



**COLDWELL BANKER
COMMERCIAL**
ELITE



OFFERING MEMORANDUM

2300 & 2301 Fall Hill Ave, Fredericksburg, VA 22401
Fall Hill Ave, Hunter St, Elm St, & Charles St Parcels

LISTED BY



BEN KEDDIE, CCIM, SIOR

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EXECUTIVE SUMMARY

Coldwell Banker Commercial Elite, as the seller's exclusive representative is pleased to present a unique investment opportunity situated at 2300 Fall Hill Avenue, in the heart of Downtown Fredericksburg, VA. This property represents a rare chance to acquire a 12-acre assemblage of land, with over 300,000 SF of building area contained in three tracts of land, in a highly coveted yet constrained market.

Formerly a hospital, the property boasts a prime location on one of the main corridors into Downtown Fredericksburg. The site's close proximity to major highways, public transportation, and local amenities make it an ideal location for a mixed-use redevelopment project that could reshape one of the main entrances into the City.

With likely adjustments to the zoning, the opportunity lends itself to a mixed use redevelopment with the primary emphasis being on high density multi-family. The site is located in an area with a high demand for affordable housing, and there is limited available land for development in this market. Furthermore, the property's location on a prominent thoroughfare provides an opportunity to add quality retail and office space.

With its unique profile, location and size, this property presents an unparalleled opportunity for developers and investors looking to capitalize on the growth potential of the Fredericksburg market. Further, the project benefits from being located in a Federally designated Opportunity Zone, Qualified Census Tract, and HUBZone, as well as the City of Fredericksburg's Maker District.



MARKET OVERVIEW

Downtown Fredericksburg is a thriving and rapidly growing city that has emerged as a popular destination for residents and businesses alike. Centrally located in the Region in between the larger counties of Spotsylvania and Stafford. Fredericksburg is located roughly halfway between Washington D.C. and Richmond, Virginia.

Fredericksburg's central location and historic charm have attracted a diverse range of residents, including young professionals, families, and retirees. The city's walkability and access to public transportation make it an ideal location for those seeking an urban lifestyle, while its tree-lined streets and historic architecture appeal to those seeking a more traditional setting.

In recent years, the city has experienced significant growth, with a number of new developments and redevelopments underway. Being centrally located in the Region has increased the demand for housing that the constricted market has not been able to satisfy. Further, businesses in the City attract residents from the adjacent Counties greatly expanding the trade area.

Overall, Downtown Fredericksburg presents a compelling investment opportunity, with its strong growth potential and diverse population. Its central location and historic charm, has lead to a growing number of new and very successful developments and redevelopments, make it an ideal location for investors looking to capitalize on the city's momentum in an effort to satisfy the large demand for both housing and retail opportunities.



INVESTMENT HIGHLIGHTS

- **Rare Assemblage Opportunity** – Three tracts of land totaling just under 12 Acres and containing 300,000 SF of Rentable Building Area in Downtown Fredericksburg.
- **Prime Location** – Highly visible, well located and accessed on key gateway to the Downtown area and the City as a whole along Route 1/Emancipation Highway.
- **Advantageous Up-zoning Potential** – Mixed Use potential of high-density multi-family.
- **Opportunity Zone** – Located in an Opportunity Zone, Qualified Census Tract, HUBZone and the City’s Maker District.

PROPERTY SQUARE FOOTAGE:

LAND ACREAGE:

ZONING:

YEAR BUILT:

PRICE:

300,000 SF

12 AC

CT & R4

1950 (RENOVATED 1994)

CONTACT BROKER











AERIAL PROPERTY EXHIBIT



THE PROPERTIES

ADDRESS	TAX PARCEL	ZONING	AC	ADDRESS	TAX PARCEL	ZONING	AC	ADDRESS	TAX PARCEL	ZONING	AC
2300 Fall Hill Ave	7779-78-7426	CT	6.0	435 Hunter St	7779-88-2525	CT	0.35	416 Elm St	7779-88-3669	CT	0.97
2100 Fall Hill Ave	7779-88-1210	R4	0.66	434 Elm St	7779-88-1631	CT	0.59	2200 Charles St	7779-88-3729	CT	0.51
2215 Fall Hill Ave	7779-88-0514	CM	0.19	422 Elm St	7779-88-2629	CT	0.18	2301 Fall Hill Ave	7779-78-9885	CT	1.729
2209 Fall Hill Ave	7779-88-0550	CT	0.12	421 Elm St	7779-88-2693	CT	0.09	408 Germanna St	7779-89-1051	CT	0.06
2205 Fall Hill Ave	7779-88-1407	CT	0.12	418 Elm St	7779-88-3669	CT	0.24	406 Germanna St	7779-89-1072	CT	0.06
2201 Fall Hill Ave	7779-88-1424	CT	0.07								

RETAIL AERIAL EXHIBIT



Advance Auto Parts

FAMILY DOLLAR

Domino's

Atlantic Union Bank

WELLS FARGO

Firestone

Fas mart

EMANCIPATION HWY (ROUTE 1)

James Monroe High School

GERMANNA ST

ELM ST

FALL HILL AVE

AERIAL PROXIMITY MAP



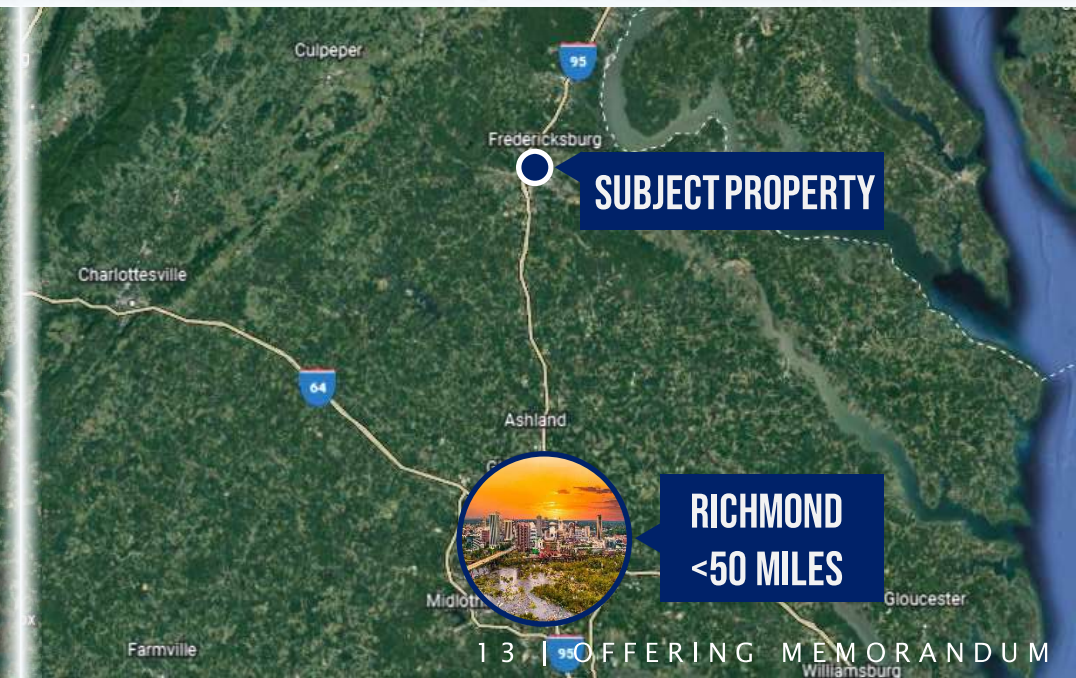
LOCATION | FREDERICKSBURG REGION

The Greater Fredericksburg Region encompasses 1,400 square miles of land area including the City of Fredericksburg and the surrounding counties of Spotsylvania, Stafford, King George, and Caroline. Strategically located midway between Washington D.C. and 50 miles from Richmond, VA. The region offers outstanding business, educational, and recreational opportunities.

As of 2021, the Fredericksburg Region had a total population of 391,741 and is expected to double in the next 25 years. The Fredericksburg Region has remained one of the fastest-growing localities in Virginia over the past decade. Propelling the population growth is the Region's employment base. Ranked as the #1 Growth Region, the Fredericksburg area has seen the highest rate of business growth in Virginia over the past 5 years. The Region is home to 3 large military installations including Marine Corps Base Quantico, Dahlgren Surface Naval Warfare Center, and Fort A.P. Hill, which combined infuse over \$7 billion into the economy yearly.

HIGHLIGHTS

- The Fredericksburg Region has a total population over 390,000.
- Located 50 miles south of Washington D.C. and 50 miles north of Richmond, Virginia.
- 3 Military Installations located in the Region: Marine Corps Base Quantico (Stafford), Fort A.P. Hill (Spotsylvania), Dahlgren (King George); These bases employ over 40,000 people and produce an economic impact of over \$7 billion.
- 5 VRE (Virginia Railway Express) Stations.
- Home to the University of Mary Washington & Germanna Community College.
- Home to the minor league baseball team the Fredericksburg Nationals.
- 3 Hospitals: Mary Washington Hospital, Spotsylvania Regional Medical Center, and Stafford Hospital. Soon to be home of the Nation's largest Veteran Clinic spanning over 470,000 square feet.
- Major Employers include: Geico, Department of Defense, FBI, Mary Washington Healthcare.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	63,987	117,118	257,940
2022	58,507	106,397	232,742
2010	47,138	106,397	188,497
2022-2027 Annual Growth	1.9%	2.0%	2.2%
2010-2022 Annual Growth	2.0%	1.8%	2.0%
Median Age	34.4	35.9	36.9
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	23,931	42,549	88,709
2022	21,896	38,689	80,122
2010	17,621	32,013	65,071
2022-2027 Growth	1.9%	2.0%	2.1%
2010-2022 Growth	1.7%	1.5%	1.8%
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$106,215	\$108,629	\$116,739
Median Household Income	\$82,047	\$86,412	\$95,174



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