

FOR SALE

HIGH VISIBILITY RT 3 LAND

0

Kings Hwy. (Rt 3)

KING GEORGE, VA 22485

SITE

SPECIFICATIONS

Lot Size:	12.48 AC
Price:	\$450,000
Zoning:	C-2
Tax ID:	33 74B
Rt. 3 Frontage:	1,450 FT

Lot Lines Are Approximate

PROPERTY OVERVIEW



This 12.48-acre commercial parcel offers outstanding visibility and frontage along Route 3 in King George County, VA. Zoned C-2 Commercial, the property is ideally positioned for retail, office, or service-oriented development. With its rolling topography, paved road access, and proximity to major highways, the site presents an excellent opportunity for investors or users seeking a well-located tract in a growing market corridor. The parcel benefits from convenient access to US-301, Fredericksburg, and the Maryland Bridge, making it a strategic location for regional traffic and commerce.

An aerial photograph of a large, wooded commercial property. A yellow callout box labeled "SITE" points to a specific area within the forest. To the right, a road with a "ROUTE 3" shield is visible. In the upper left, there are some industrial buildings and parking lots.

SITE



12.48 acres with $\pm 1,450'$ of Route 3 frontage

Zoned C-2 Commercial – flexible development potential

High-visibility site along a major corridor

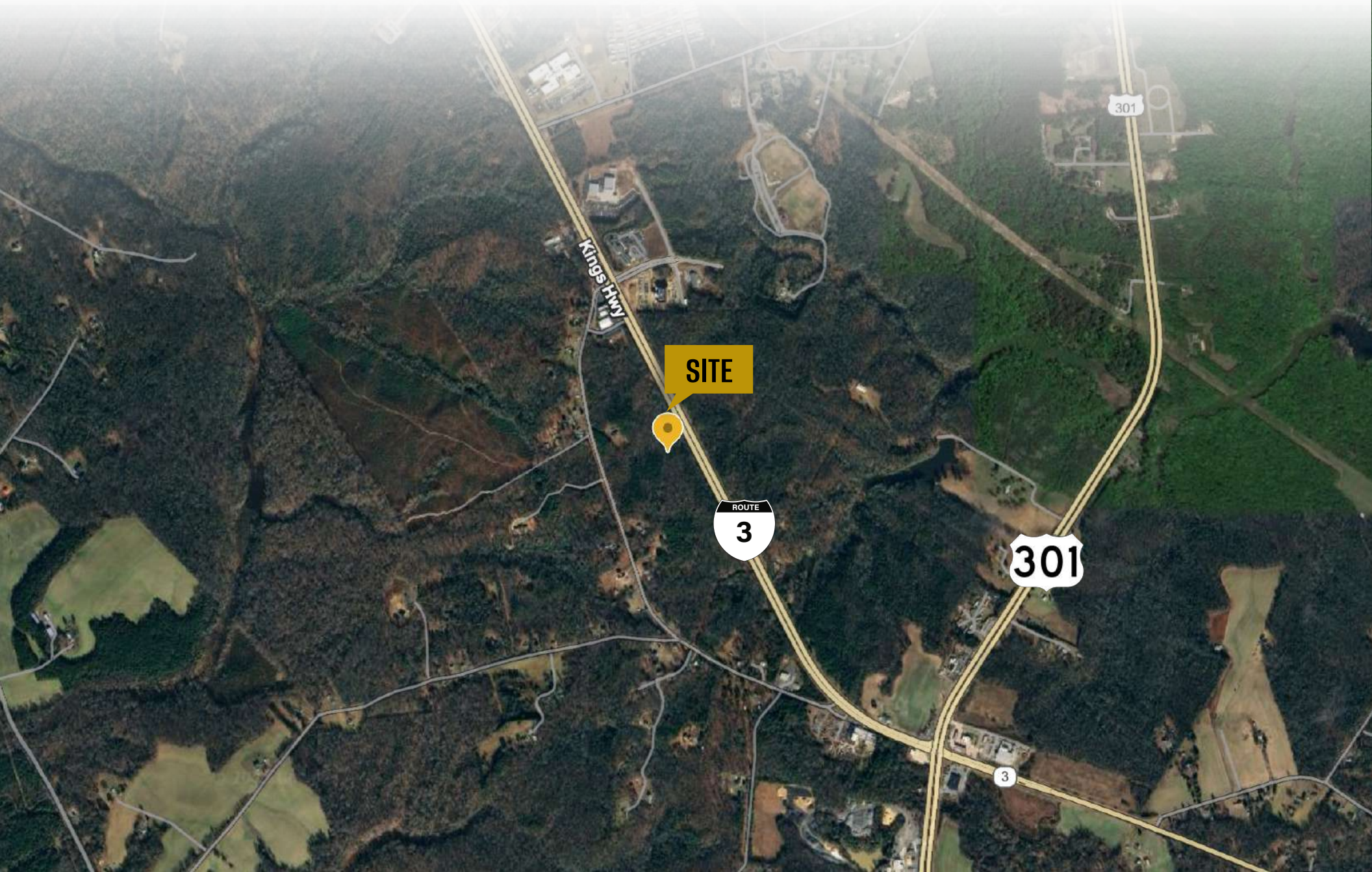
Direct access potential from Route 3 (Kings Highway)

Strategic location between Fredericksburg & the Maryland Bridge

PARCEL VIEW



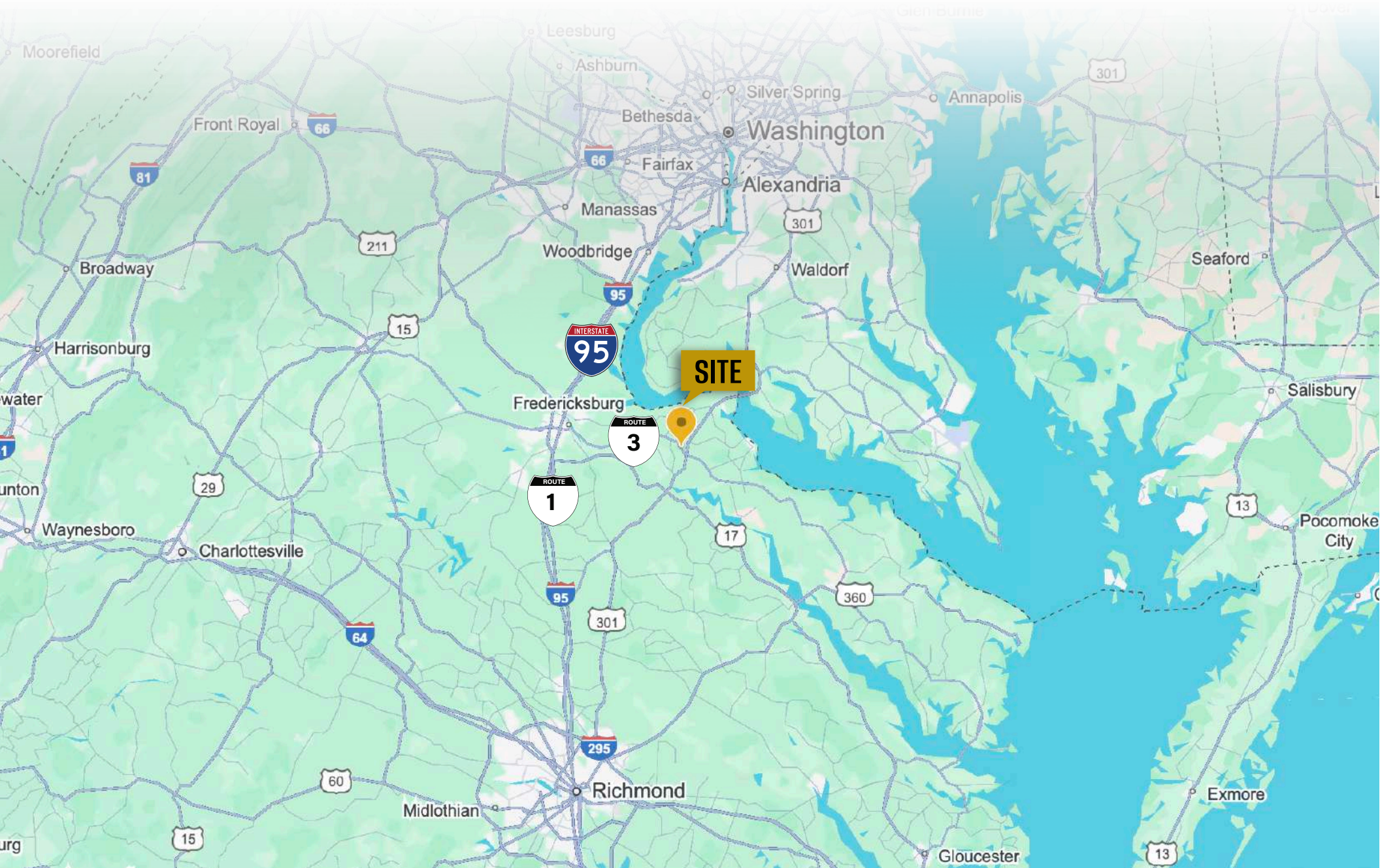
LOCAL MAP VIEW



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DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$94,406	\$120,646	\$115,298
Median Household Income	\$64,436	\$101,240	\$96,595
< \$25,000	207	430	1,072
\$25,000 - 50,000	179	731	1,733
\$50,000 - 75,000	115	660	1,875
\$75,000 - 100,000	113	456	1,300
\$100,000 - 125,000	47	625	1,558
\$125,000 - 150,000	65	474	1,297
\$150,000 - 200,000	71	571	1,369
\$200,000+	105	669	1,402

POPULATION	2 mile	5 mile	10 mile
2020 Population	2,381	12,674	30,312
2024 Population	2,365	13,176	31,990
2029 Population Projection	2,587	14,528	35,130
Annual Growth 2020-2024	-0.2%	1.0%	1.4%
Annual Growth 2024-2029	1.9%	2.1%	2.0%
Median Age	39.8	40.1	39.6
Bachelor's Degree or Higher	31%	33%	32%
U.S. Armed Forces	15	93	754

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.