

SALE

5.753 WATERFRONT ACRES FOR SALE ON AQUIA CREEK

Brent Point Road Stafford, VA 22556



PROPERTY DESCRIPTION

5.753 Waterfront Acres For Sale on Aquia Creek

PROPERTY HIGHLIGHTS

- 5.753 Waterfront Acres for Sale on Aquia Creek
- Approx. 475' of Shoreline
- Zoned A-2
- Parcel # 31-41B
- Excellent views
- 2'-3' MLW
- Across from Hope Spring Marina and Willows Landing Marina

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	5.753 Acres
Zoning:	A-2

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	27	89	188
Total Population	75	241	514
Average HH Income	\$115,465	\$111,668	\$117,505

Donny Self, CCIM
540 842 6202

Evan Sullivan
540 538 8851



**COLDWELL BANKER
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ELITE

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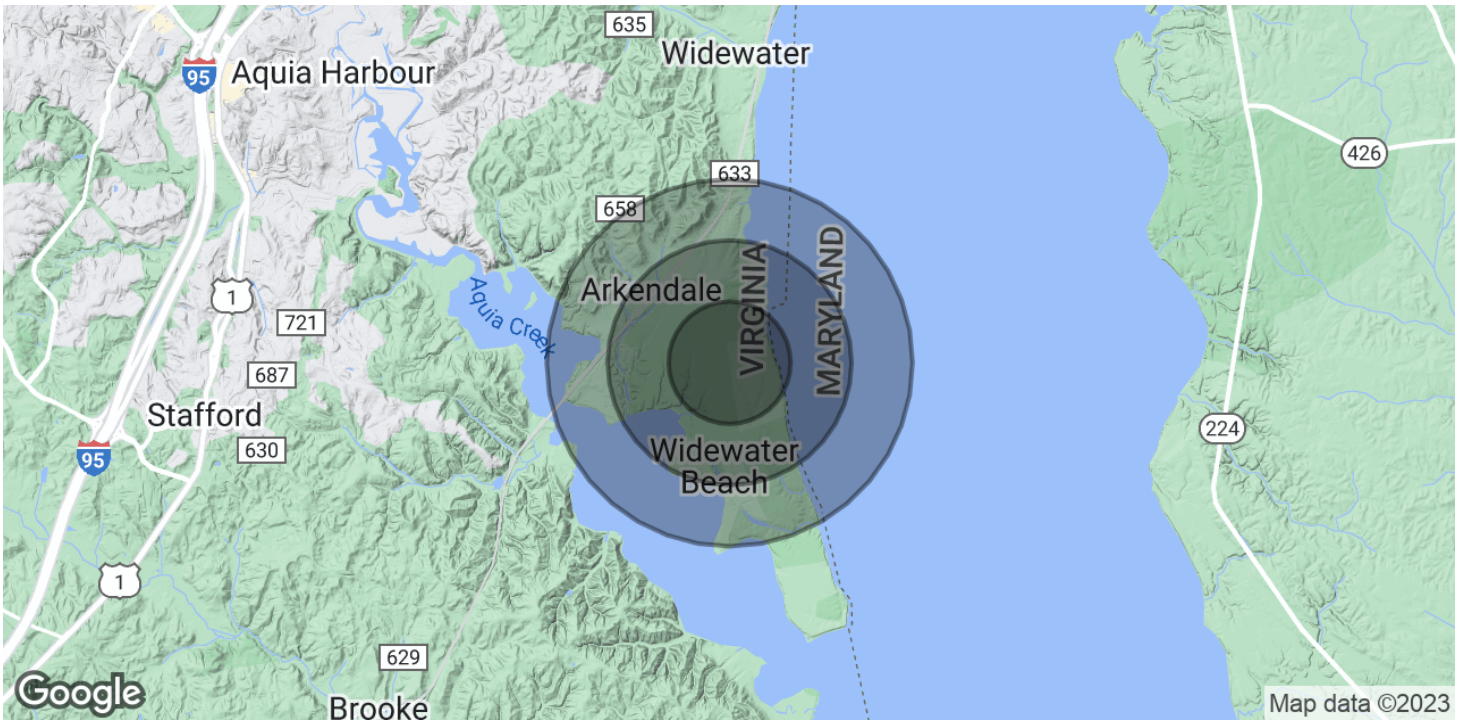


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	75	241	514
Average Age	44.3	44	43.7
Average Age (Male)	35	34.8	35.6
Average Age (Female)	45.8	45.5	44.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	27	89	188
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$115,465	\$111,668	\$117,505
Average House Value	\$432,424	\$427,818	\$431,218

* Demographic data derived from 2020 ACS - US Census

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