

FOR SALE

5.33 ACRES COMMERCIAL LAND

8601

Patriot Hwy

FREDERICKSBURG, VA 22407

2.83 AC | \$1,850,000

+/-2.37 AC | \$995,000



VPD 15,000



Massaponax Church Road

SPECIFICATIONS

| | |
|------------|-----------------|
| Lot Size: | 5.20 Acres |
| Pricing: | \$2,845,000 |
| Condition: | Pad Ready / Raw |
| Utilities: | To Site |
| Zoning: | C-3 |

PROPERTY OVERVIEW



Prime 5.20-acre commercial site at the corner of Patriot Hwy (US-1) and Massaponax Church Road, offering a mix of pad-ready and raw land in a high-growth corridor. The property delivers exceptional frontage—136 feet on US-1 and 672± feet on Massaponax Church Road—with utilities and stormwater management already brought to the site. Positioned next to Sheetz and surrounded by national retailers, the parcel benefits from strong traffic counts and excellent visibility. Zoned C-3, the site supports a wide variety of by-right commercial uses.



5.20 acres with pad-ready and raw sections

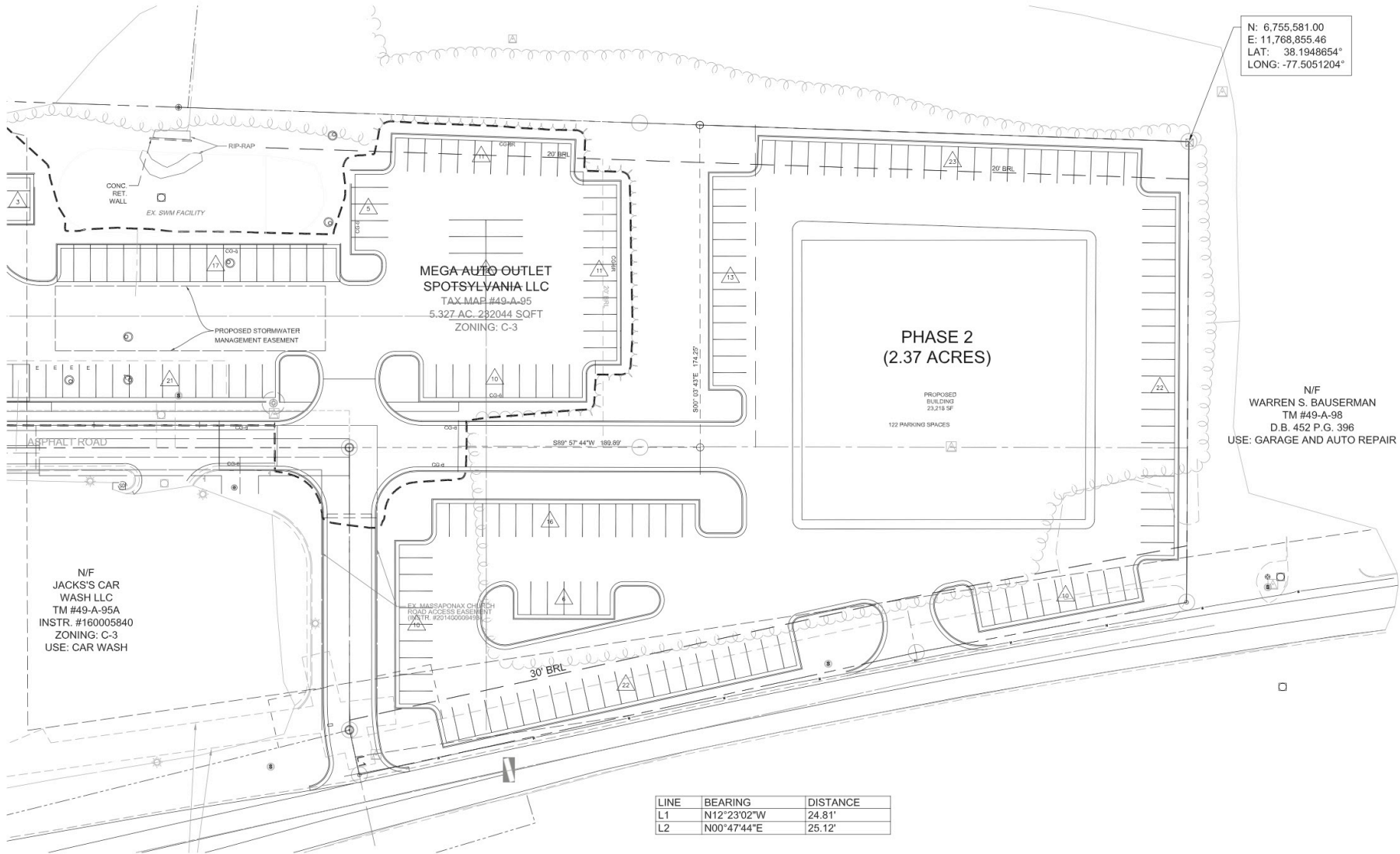
136' US-1 frontage & 672' frontage on Massaponax Church Rd

Utilities and stormwater management onsite

C-3 zoning with wide range of by-right commercial uses

High-visibility location next to Sheetz in a fast-growing corridor

DEVELOPMENT PLAN CONTINUED



2.37-ACRE PHASE 2
(RESIDUE PARCEL) EXHIBIT
GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

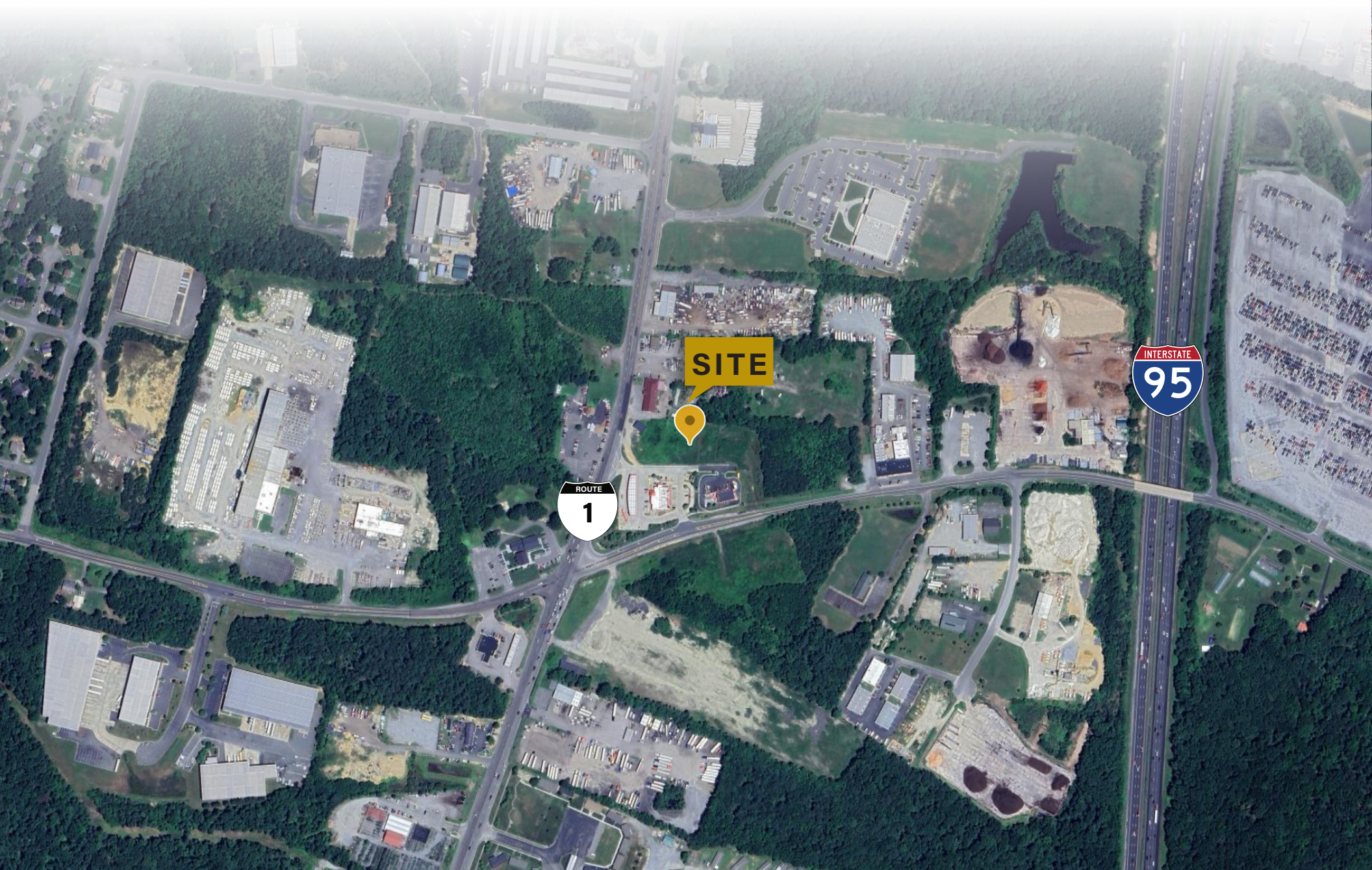
N: 6,755,581.00
E: 11,768,855.46
LAT: 38.1948654°
LONG: -77.5051204°

PARCEL VIEW

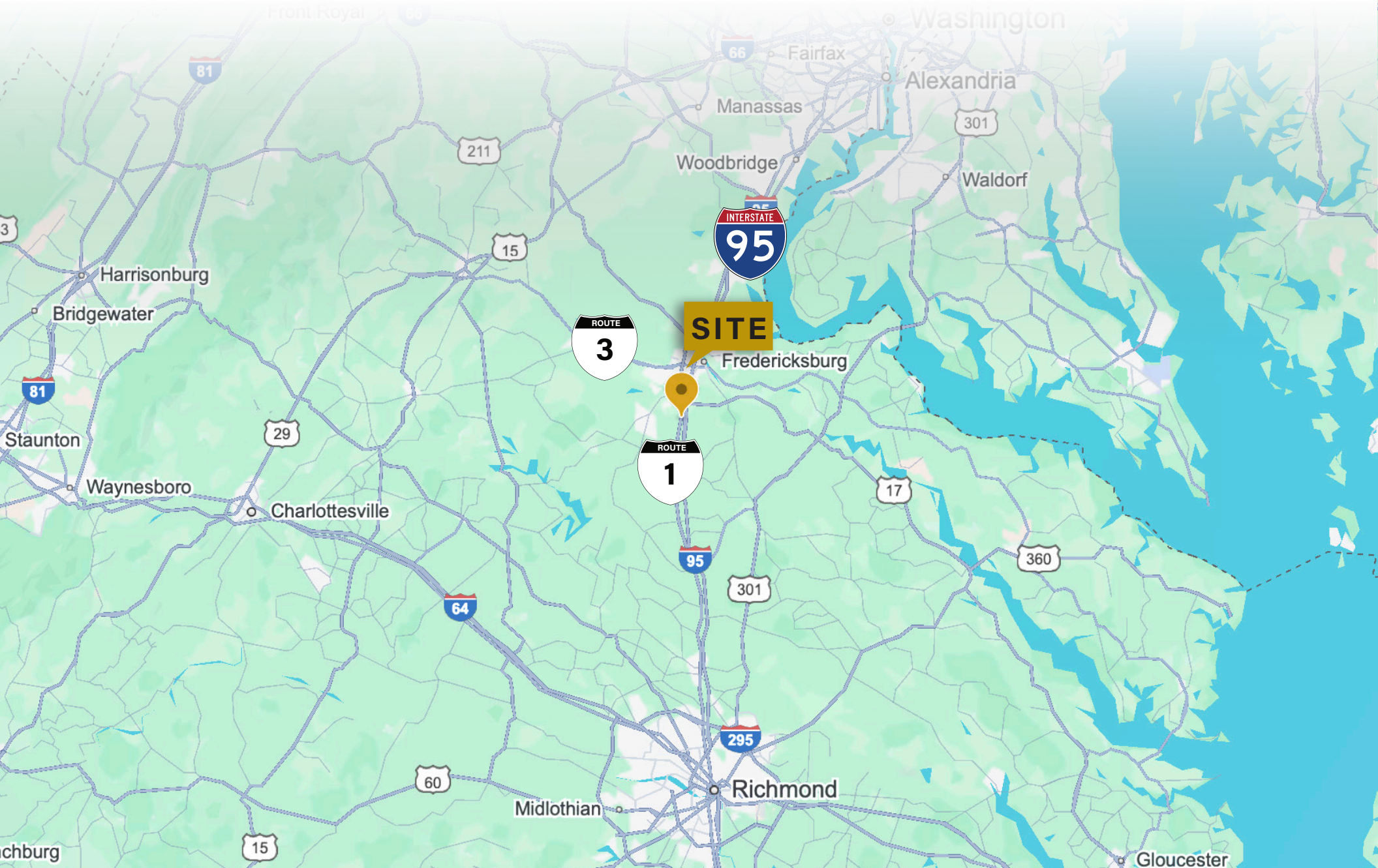


SITE

LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



| INCOME | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$111,332 | \$116,316 | \$115,820 |
| Median Household Income | \$102,899 | \$100,024 | \$95,876 |
| < \$25,000 | 595 | 1,964 | 6,751 |
| \$25,000 - 50,000 | 224 | 2,098 | 7,718 |
| \$50,000 - 75,000 | 503 | 3,867 | 11,445 |
| \$75,000 - 100,000 | 291 | 2,399 | 7,737 |
| \$100,000 - 125,000 | 526 | 3,172 | 9,171 |
| \$125,000 - 150,000 | 376 | 1,880 | 5,461 |
| \$150,000 - 200,000 | 495 | 2,987 | 8,601 |
| \$200,000+ | 338 | 2,295 | 7,866 |

| POPULATION | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|--------|---------|
| 2020 Population | 8,339 | 54,142 | 168,423 |
| 2024 Population | 9,506 | 57,884 | 179,016 |
| 2029 Population Projection | 10,697 | 64,496 | 197,690 |
| Annual Growth 2020-2024 | 3.5% | 1.7% | 1.6% |
| Annual Growth 2024-2029 | 2.5% | 2.3% | 2.1% |
| Median Age | 33.7 | 37.6 | 37.5 |
| Bachelor's Degree or Higher | 32% | 33% | 34% |
| U.S. Armed Forces | 21 | 513 | 1,553 |

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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