

SALE

AQUIA RUN

Doc Stone Road Stafford, VA 22556



PROPERTY DESCRIPTION

3.42 Acre Parcel for Sale in Stafford County

PROPERTY HIGHLIGHTS

- 3.42 Acres for Sale on Doc Stone Road in North Stafford County
- Zoned A-2
- Property adjacent to Foxwood Village
- Close to Major Retail Shopping and Schools
- Located across from Smith Lake
- Adjacent to Smith Lake Park

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	3.42 Acres
Zoning:	A-2

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	2,273	4,885
Total Population	1,123	5,303	12,844
Average HH Income	\$127,183	\$117,299	\$115,938

Donny Self, CCIM
540 842 6202



**COLDWELL BANKER
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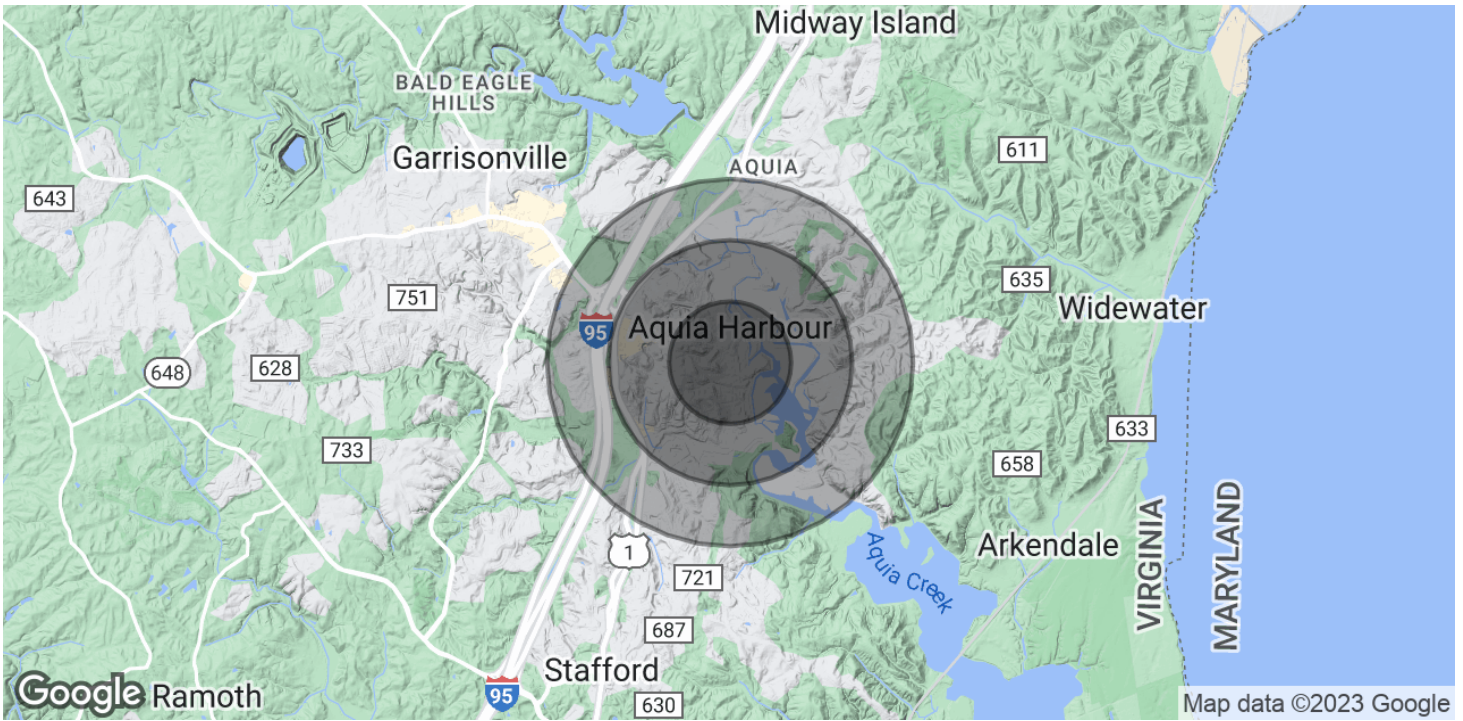


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,123	5,303	12,844
Average Age	40.6	39.3	36.3
Average Age (Male)	43.6	42.6	36.8
Average Age (Female)	36.4	36.3	34.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	2,273	4,885
# of Persons per HH	2.5	2.3	2.6
Average HH Income	\$127,183	\$117,299	\$115,938
Average House Value	\$464,098	\$420,300	\$363,094

* Demographic data derived from 2020 ACS - US Census

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