

FOR SALE: Industrial Land

0 CROSSROADS PKWY, FREDERICKSBURG, VA 22408



J R A



Size: **10.6 acres**

Pricing: Inquire

Condition: Raw

Utilities: Available

Zoning: I-1

Crossroads Associates, L.L.C.
Fredericksburg, VA 22408
Tax Parcel 37-12-B



Under Contract

Spotsylvania
Fire
Station
No. 11

Under Contract

Under Contract

Available

10.6 Acres
Zoned i1

Parcel	Est. Acres	Est. Wetlands Acres	Est. Net Usable	Est. Net Usable Parcel B
A	14.76	0.08	14.68	
B-west	9.83	1.70	8.13	15.70
B-east	10.07	2.50	7.57	
C	10.69	0.20	10.49	
Total	45.35	4.48	40.87	

Parcel B Notes

- 1 Est. Wetlands is based on the 2000 delineation maps and revised based on a 2017 study for CMC Project
- 2 The r.o.w. is not part of the calculation since the r.o.w. has already been dedicated to Spotsylvania County for the VRE shops.

OVERVIEW



Strong development opportunity with a wide variety of by-right uses. The site is situated near a signalized intersection with full access. Route 17 (Mills Dr) is a heavily trafficked corridor with 14,000 VPD. This parcel is in an industrial park that is home to the VRE Crossroads station and Beretta warehouse facility. The raw land has utilities available and is ready for development. The dynamic nature of the land offers several opportunities a is certain for future growth within the corridor.

14,000 VPD on Hwy 17 (Mills Dr) &
Benchmark Road

Adjacent to Crossroad Apartment
Complex and VRE Station

Future high growth potential in corridor

PARCEL OVERVIEW



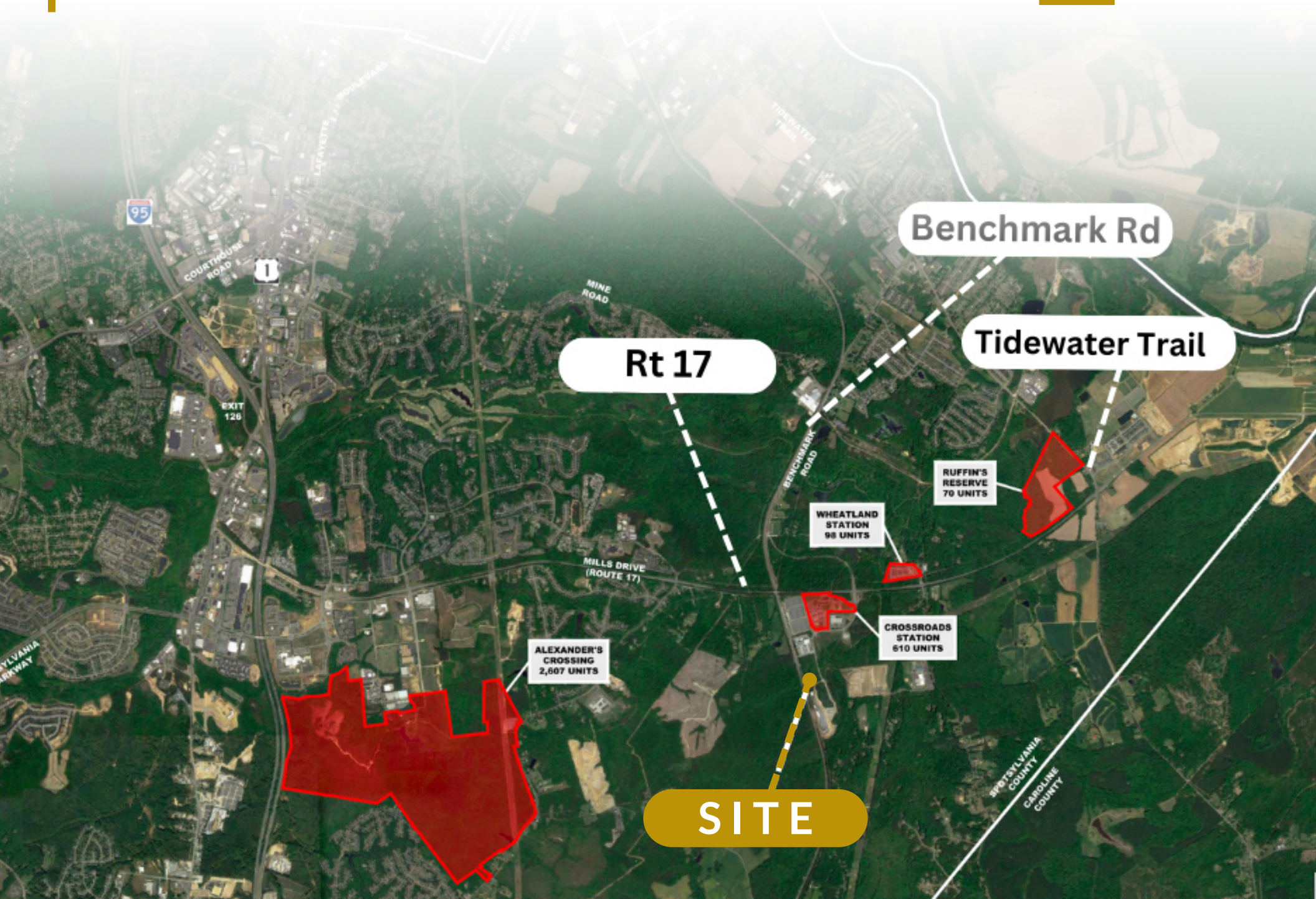
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MAP VIEW



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Rt 17

Benchmark Rd

Tidewater Trail

RUFFIN'S
RESERVE
70 UNITS

WHEATLAND
STATION
98 UNITS

CROSSROADS
STATION
510 UNITS

ALEXANDER'S
CROSSING
2,607 UNITS

SITE

DEMOGRAPHIC/INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$128,384	\$120,453	\$116,446
Median Household Income	\$110,357	\$101,072	\$95,328
< \$25,000	221	1,717	6,801
\$25,000 - 50,000	305	1,749	7,514
\$50,000 - 75,000	406	2,950	11,545
\$75,000 - 100,000	370	2,126	7,843
\$100,000 - 125,000	566	2,495	8,705
\$125,000 - 150,000	304	1,534	5,255
\$150,000 - 200,000	460	2,492	8,807
\$200,000+	441	2,235	8,005

POPULATION	2 mile	5 mile	10 mile
2010 Population	7,349	38,852	151,135
2022 Population	9,184	49,200	181,579
2027 Population Projection	10,014	53,230	193,548
Annual Growth 2010-2022	1.9%	2.0%	1.5%
Annual Growth 2022-2027	1.8%	1.6%	1.3%
Median Age	36.5	37.9	37.1
Bachelor's Degree or Higher	33%	33%	33%
U.S. Armed Forces	86	679	1,497

FOR MORE INFORMATION,
PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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