

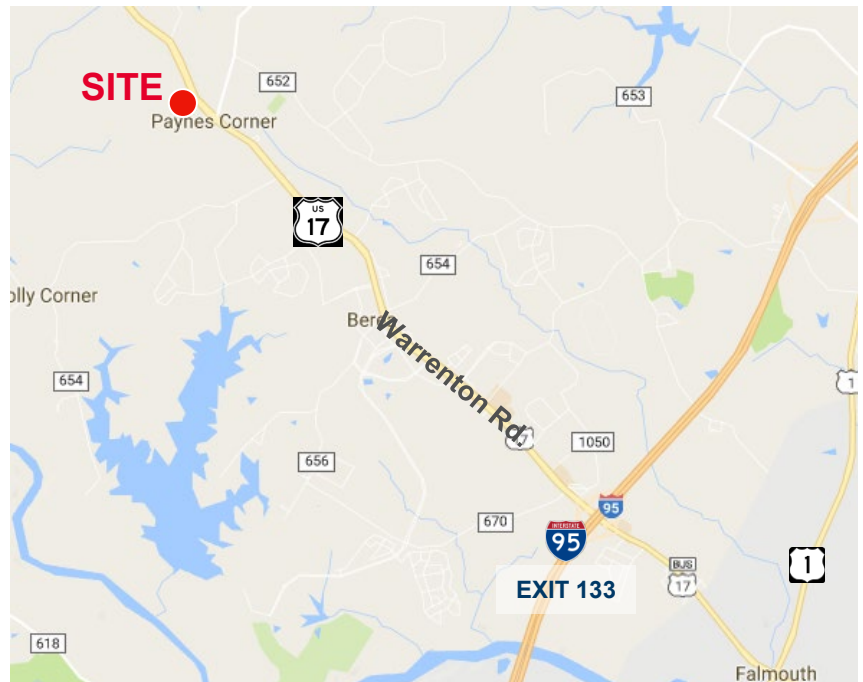


Property Features

- Mostly clear lot with trees in the back
- Land fronts Route 17 with 200 feet of road frontage
- Prime for development, just west of Geico and Wal-Mart
- Just past Payne’s Corner directly on Route 17 in Stafford County

Specifications

Total Size	3 Acres
Asking Price	\$395,000
Timing	Available immediately
Zoning	A1 - subject to rezoning to B2 commercial



For more information, contact:

VIRGIL NELSON, CCIM
 540 322 4150
 virgil.nelson@thalhimer.com

Eagle Village
 1125 Emancipation Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com