

An aerial photograph of a large, wooded property. The foreground is filled with dense green trees. A winding road or path cuts through the forest. In the background, a large body of water (a lake or reservoir) is visible, surrounded by more trees and some distant buildings. The sky is overcast.

FOR SALE

8 RESIDENTIAL LOTS

0

Osprey View Lane
STAFFORD, VA 22554

SPECIFICATIONS

# Of Lots:	8 Lots
Price:	\$1,800,000
Size:	10.82 Acres Total
Utilities:	Available
Zoning:	A-2

OVERVIEW

Johnson Realty Advisors is pleased to present an exceptional residential development opportunity featuring eight residential lots located on Osprey View Lane, just off peaceful Marlboro Point Road in Stafford County, Virginia. Select lots offer scenic water views, while existing roads and infrastructure help streamline the development process. This property presents an outstanding opportunity for builders, developers, and investors seeking a well-positioned residential project in one of Stafford County's most desirable areas.

PROPERTY HIGHLIGHTS

Existing roads and infrastructure already in place, reducing development costs and timelines.

Peaceful location on Osprey View Lane, just off Marlboro Point Road.

Select homesites have potential for scenic water views of the Potomac River.

10.82 acres spanning across eight residential lots averaging approximately 1.35 acres each.

Exceptional opportunity for builders, developers, and investors in sought-after Stafford County.

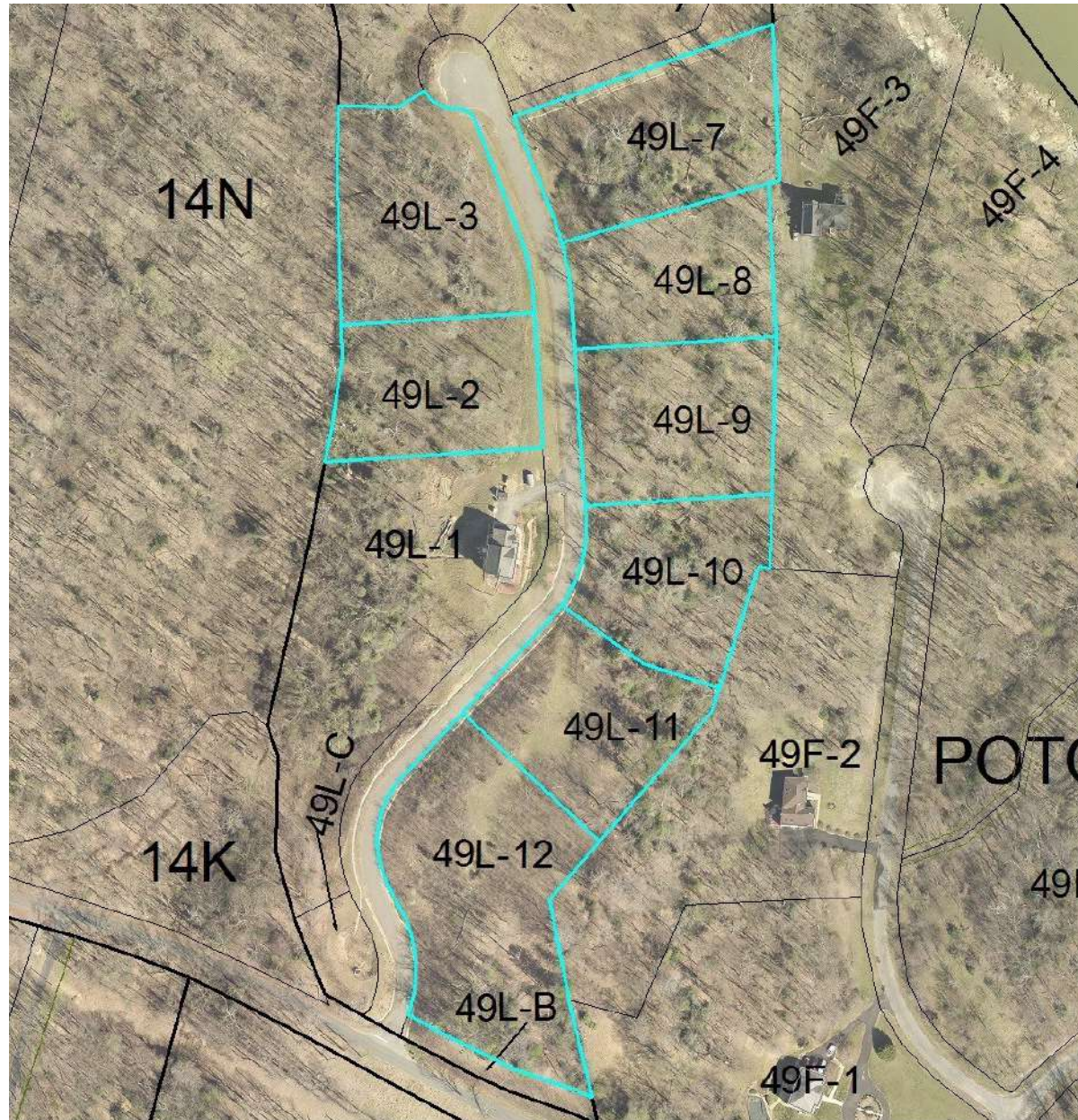
PHOTOS



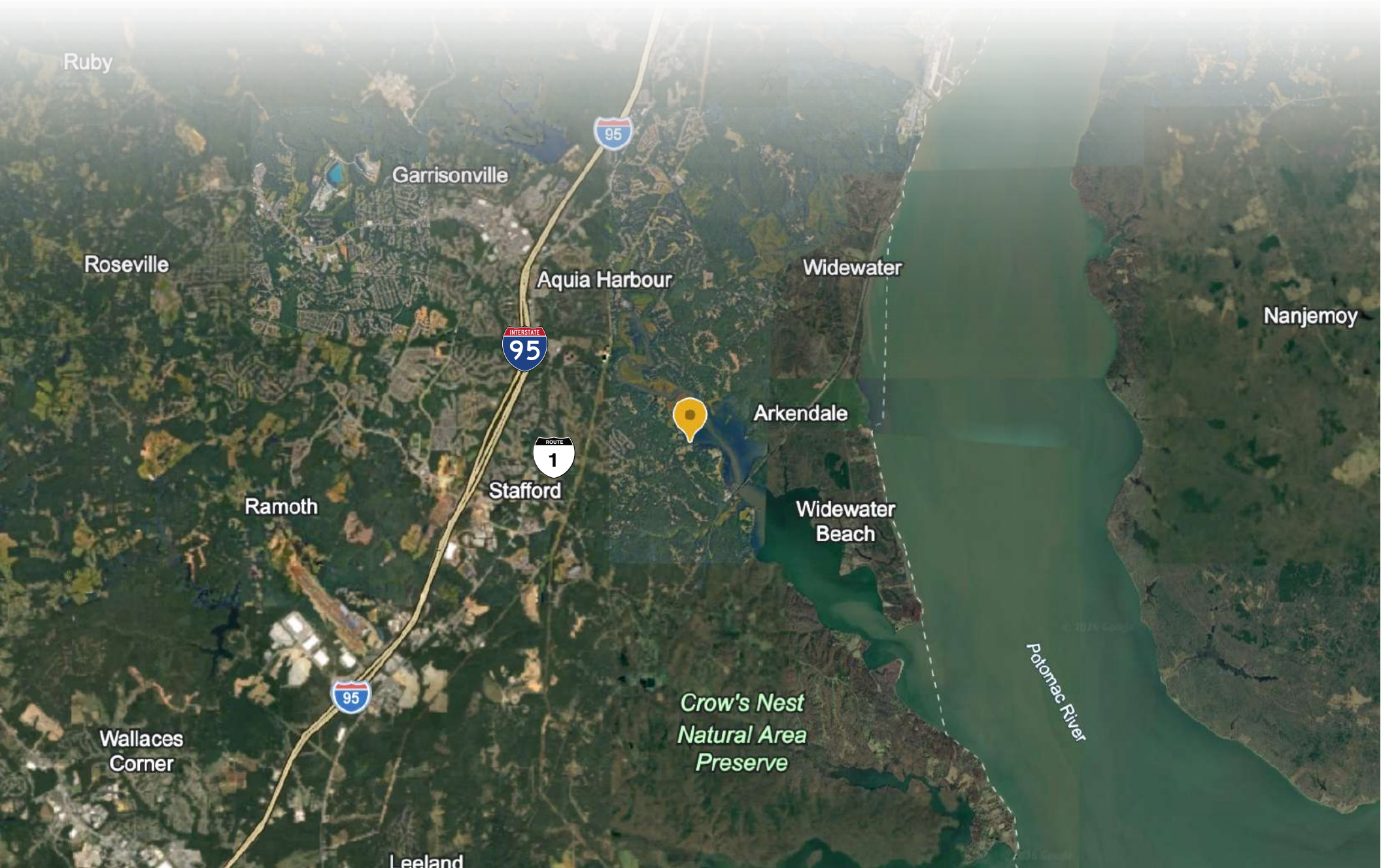
LOT OVERVIEW



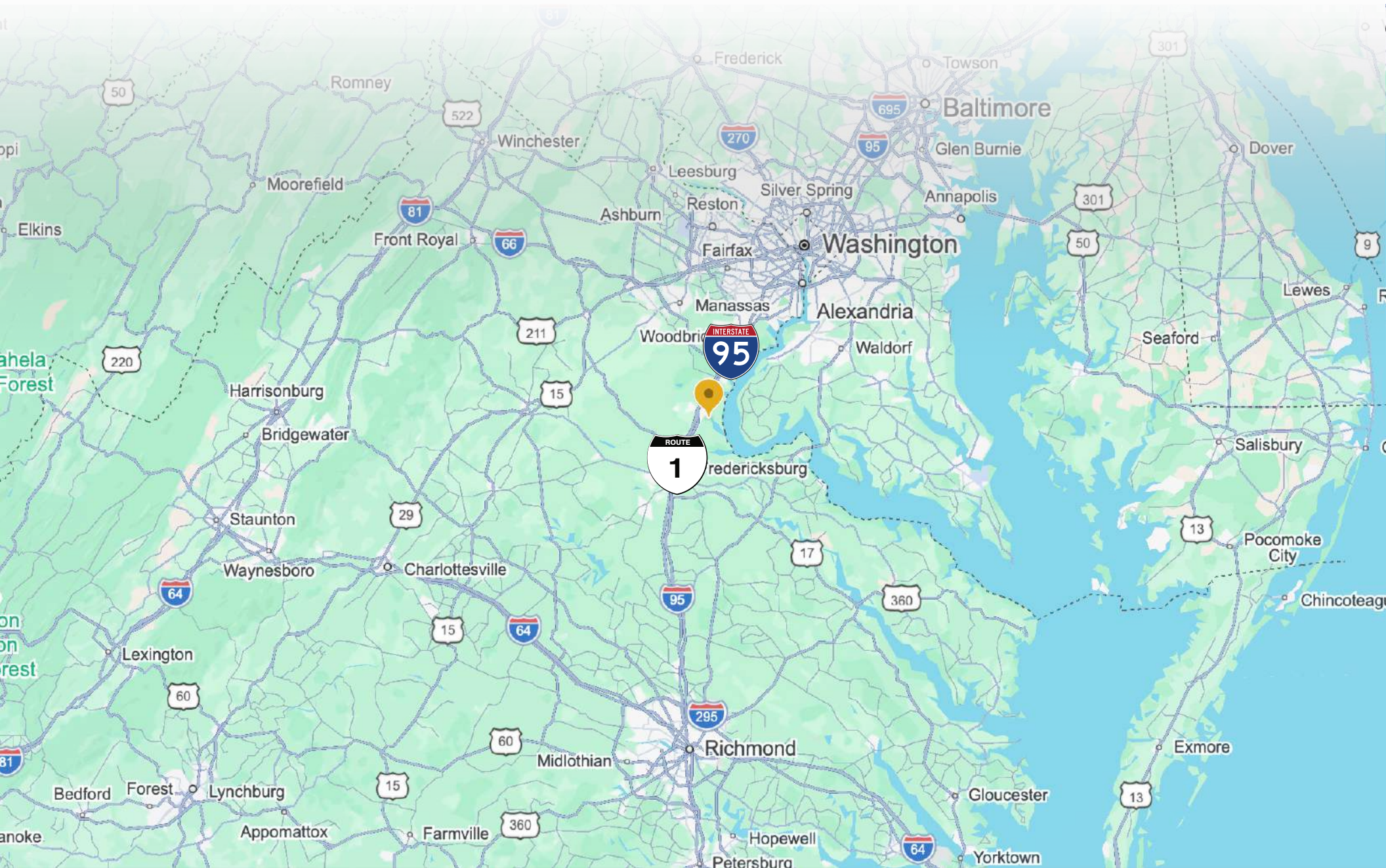
PARCEL NUMBERS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$119,372	\$130,690	\$138,443
Median Household Income	\$92,928	\$104,111	\$113,316
< \$25,000	906	3,902	5,992
\$25,000 - 50,000	1,304	5,424	8,238
\$50,000 - 75,000	1,656	7,854	11,552
\$75,000 - 100,000	1,446	6,767	9,694
\$100,000 - 125,000	860	4,922	8,374
\$125,000 - 150,000	918	5,286	8,663
\$150,000 - 200,000	1,381	6,775	11,334
\$200,000+	1,335	8,583	16,026

POPULATION	2 mile	5 mile	10 mile
2020 Population	23,874	125,954	204,244
2025 Population	25,694	134,166	223,203
2030 Population Projection	27,323	142,150	237,349
Annual Growth 2020-2025	1.5%	1.3%	1.9%
Annual Growth 2025-2030	1.3%	1.2%	1.3%
Median Age	37.4	37.6	38.3
Bachelor's Degree or Higher	31%	37%	36%
U.S. Armed Forces	99	987	1,884

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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