

FOR SALE

COMMERCIAL LAND

RICHMOND HWY FREDERICKSBURG, VA 22405



SALE PRICE **\$625,000**

OFFERING SUMMARY

Lot Size: 2.0 Acres
Zoning: B-2
Market: Washington DC
Submarket: Stafford County
Parcel ID: 38-16E

PROPERTY OVERVIEW

This 2 acre parcel is currently zoned B-2; General Commercial allowing for a multitude of by right uses including retail, office, medical, veterinarian, day care/childcare facility, quick service restaurant and more. The property is also designated as a Targeted Development Area for Business and Industry which paves the way for a potential rezoning for industrial use.

LOCATION OVERVIEW

Ideally located site with access from and 250' of frontage on Rt. 1/Richmond Hwy with almost 21,000 VPD. This central location is situated in a rapidly developing area along the I-95 corridor, just over a mile away from Exit 136.

PRESENTED BY:

RYAN ARCHIBALD
COMMERCIAL AGENT
703.420.8267
ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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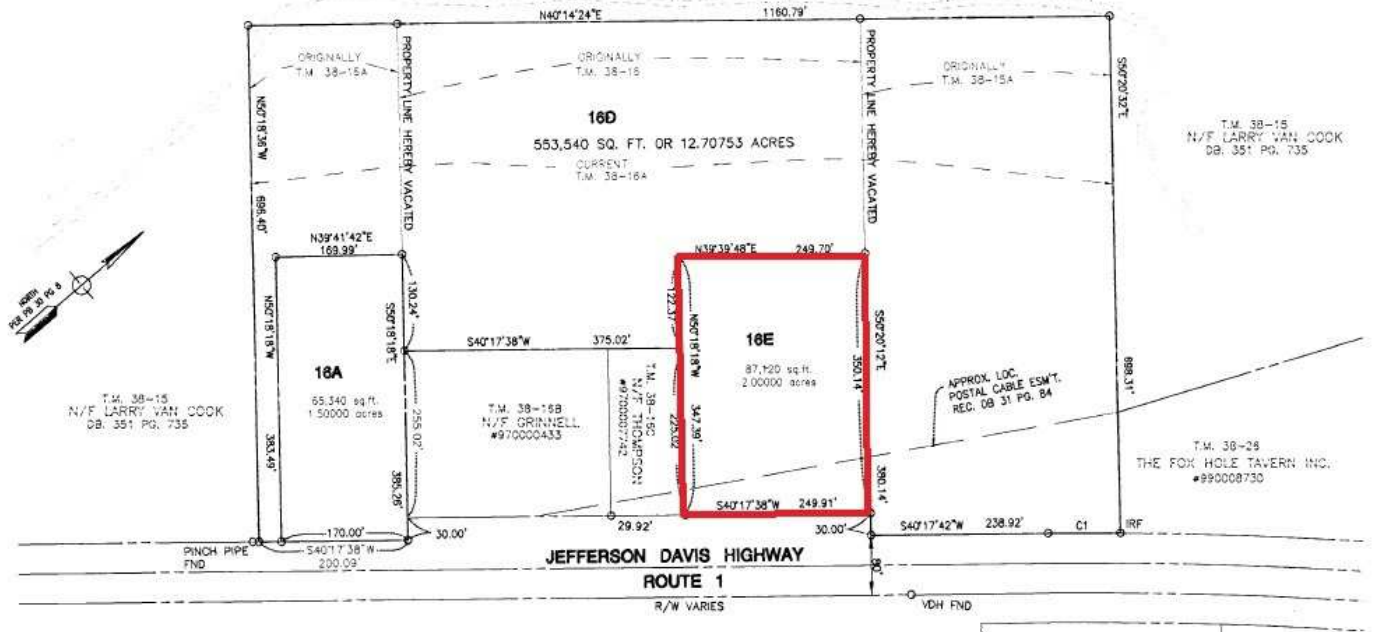
SURVEY

P M 050000021

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	97.25'	5770.00'	0°57'57"	S40°46'38"W	97.25'	48.63'

T.M. 38-15
N/F LARRY VAN COOK
DB. 351 PG. 735

INTERSTATE 66



PLAT
BOUNDARY LINE ADJUSTMENT
THE PROPERTY OF
ALII LLC
INSTRUMENT # 040034511
ROCK HILL DISTRICT
STAFFORD COUNTY, VIRGINIA
OCTOBER 7, 2004 SCALE: 1" = 100'
SHEET 2 OF 2



100 0 100 200
SCALE 1" = 100' FEET

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHRA
12596 Darby Brooke Court, Suite 201
Woodbridge, VA 22192
T 703.497.1122
F 703.494.6693

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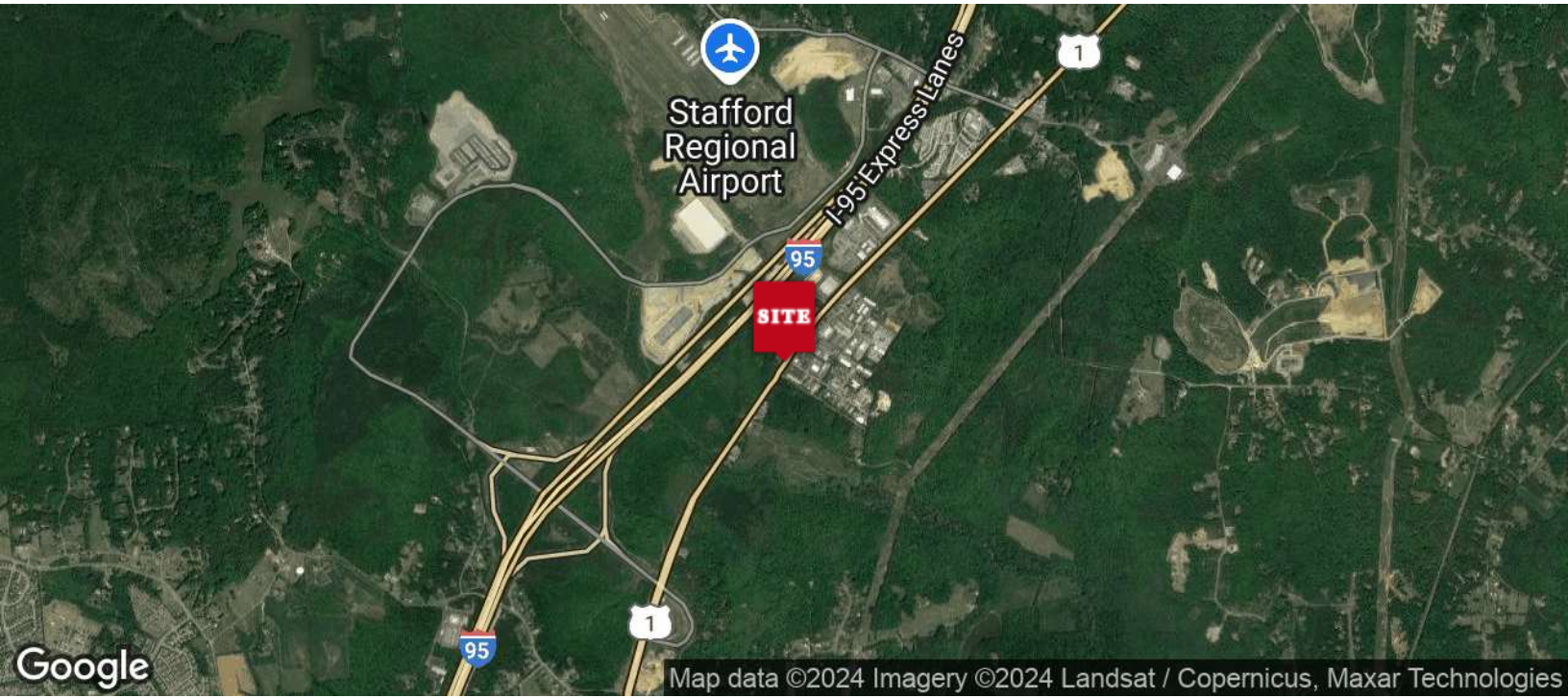
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LOCATION MAP



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ZONING INFORMATION

Stafford County B-2 By Right Uses	
Adult day care center.	Low intensity commercial retail.
Bakery.	Lumber/building/electrical/plumbing supply with covered storage.
Bank and lending institution.	Machinery sale and service.
Barber/beauty shop.	Medical/dental office.
Building material sale and storage yard and mulch sale.	Medium intensity commercial retail.
Car wash.	Motel.
Child care center.	Pet store.
Clinic, medical and dental.	Place of worship.
Club, lodge, fraternal organization.	Plant and tree nursery/greenhouse.
Convenience center.	Printing, publishing, engraving.
Convenience store.	Professional office.
Dance studio.	Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
Data and computer services centers.	Public works excluding wastewater treatment facilities.
Drug store.	Recreational enterprise.
Dry cleaner/laundry.	Restaurant.
Farmers market (in accordance with subsection 28-39(v)).	Retail bakery.
Flex office.	Retail food shop.
Florist.	School, vocational.
Funeral home.	School.
General office use.	Tailor shop.
Gift/antique shop.	Theater with fewer than 3,500 seats.
Hotel.	Veterinary clinic.
Indoor flea market.	Wholesale business.

[Click here for the Stafford County zoning ordinance.](#)

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