



**COLDWELL BANKER
COMMERCIAL**
ELITE

PARCEL D - 11.3 AC

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**PARCEL B
+/-1.0 AC**

**PARCEL A
3.46 AC**

HIGH-VISIBILITY CORNER LOT | 22 ACRES NEAR MAJOR ATTRACTIONS

FOR SALE

Mudd Tavern Road, Thornburg, VA 22580

Total Acreage:	22+
Zoning:	C2 / C3
Availability:	Immediate

Coldwell Banker Commercial Elite is pleased to present a unique commercial development opportunity located at Exit 118 off Interstate 95 in Thornburg, Virginia. Positioned in one of the region’s most rapidly evolving corridors, this 22+ acre site offers exceptional visibility, accessibility, and proximity to major regional attractions. With flexible C2 and C3 zoning, the property is ideally suited for retail, hospitality, or mixed-use development—strategically located near the highly anticipated Kalahari Water Park and Dominion Raceway & Entertainment.

- Prime location at Exit 118 off Interstate 95
- Over **22 acres** of commercial land zoned **C2 and C3**
- New **corner site at the Mudd Tavern Road roundabout**
- Adjacent to **Taco Bell and Best Western Select**
- Ideal for **Quick Service Restaurant or Gas/Convenience**

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574



This premier commercial land offering comprises over 22 acres at the newly developed corner roundabout along Mudd Tavern Road, just a quarter mile from I-95. The site is adjacent to Taco Bell and Best Western Select and is located only 0.4 miles from Dominion Raceway and Entertainment. Its prime positioning offers high exposure and ease of access, making it a desirable destination for future development.



The site sits minutes from the future Kalahari Water Park Resort, which is set to become a major regional draw with 1.38 million square feet of commercial space, including a 900-room hotel, expansive convention center, and one of the nation's largest indoor waterparks.

LOCATION

- Less than **0.25 miles** from I-95
- Just **0.4 miles** to **Dominion Raceway & Entertainment**
- Minutes from the **planned Kalahari Resort** featuring:
 - 900-room hotel
 - 156,278 SF convention center
 - 267,429 SF indoor waterpark and family entertainment complex
 - Totaling **1.38 million SF** of commercial space

 **Kalahari**
RESORTS &
CONVENTIONS
1.2 Miles Away

95

95

Patriot Hwy (Route 1)

Advance
Auto Parts

Wawa

Mudd Tavern Rd

CITGO

STARBUCKS
COFFEE

Wendy's

TACO
BELL

BW Best Western







OFFERING MEMORANDUM

HIGH-VISIBILITY CORNER LOT | 22 ACRES NEAR MAJOR ATTRACTIONS

MUDD TAVERN ROAD | THORNBURG, VA 22580

FOR MORE INFORMATION PLEASE CONTACT:



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