



COLDWELL BANKER
COMMERCIAL
ELITE



5-ACRE INDUSTRIAL OPPORTUNITY IN COSNER TECH CORRIDOR FOR SALE | 5 ACRES

Tax Map #36-A-43J, Spotsylvania, VA

ASKING PRICE
\$465,000

Positioned in one of the fastest-growing commercial corridors in the region, this 5-acre industrial offering presents a rare opportunity to acquire strategically located land within the expanding Cosner Tech Campus ecosystem. Zoned Industrial 1 (I-1), the property is ideally suited for a variety of industrial and contractor-focused uses, including small-bay warehouse/flex development, outdoor storage, and owner-user operations. With approximately 2.55 usable acres, the site offers a functional balance of developable land while maintaining scale for operational flexibility.

The property’s location is a key driver of value—situated just 3 miles from I-95 Exit 126, providing direct regional connectivity, and only 1.3 miles from Spotsylvania Regional Medical Center, reinforcing the strength of the surrounding infrastructure and employment base. Additionally, the site lies in the center of over 350+ acres of planned data center development at Cosner Tech Campus, positioning it to benefit from long-term demand driven by technology, infrastructure, and support services. With a sale price of \$465,000, this offering presents an attractive entry point for investors and users seeking to capitalize on the continued growth of the Spotsylvania market.

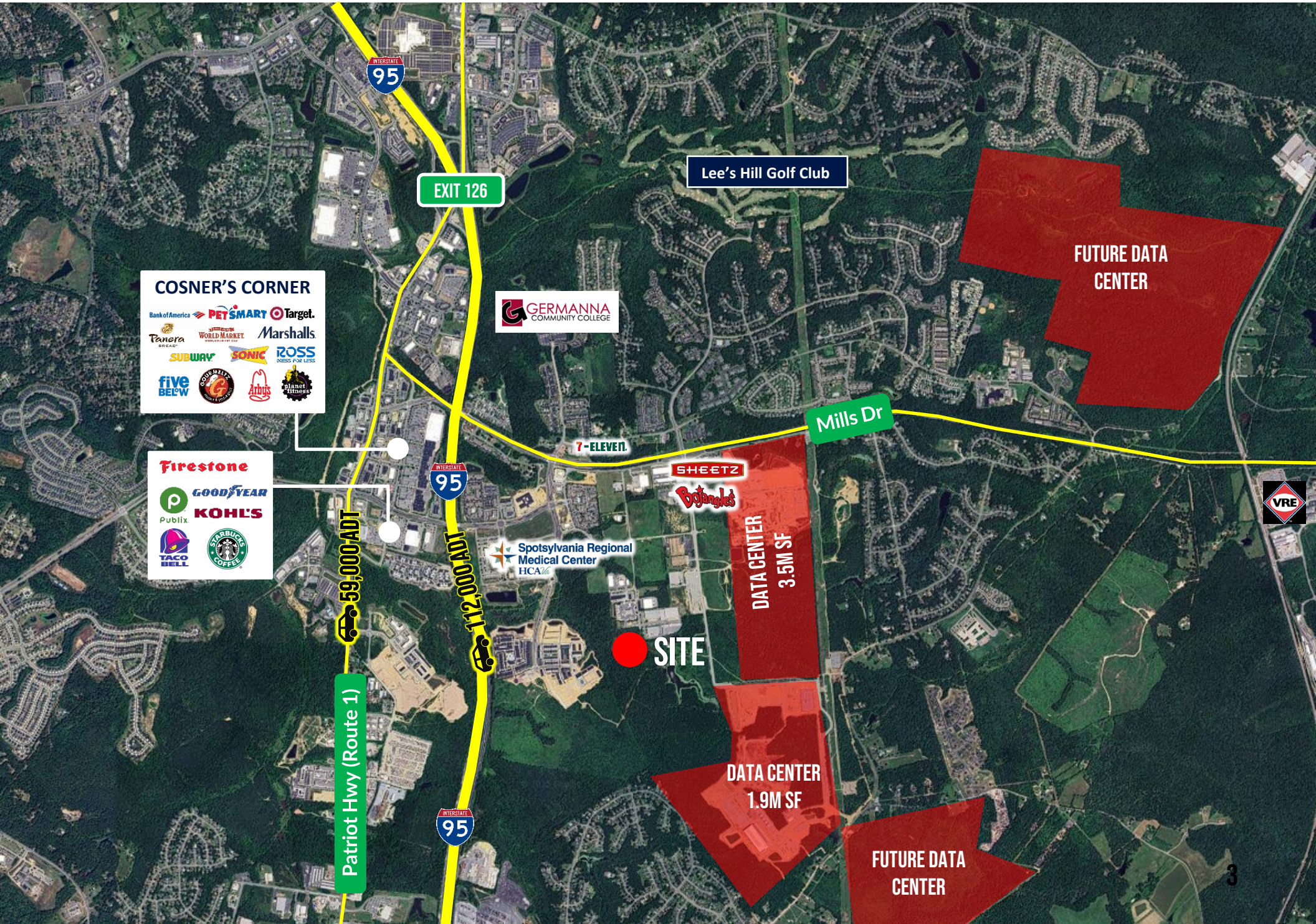
KEY HIGHLIGHTS

- 5.0 Acres Zoned Industrial 1 (I-1)**
 Flexible industrial zoning allowing for a wide range of uses including contractor yards, outdoor storage, light industrial, and flex/warehouse development.
- ±2.55 Usable Acres**
 Efficient site layout with a substantial portion of usable land suitable for building footprint, laydown yard, parking, and circulation.
- Strategic Location Near Major Infrastructure**
 Just 3 miles to I-95 Exit 126, providing direct north/south connectivity, and 3.3 miles to the VRE Spotsylvania Station for commuter access.
- Proximity to Major Employment & Growth Drivers**
 Located 1.3 miles from Spotsylvania Regional Medical Center and surrounded by rapidly expanding residential and commercial development.
- Positioned Within 350+ Acre Data Center Corridor**
 Centrally located in the Cosner Tech Campus, benefiting from significant planned data center development and long-term economic growth.
- Versatile Development & End-User Opportunity**
 Ideal for contractor yard, small-bay flex/warehouse, specialty trade users, or owner-users seeking a scalable site with both building and outdoor storage capabilities.
- Attractive Entry Price for Industrial Land**
 Offered at \$465,000, providing a cost-effective opportunity to secure industrial-zoned land in a high-growth corridor with strong upside potential.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770





OFFERING MEMORANDUM

5-ACRE INDUSTRIAL OPPORTUNITY IN COSNER TECH CORRIDOR

TAX MAP #36-A-43J, SPOTSYLVANIA, VA

FOR MORE INFORMATION PLEASE CONTACT:



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