

# SALE

## 13.4 ACRE WATERFRONT PROPERTY ON AQUIA CREEK

Brent Point Rd Stafford, VA 22554



### PROPERTY DESCRIPTION

13.4 Acre Waterfront Parcel for Sale on Aquia Creek

### PROPERTY HIGHLIGHTS

- Waterfront Investment Opportunity – 13.4 Acres on Aquia Creek! Seize this rare opportunity to own prime waterfront property on Aquia Creek! With approximately 1,900 feet of shoreline, this stunning parcel offers breathtaking water views and 2'-3' MLW, making it perfect for boating, fishing, or waterfront recreation.
- Prime Location – Across from Hope Spring Marina
- Recreational Paradise – Close to Widewater State Park Zoned A-1 – Endless possibilities for development
- Parcel # 31-35A This is an incredible opportunity for developers, investors, or anyone dreaming of a private waterfront retreat.

### OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	583,704 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	89	9,914	44,971
Total Population	241	29,303	136,619
Average HH Income	\$111,668	\$127,669	\$120,102

**Donny Self, CCIM**  
(540) 842-6202

**Evan Sullivan**  
(540) 538-8851



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

# SALE

## 13.4 ACRE WATERFRONT PROPERTY ON AQUIA CREEK

Brent Point Rd Stafford, VA 22554



**Donny Self, CCIM**  
(540) 842-6202

**Evan Sullivan**  
(540) 538-8851



**COLDWELL BANKER  
COMMERCIAL**  
ELITE



# SALE

## 13.4 ACRE WATERFRONT PROPERTY ON AQUIA CREEK

Brent Point Rd Stafford, VA 22554



**Donny Self, CCIM**  
(540) 842-6202

**Evan Sullivan**  
(540) 538-8851



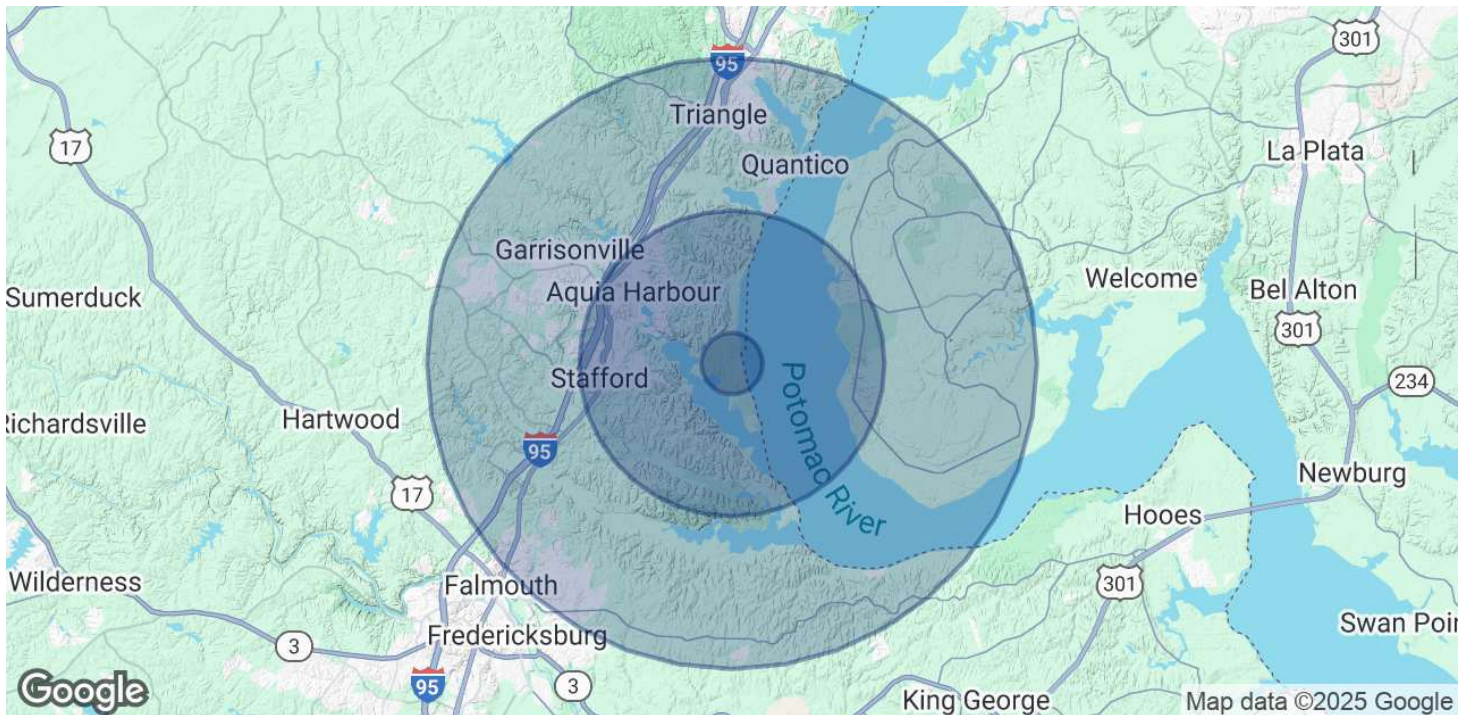
**COLDWELL BANKER  
COMMERCIAL**  
ELITE



# SALE

## 13.4 ACRE WATERFRONT PROPERTY ON AQUIA CREEK

Brent Point Rd Stafford, VA 22554



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	241	29,303	136,619
Average Age	44	36.6	35.5
Average Age (Male)	34.8	36.9	34.5
Average Age (Female)	45.5	35.7	36

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	89	9,914	44,971
# of Persons per HH	2.7	3	3
Average HH Income	\$111,668	\$127,669	\$120,102
Average House Value	\$427,818	\$382,225	\$347,003

2020 American Community Survey (ACS)

**Donny Self, CCIM**  
(540) 842-6202

**Evan Sullivan**  
(540) 538-8851



**COLDWELL BANKER  
COMMERCIAL**  
ELITE