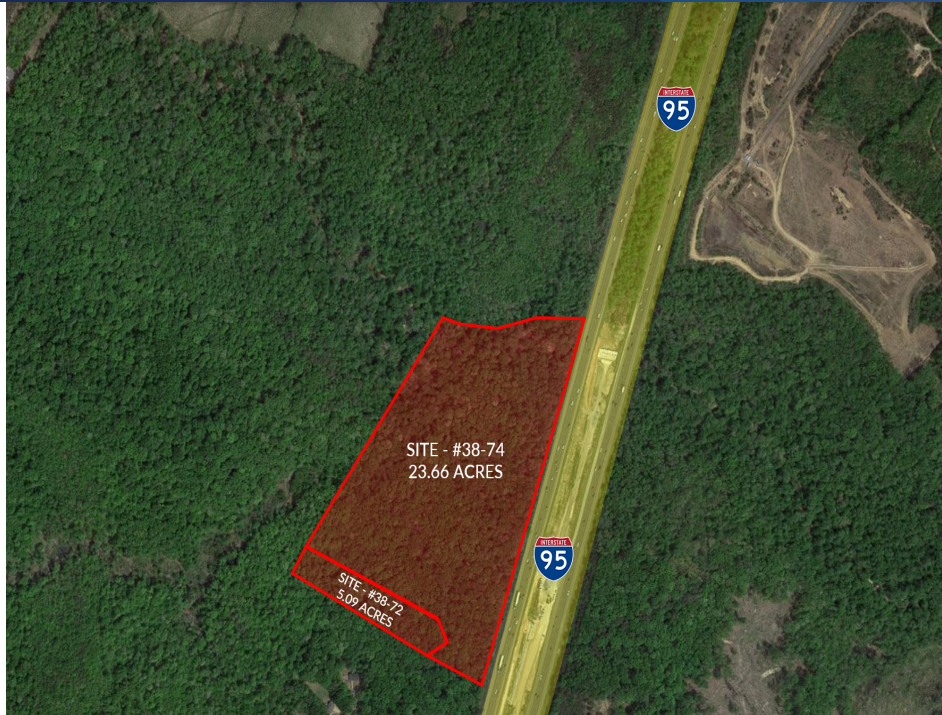


# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

I-95 Fredericksburg, VA 22554



## PROPERTY DESCRIPTION

28.75 Acres for Sale with I-95 Frontage

## PROPERTY HIGHLIGHTS

- Total of 28.75 Acres for Sale in Stafford County
- Parcel # 38-74 = 23.66 Acres
- Parcel # 38-72 = 5.09 Acres
- Properties Zoned A-1
- Close to Stafford Regional Airport
- I-95 Frontage
- Located between Exit 136 and Exit 140

## OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	28.75 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	513	2,596
Total Population	279	1,265	7,035
Average HH Income	\$106,542	\$110,740	\$107,801

**Donny Self, CCIM**  
540 842 6202

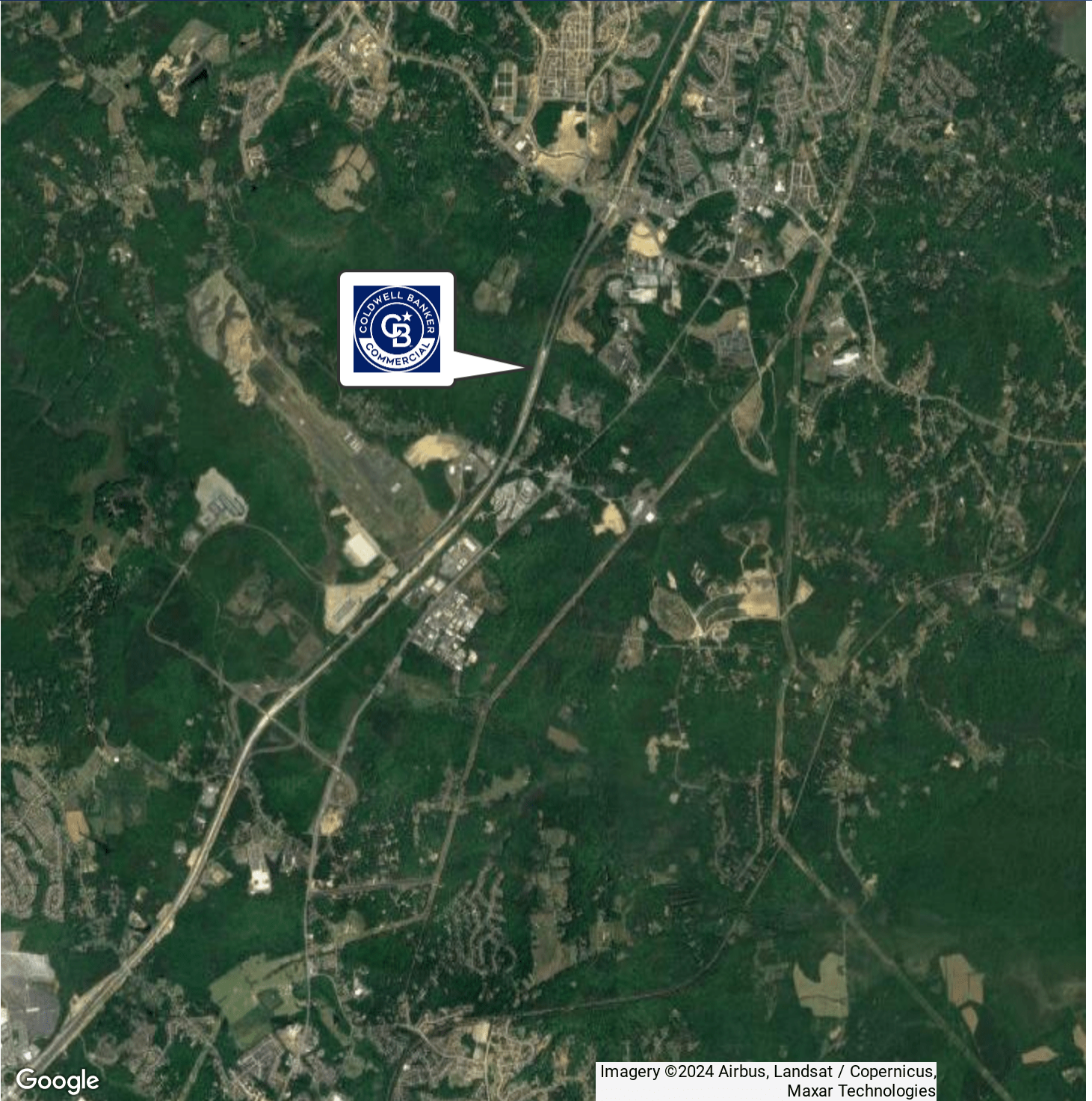


**COLDWELL BANKER  
COMMERCIAL  
ELITE**



# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

I-95 Fredericksburg, VA 22554



Google

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**Donny Self, CCIM**  
540 842 6202





# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

I-95 Fredericksburg, VA 22554



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540 842 6202



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

Parcel # 38-72 = 5.09 Acres



**Donny Self, CCIM**  
540 842 6202



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

Parcel # 38-74 = 23.66 Acres



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540 842 6202

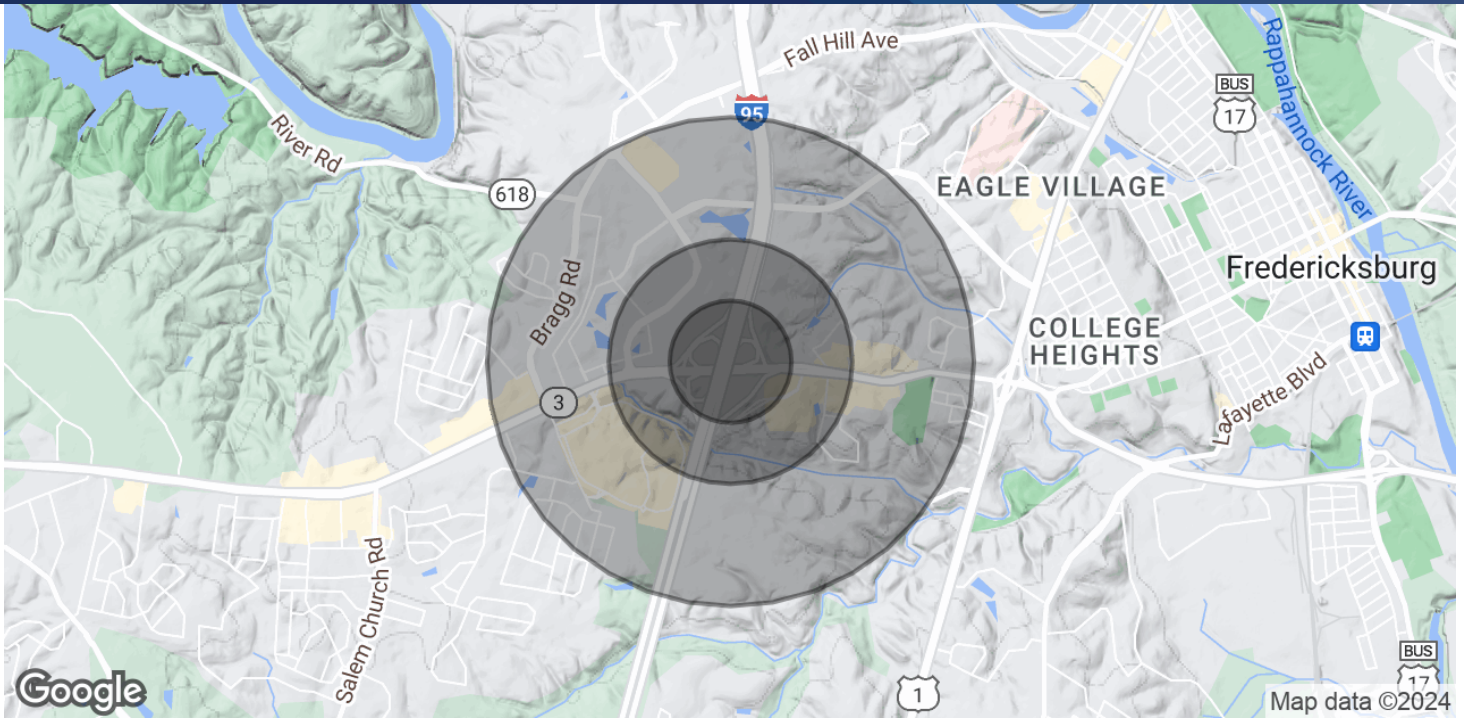


**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



# SALE 28.75 ACRES (ZONED A-1) FOR SALE IN STAFFORD COUNTY

I-95 Fredericksburg, VA 22554



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	279	1,265	7,035
Average Age	30.3	31.6	35
Average Age (Male)	32.4	33.1	34
Average Age (Female)	29.7	31.2	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	513	2,596
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$106,542	\$110,740	\$107,801
Average House Value	\$294,244	\$297,719	\$294,815

2020 American Community Survey (ACS)

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540 842 6202



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