



PROPERTY OVERVIEW

New Post is a new mixed-use development by Tricord Homes located in Spotsylvania County Virginia. The 188 Acre project will have up to 425 residential units consisting of apartments, townhomes and upscale single family homes. There is 14+/- acres of commercial land/ pad sites for sale or lease that front Route 17, including a prime 2.7 acre corner parcel.

The commercial Parcels are zoned MU-4 which is a mixed-use zoning allowing for a number of uses including child care or medical care facility, banks, restaurants, auto service centers and office facilities.

HIGHLIGHTS

- (5) parcels available totaling 14+/- Acres of commercial land for sale or lease
- Zoned MU-4 – mixed use zoning with numerous commercial uses
- Slated for up to 425 residential units
- 104 apartments completed & open
- 49 townhomes & 68 SFH underway
- Home to the Spotsylvania Sportsplex a 20+ soccer field facility managed by FASA & VYSA which draws over 250,000 people yearly
- Situated at the major intersection of Route 2/Tidewater Trail and Route 17/Mills Drive in Spotsylvania County, VA

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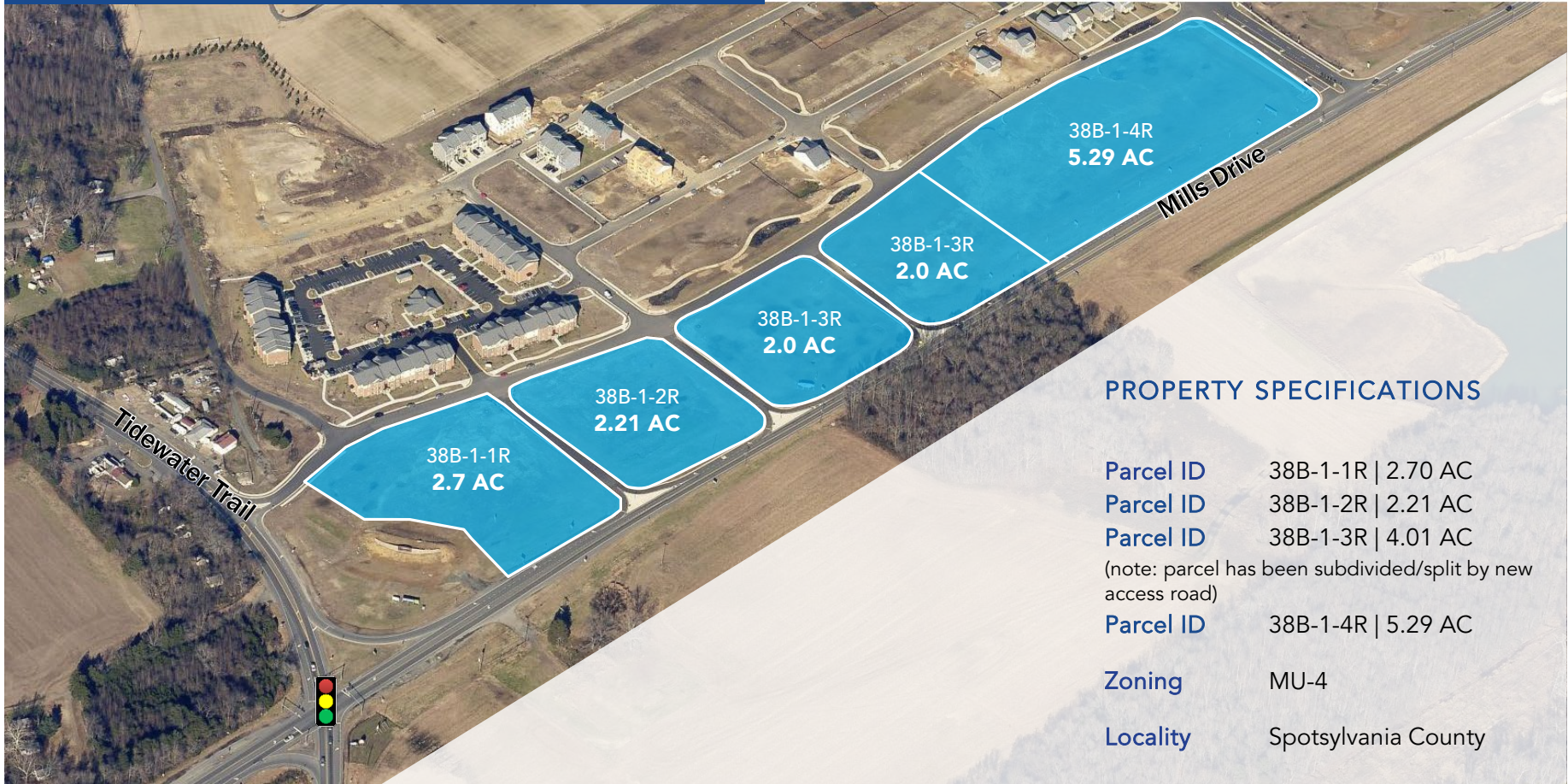


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Aerial Exhibit: Available Commercial Parcels



PROPERTY SPECIFICATIONS

Parcel ID	38B-1-1R 2.70 AC
Parcel ID	38B-1-2R 2.21 AC
Parcel ID	38B-1-3R 4.01 AC
	(note: parcel has been subdivided/split by new access road)
Parcel ID	38B-1-4R 5.29 AC
Zoning	MU-4
Locality	Spotsylvania County

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RESIDENTIAL COMPONENT

The Residential component is slated for a mix of residential units. Currently there has been 104 apartments completed and open, also there have been a large majority of 2-story single family homes, 1-story single family homes and townhomes completed. Upon completion Phase I of the residential component will include 68 single family homes, 49 townhomes and the 104 apartments that are fully completed.

New Post Apartments

(104) Units

Single Family Homes by Drees Homes

(57) Single Family 2-Story Homes
(11) Single Family – 1-story Homes

Townhomes by Drees Homes

(49) Townhomes

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SPOTSYLVANIA SPORTSPLEX

New Post is home to the Spotsylvania Sportsplex an 80 Acre, 20+ soccer field facility managed by FASA & VYSA

- Phase I opened fall 2013 consisting of 10 fields
- Phase II (VYSA's section of the facility) will eventually be comprised of its headquarters building including locker rooms, classrooms for coaching and refereeing courses and other amenities as well as several all-weather artificial-turf fields and a small showcase stadium
- New pavilion with concessions and restrooms opened June 2014 and supporting facilities are currently under construction
- FASA Park currently host numerous tournaments, camps and regular season games attracting over 250,000 people annually such as: FASA Girls College Camp (12 College & Universities participate 2014)



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LOCATION INFORMATION

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LOCATION OVERVIEW

Spotsylvania County has a budget surplus, positive job growth and the AA bond rating. All are indications of the very strong financial health and potential growth of the area surrounding the project. Spotsylvania County is one of few markets in the nation that can claim any of these, let alone all three.

Located midway between Washington, D.C., and Richmond, Spotsylvania is a picturesque county known for being as unique as its name. Visitors can experience an unusually harmonious blend of rural landscapes and energetic activity. This is a place to escape the demands of daily life and explore a different vacation experience.

Spotsylvania is one of Virginia's fastest-growing counties, largely because of its desirable location along Interstate 95. This convenient location, plus the high quality of life and business-friendly climate, make Spotsylvania County attractive to new and expanding organizations of all types. Since 2013 over 8,200 housing units have been approved for development of which over 800 have been recently finished or near completion. The surrounding area will prove attractive to potential businesses due to proximity to some major new residential construction, high levels of disposable income and significant spending by domestic travelers.

In total over \$676 million was spent by tourists in the greater Fredericksburg Region with Spotsylvania County topping the chart bringing in over \$265 million alone. The continued growth of the market, coupled with the high residential growth make this area and this property very attractive. The property's proximity to I-95 and other major transportation routes will also prove beneficial for potential future growth and investment into this area of Spotsylvania County.

HIGHLIGHTS

- Total Population: 132,010
- Total Households: 44,263
- Avg HH Income: \$96,089 (ESRI)
- Unemployment Rate: 3.6%
- (As of Sept. 2017)
- Spotsylvania is Projected to be the 2nd fastest growing suburb of Washington D.C. through 2040 growing by 137%
- Nearly 40% Population Growth over the past decade
- Over 40% of population has college degree or equivalent
- Home to numerous Civil War historic sites and battlefields
- Largest amount of Tourism spending in the greater Fredericksburg Region occurs in Spotsylvania County where tourist spent over \$265 million

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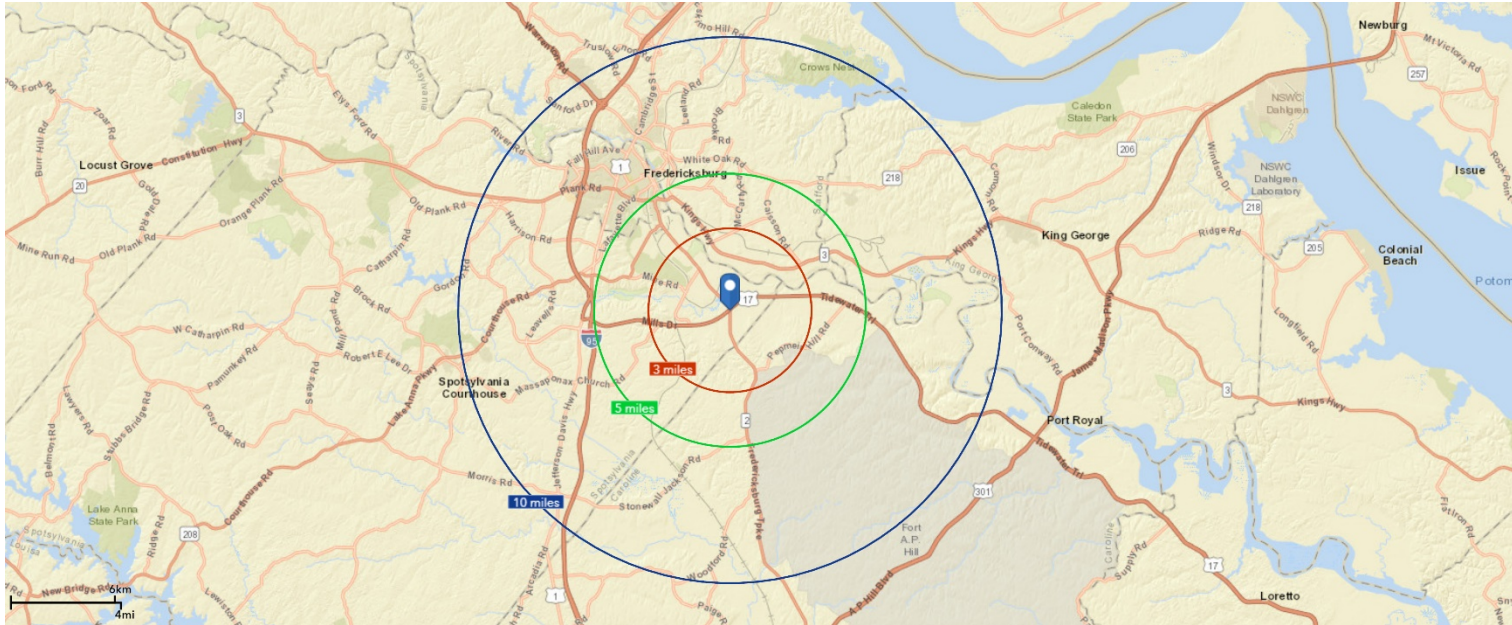




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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	9,003* 9,497**	34,609* 37,001**	160,231* 172,418**
HOUSEHOLDS	2,909* 3,038**	11,921* 12,671**	56,442* 60,453**
AVERAGE HH INCOME	\$105,561* \$127,245**	\$100,249* \$118,664**	\$97,118* \$114,043**

Source: ESRI

*2018 Estimate
**2023 Projection

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