

OPPORTUNITY ON 6± ACRES



ROUTE 3 AND ROUTE 301 / SHILOH CROSSING, KING GEORGE, VA 22485

HIGHLIGHTS

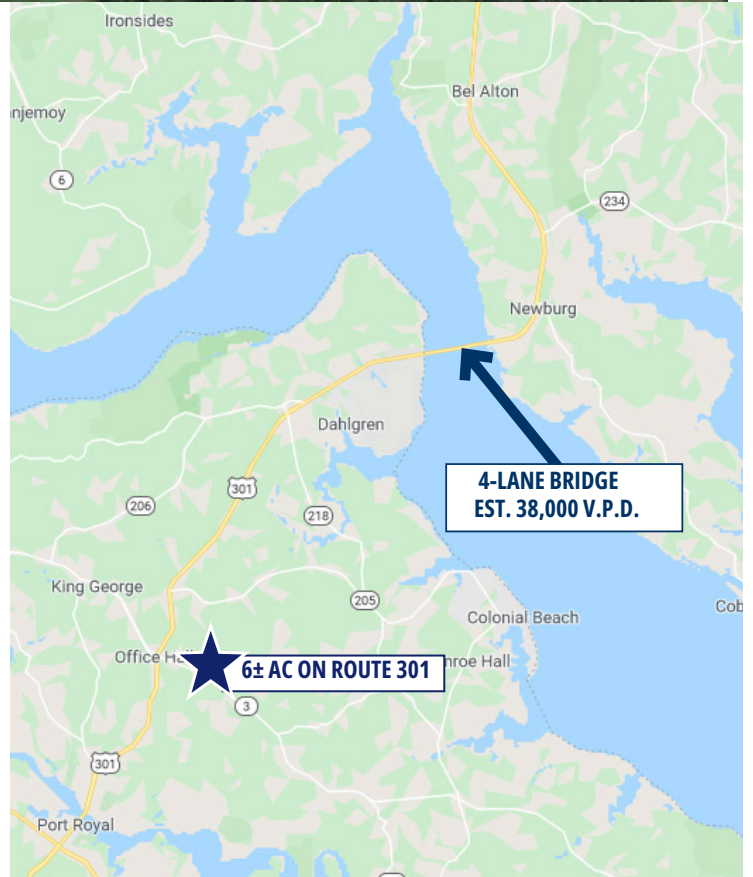
•NEW PRICE! \$799,000

- Available Site Sizes from 1-6 Acres
- Located on heavily traveled major thoroughfare at the intersection of US Route 301 and Route 3 in King George County, VA
- Adjacent to CVS, Sheetz and Tractor Supply
- Travel counts drastically increased with the 2023 opening of the new four-lane Nice Middleton Bridge connecting Virginia and Maryland along US Route 301 - estimated 38,000 VPD
- High average income and high education levels
- Close proximity to the Naval Surface Warfare Center with over 12,000 employees
- County water and sewer available

LEARN MORE

Nice/Middleton Bridge Project:

https://mdta.maryland.gov/Capital_Projects/NewNiceBridgeProject/Home

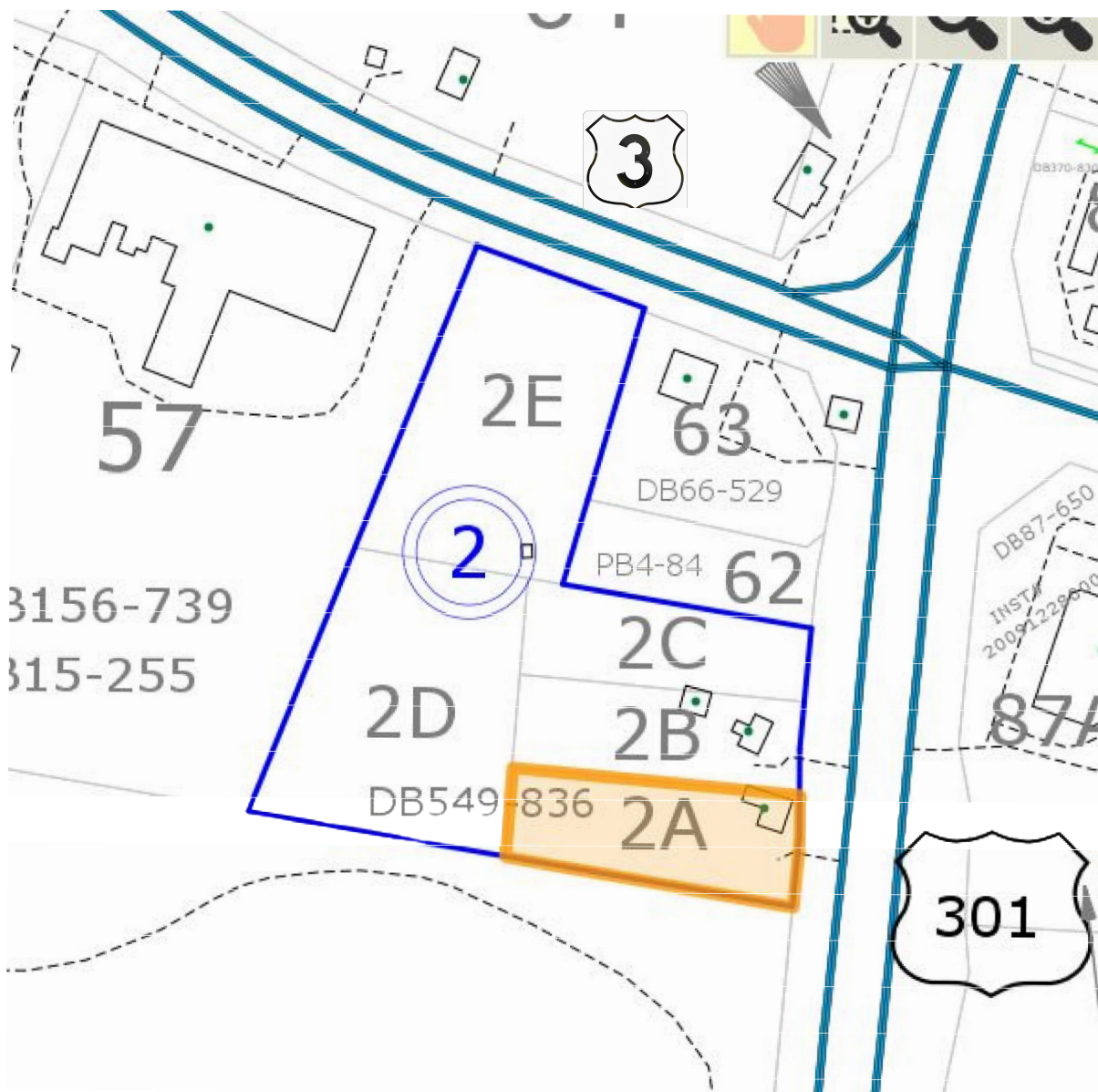


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While RE/MAX SUPERCENTER attempts to verify the accuracy of the information provided, we do not guarantee the reliability or accuracy of the information contained herein and therefore make no warranties or representations, expressed or implied regarding this information



5 Pad Sites Available in Entirety or in Part Totaling 6± Acres



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From KG County Zoning:

- **Sec. 2.10. - C-2 General trade district regulations (section amended 1-3-95).**

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS

2.10.1. *Intent.* The intent of this district is to recognize existing commercial and/or service trade uses within the county which may include exterior storage or displays, and may involve limited manufacturing or processing activities, and provide an opportunity to expand these and related general trade opportunities.

2.10.2. *Uses permitted by right.*

1. All uses permitted by right within the Retail Commercial District (C-1).
2. Auto repair facility.
3. Boat sales.
4. Commercial indoor recreational facilities.
5. Contractors equipment yard.
6. Construction material supply business with storage under cover, but not to include fabricating.
7. Farm supply sales including vehicular equipment.
8. Florist including greenhouse and exterior display area.
9. Garage, commercial.
10. Manufactured home dwelling and modular home sales.
11. Parking lot, commercial.
12. Public use.
13. Radio/television station.
14. Structure for public utilities not involving outside storage of equipment or materials.
15. Veterinary hospital/clinic with no outside facilities [additional requirements in article 4, section 4.8].
16. Vehicle sales and service.
17. Warehouse, mini.

2.10.3. *Additional uses permitted only by special exception.*

1. Amusement enterprises.
 - 1A. Data centers [additional requirements in article 4, section 17].
2. Flea market.

3. Veterinary hospital/clinic with outside facilities [additional requirements in article 4, section 4.8].

4. All commercial permitted by special exception within the Retail Commercial District (C-1).

2.10.4. *Lot area and other dimensional regulations.* Except as provided for nonconforming lots of record elsewhere in this ordinance, every lot within the C-2 District shall meet the lot area and other dimensional regulations set forth as follows:

1. *Lot area and width.* Every lot in this district shall comply with the lot area and width requirements of the C-1 District.

2. *Minimum yard requirements.* All minimum yard requirements of the C-1 District shall apply in this district.

(Ord. of 11-15-2016(1); Ord. of 6-18-2019 ; Ord. of 4-4-2023)