



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

COMMERCIAL \ MIXED-USE LAND

ULMANOR



FOR SALE

Property Video: [https://youtu.be/ayH\\_1SADaHM](https://youtu.be/ayH_1SADaHM)

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Coldwell Banker Commercial Elite  
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## COMMERCIAL / MIXED-USE LAND ULMANOR

**34.20 TOTAL ACRES**

**ADJACENT TO CENTRAL  
PARK, ONE OF THE LARGEST  
POWER CENTERS ON EAST  
COAST**

**LOCATED IN  
OPPORTUNITY ZONE**

**LESS THAN 2 MILES  
FROM I-95 EXIT 130**

### Executive Summary

The subject property contains 34.2 Acres, representing one of the largest un-developed parcels in the City of Fredericksburg. The up-zoning potential for the property would allow multi-family and many other commercial possibilities by way of a mixed-use concept.

The property is immediately adjacent to one of the largest Power Centers on the East Coast but is unburdened by any use restrictions. Further, it is within very close proximity to the new Washington National's minor league baseball stadium, the Expo Center, Wegman's, and the Region's largest Hospital.

Once developed, the property will feature excellent visibility and access to two major roadways: Cowan Blvd and Fall Hill Avenue.





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### LAND SPECIFICATIONS

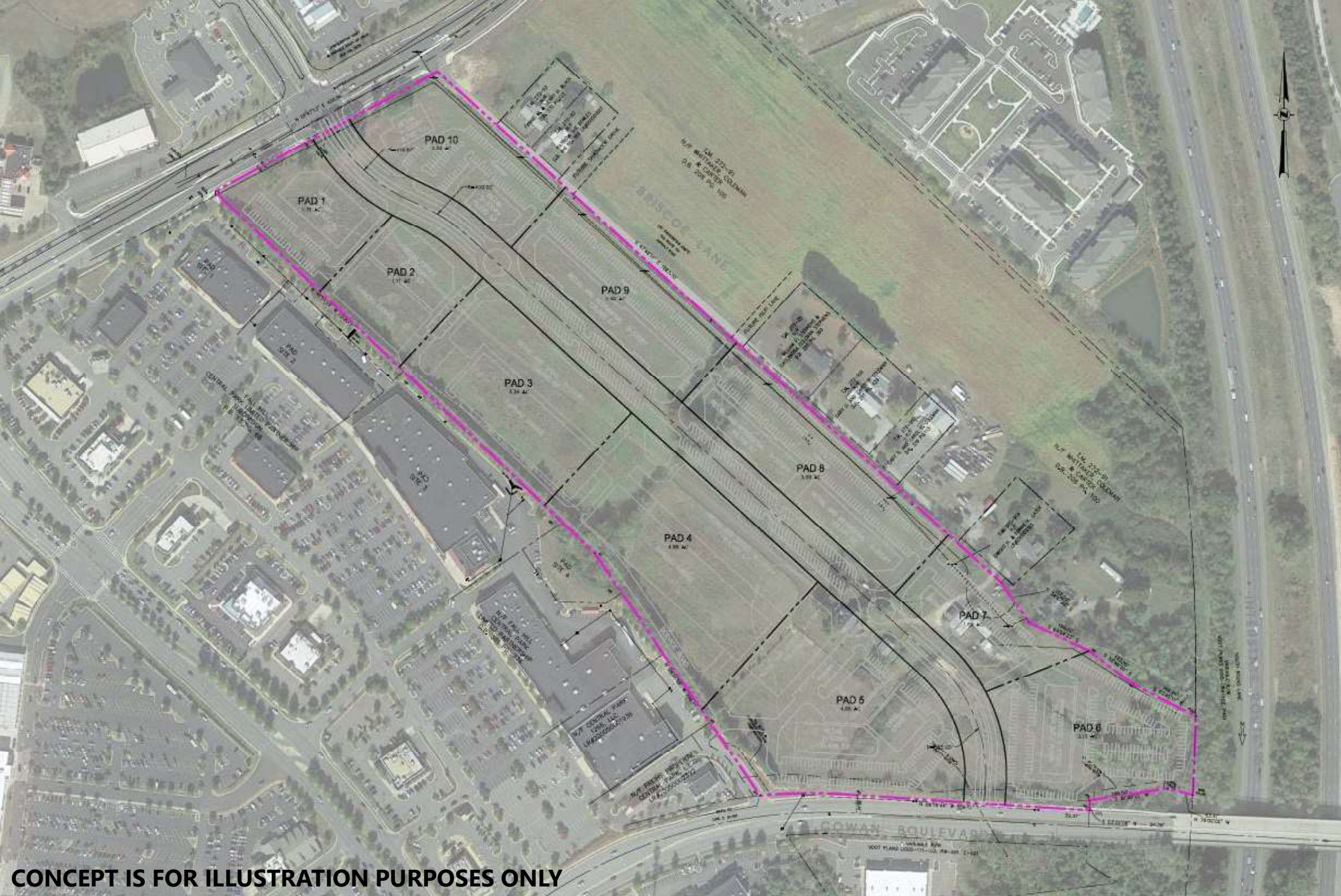
Acreage	34.20 AC
Zoning	R2



PROPERTY DETAILS







CONCEPT



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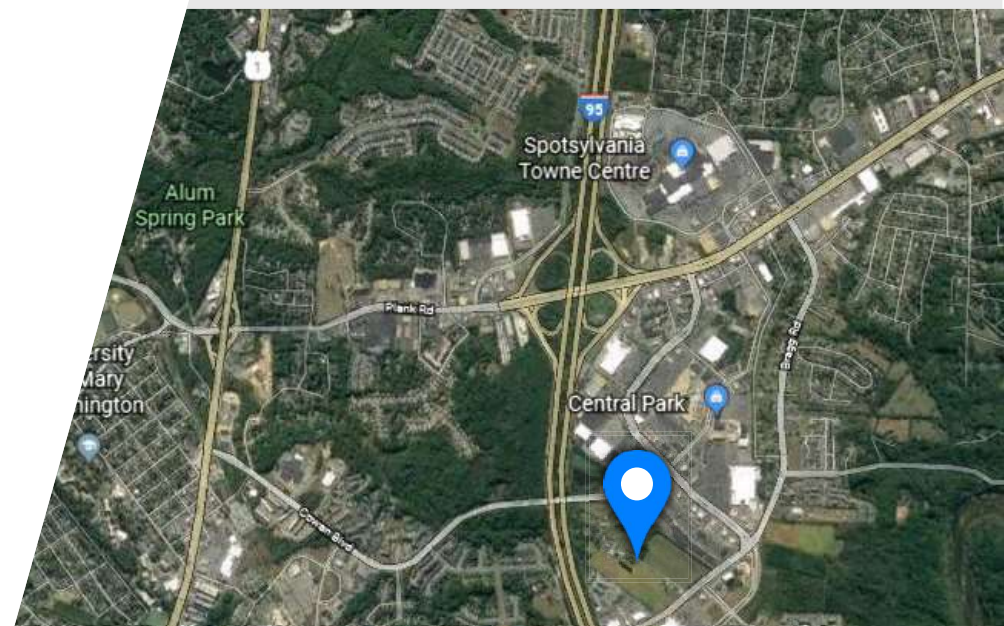
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## LOCATION HIGHLIGHTS

- Great opportunity for Commercial / Mixed-Use Development
- Across Fall Hill Ave. from Celebrate Virginia South with Wegmans, Expo Center, and New Washington Nationals Minor League baseball stadium
- Less than 2 miles to the Region's largest Hospital
- 6 miles from the nation's largest Veteran Clinic which is currently under construction.
- Development underway of 1,929 Residential Units within a 1 mile radius
- Frontage on Fall Hill, Cowan Blvd and I-95
- Lighted access from Fall Hill Avenue
- Located in Opportunity Zone
- Less than 2 miles from I-95 Exit 130



## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	119,226	211,659	326,311
HOUSEHOLDS	37,585	72,462	109,944
AVERAGE HH INCOME	\$107,723	\$115,206	\$119,568



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LOCATION/AERIAL MAP



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