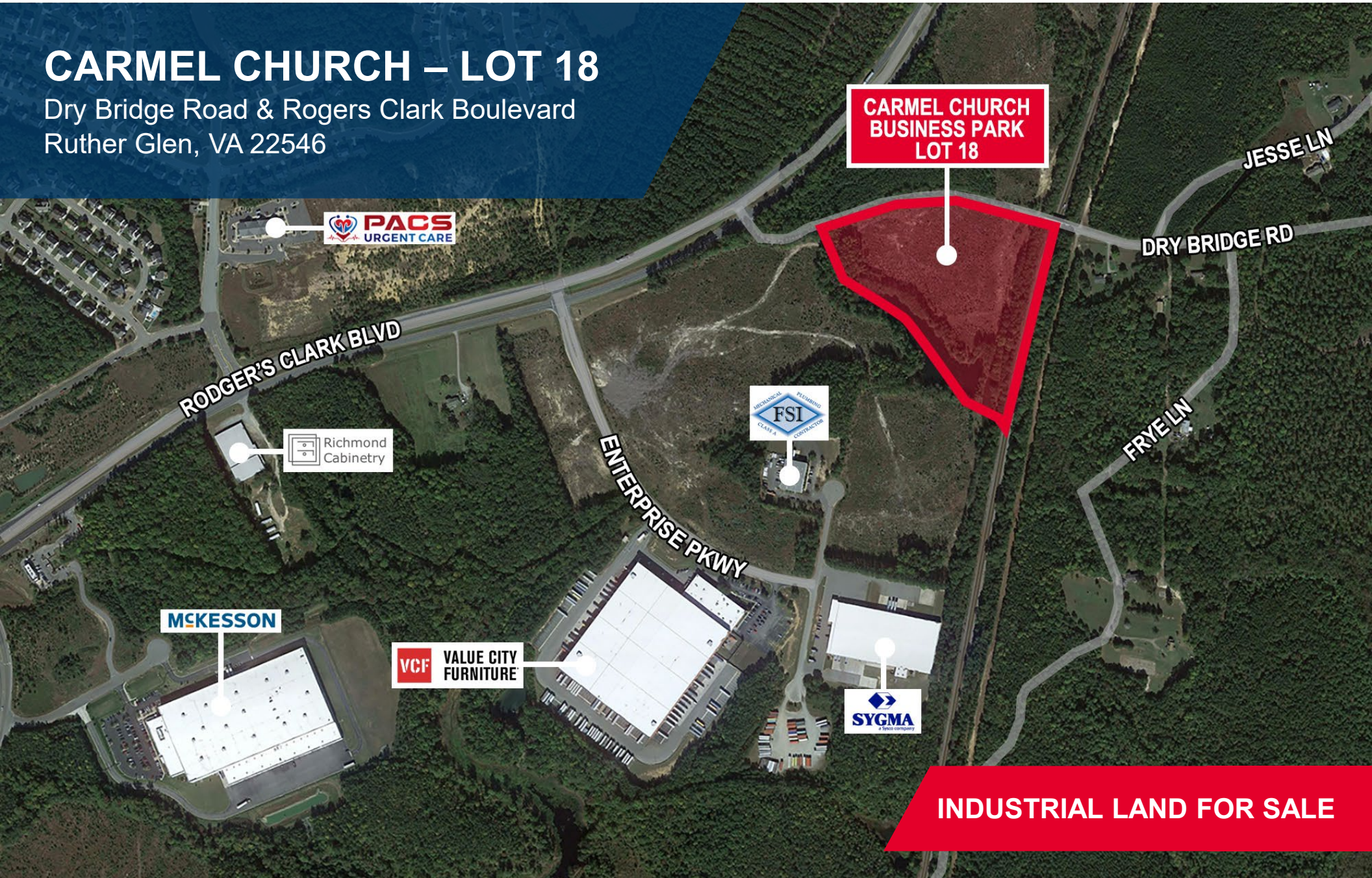


# CARMEL CHURCH – LOT 18

Dry Bridge Road & Rogers Clark Boulevard  
Ruther Glen, VA 22546







## PROPERTY SPECIFICATIONS

### ADDRESS:

Lot 18

Dry Bridge Rd. & Rogers Clark Blvd.

### SITE AREA:

11.15 AC

### LISTING PRICE:

\$99,950 Per Acre

### ZONING:

M-1c Light Industrial

### PROPERTY TYPE:

Vacant Land

### PARCEL NUMBER:

83-A-1-2D

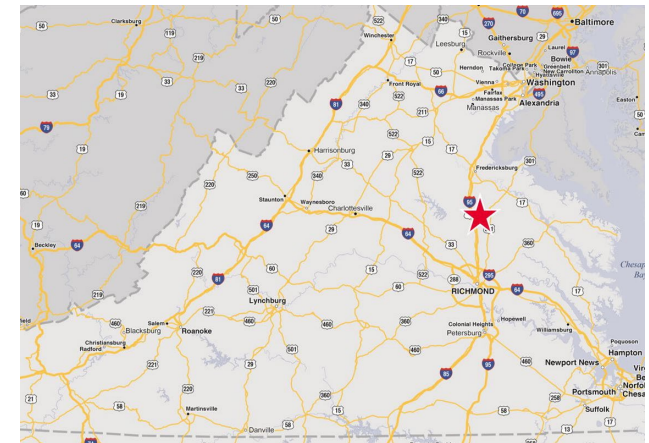
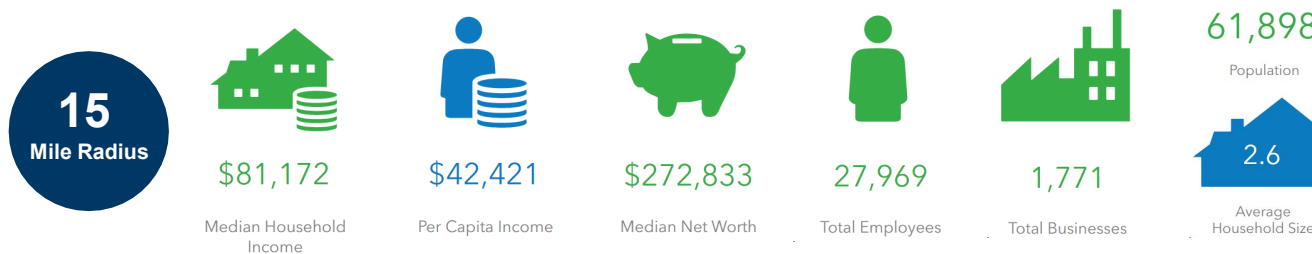
### TIMING:

Available Immediately

## PROPERTY FEATURES

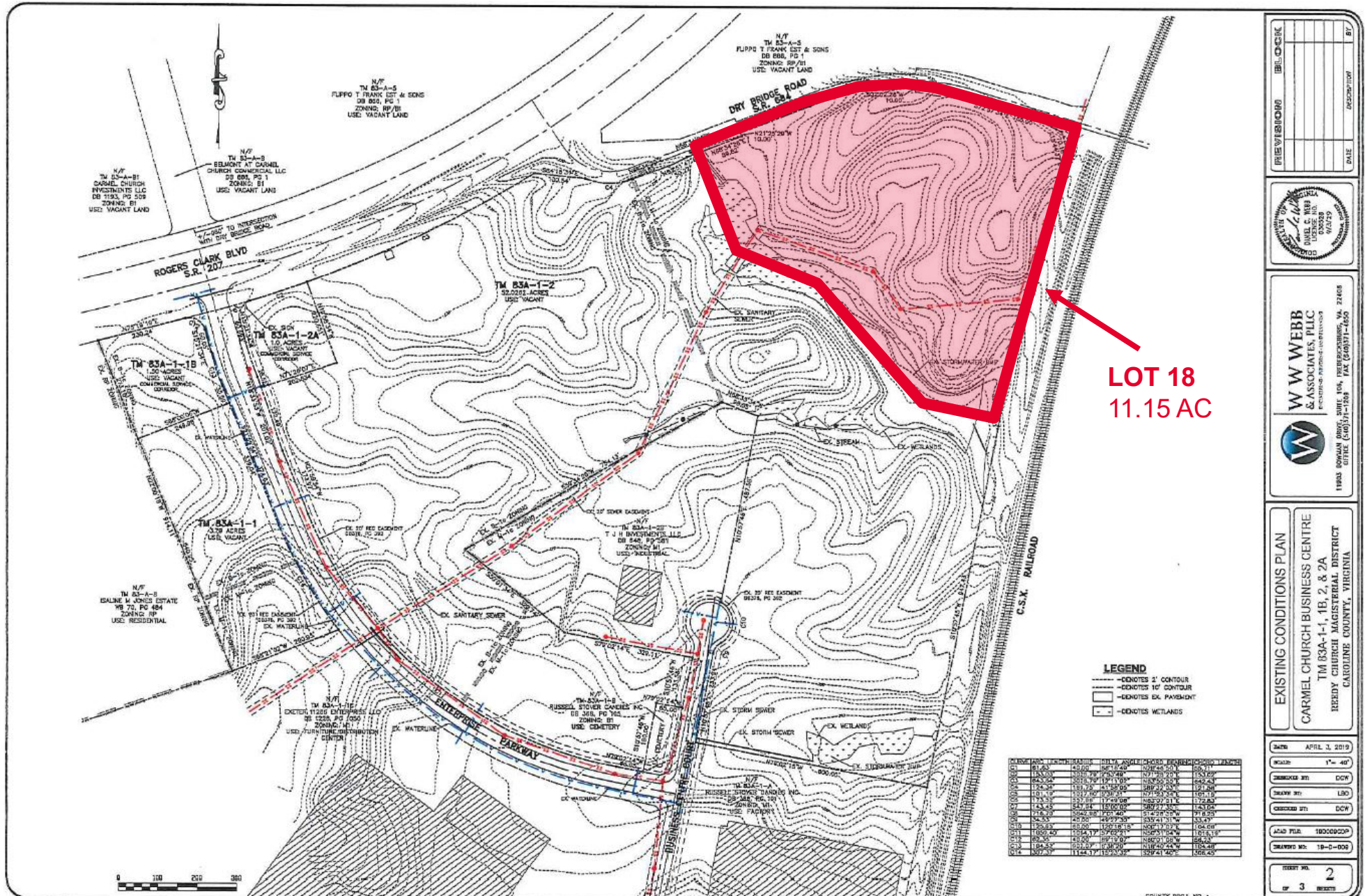
- Geotech soil boring information available
- Public water and sanitary sewer on site
- Located less than one mile from I-95, exit 104; halfway between Washington, DC and Richmond, VA
- 10,000 VPD on Rogers Clarke Boulevard

## KEY FACTS





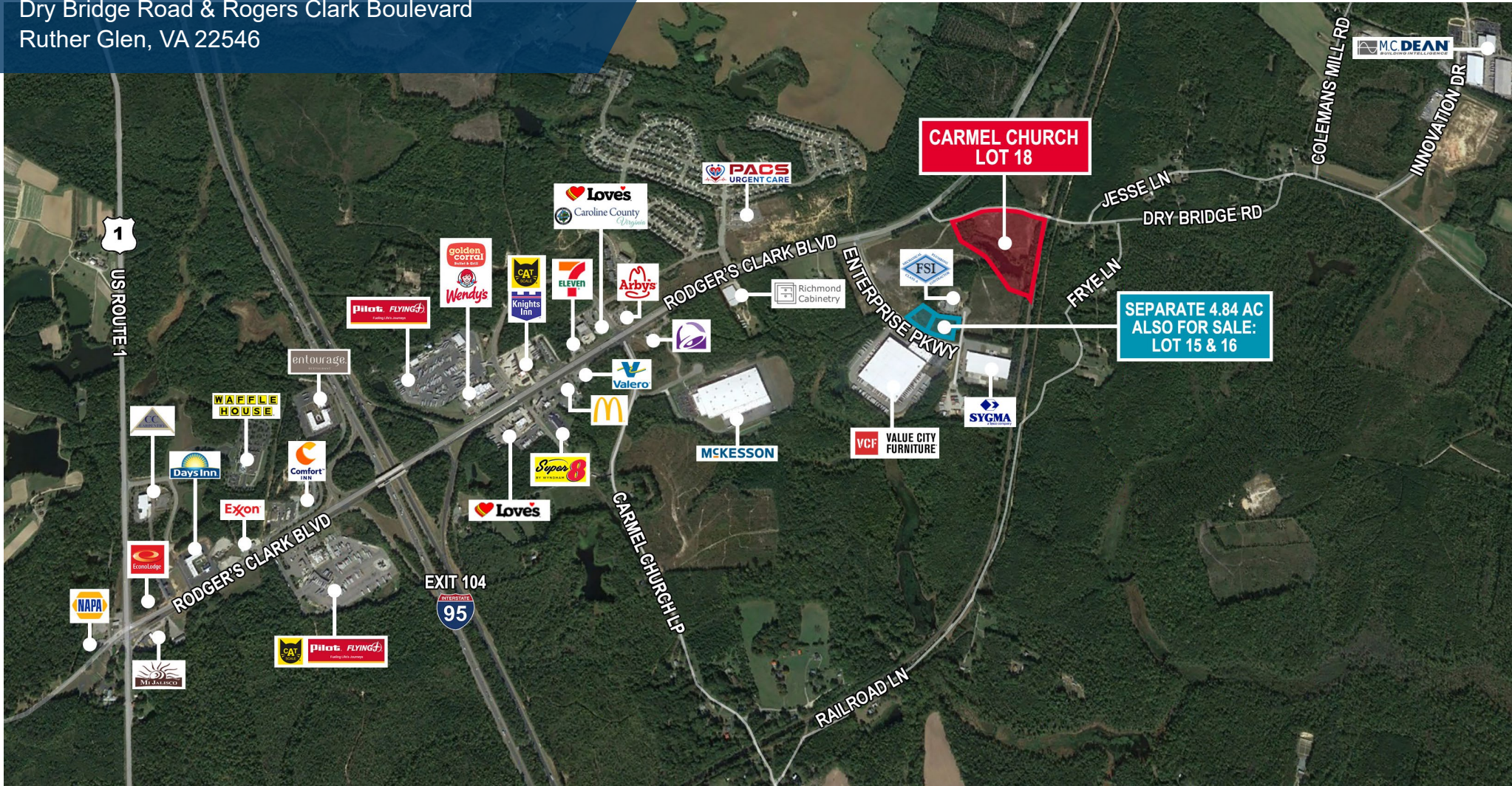
# SITE DRAWING





# CARMEL CHURCH – LOT 18

Dry Bridge Road & Rogers Clark Boulevard  
Ruther Glen, VA 22546



## VIRGIL NELSON, CCIM

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