

Just Listed

6116 Jefferson Davis Hwy \$6,000,000
Woodford, VA 22580

Listed on 10/25/21
Built 2017
MLS # VASP2003554



Presented by
Benjamin Quann

CENTURY 21
Redwood Realty

Call Benjamin for more info:
540-842-2830

Or email Benjamin:
benquann1@gmail.com

BRE number 0225204152

Offered for \$6,000,000

All acreage is complete C2 Commercial Property with 600+/- feet road frontage. 25+/- acres currently cleared with 8 tillable acres of the 25+/- currently being hayed. Two 40x60 buildings on site each with 2,400 square feet internal space with roll-up garage doors. The property is located approximately one mile off 95 Exit 118 Thornburg.

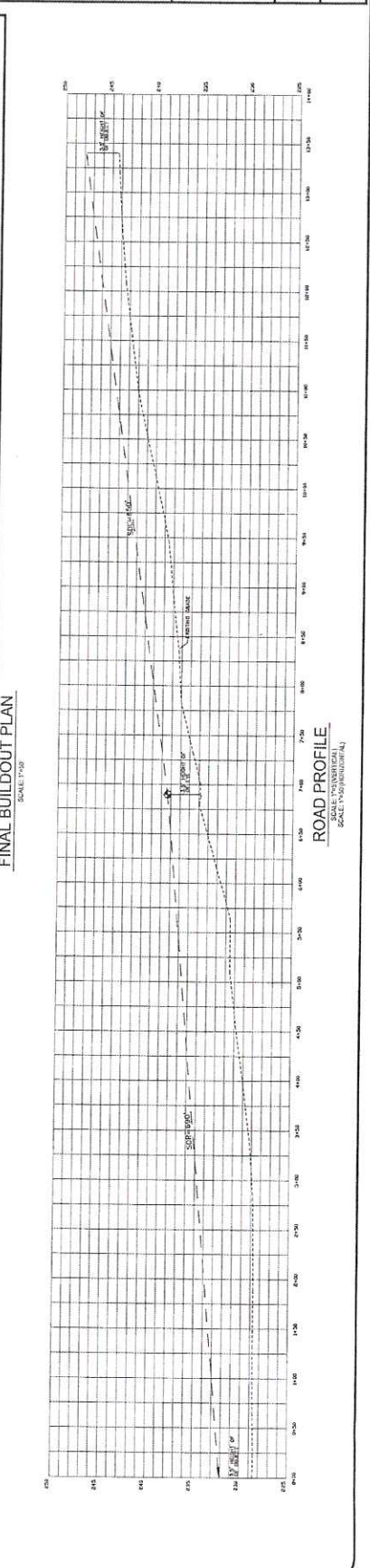
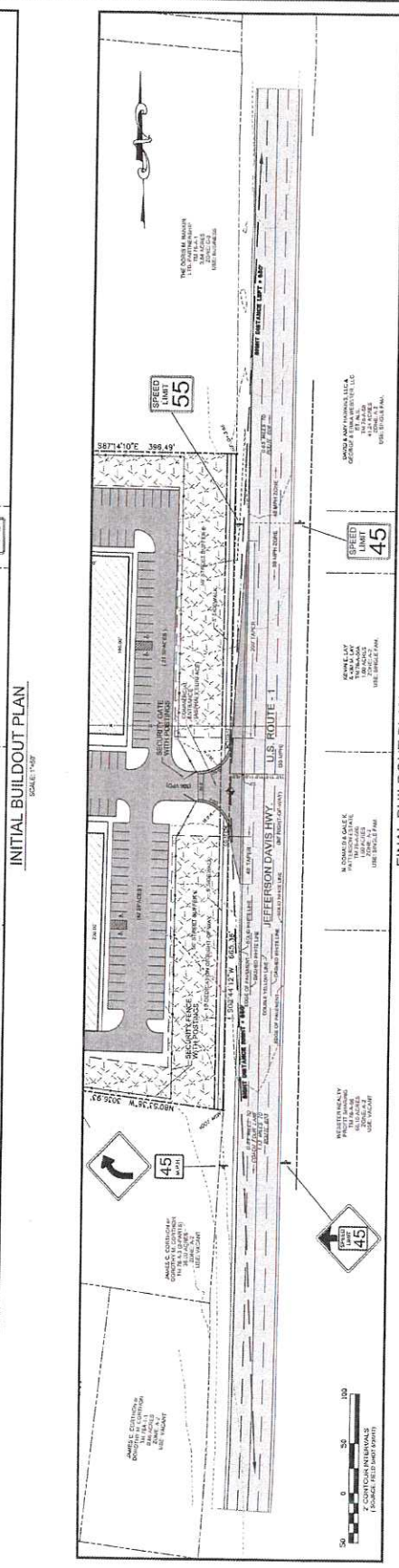
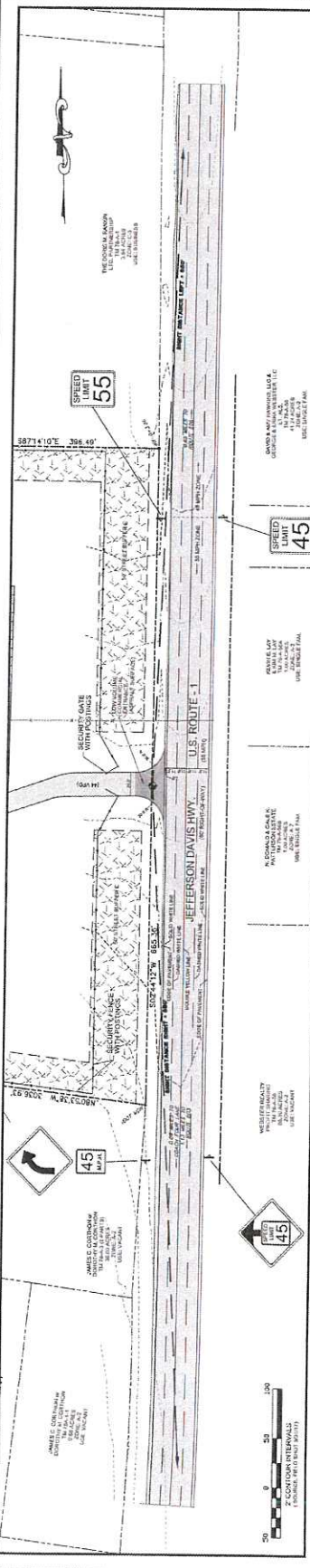


Exhibit only

Plat of Survey of 69.984 Acres

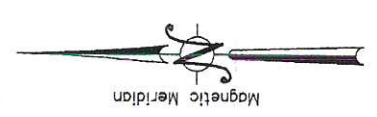
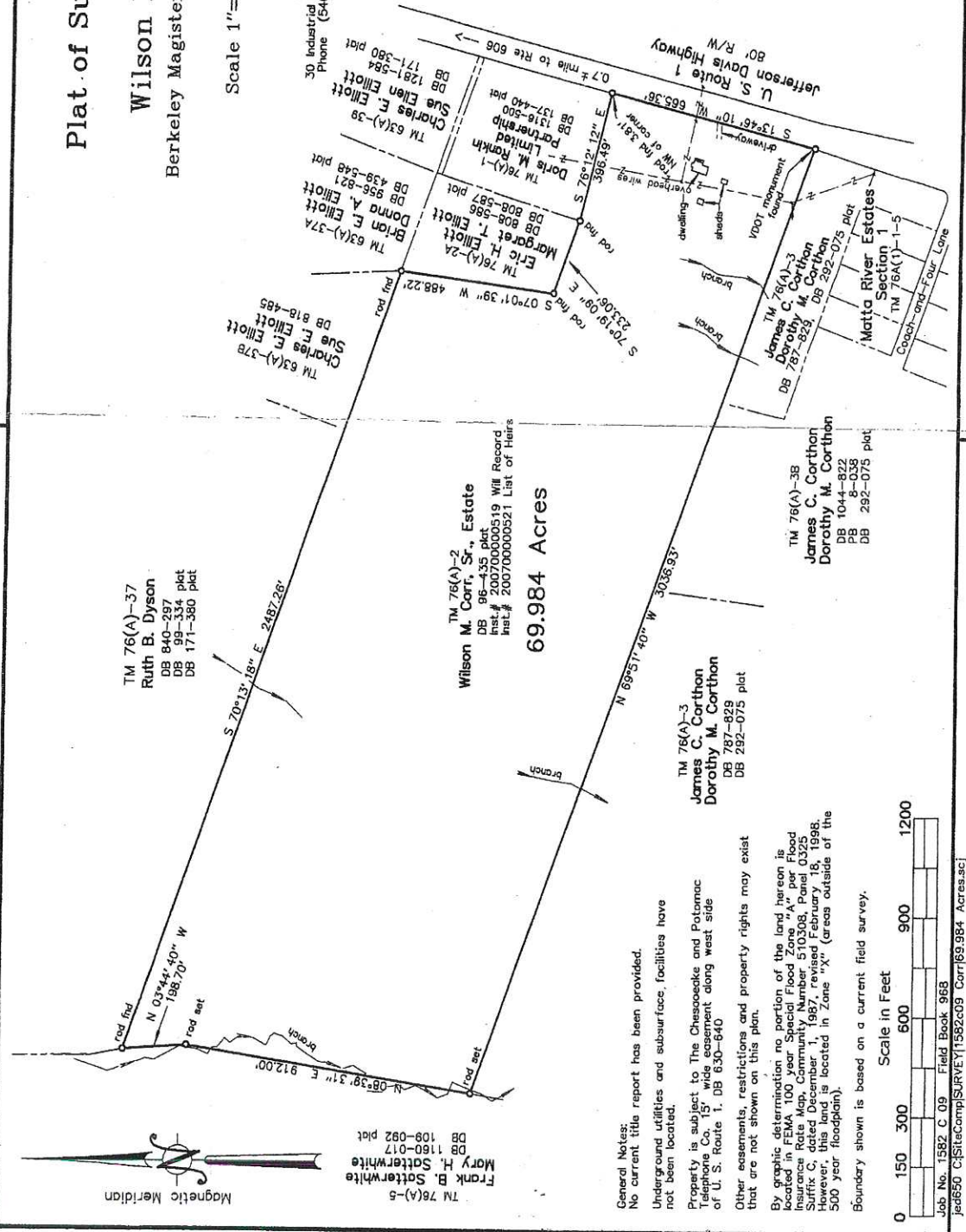
Known as
Wilson M. Corr, Sr., Estate
Berkeley Magisterial District, Spotsylvania County
Virginia

Scale 1"= 300' * 17 November 2009

Bell Surveys, Inc.
Professional Land Surveying
Land Planning & Site Design
30 Industrial Drive, Suite 1B * Louisa, Virginia 23093
Phone (540) 987-1514 * Fax (540) 987-1381

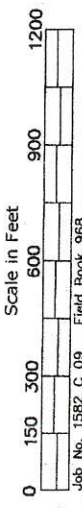


INSTRUMENT # 160004791
RECORDED IN CLERK'S OFFICE OF SPOTSYLVANIA ON
Apr 01, 2016 AT 01:10 pm
CHRISTALYN M. JETT by ATB
\$750.00 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: \$375.00 LOCAL: \$375.00

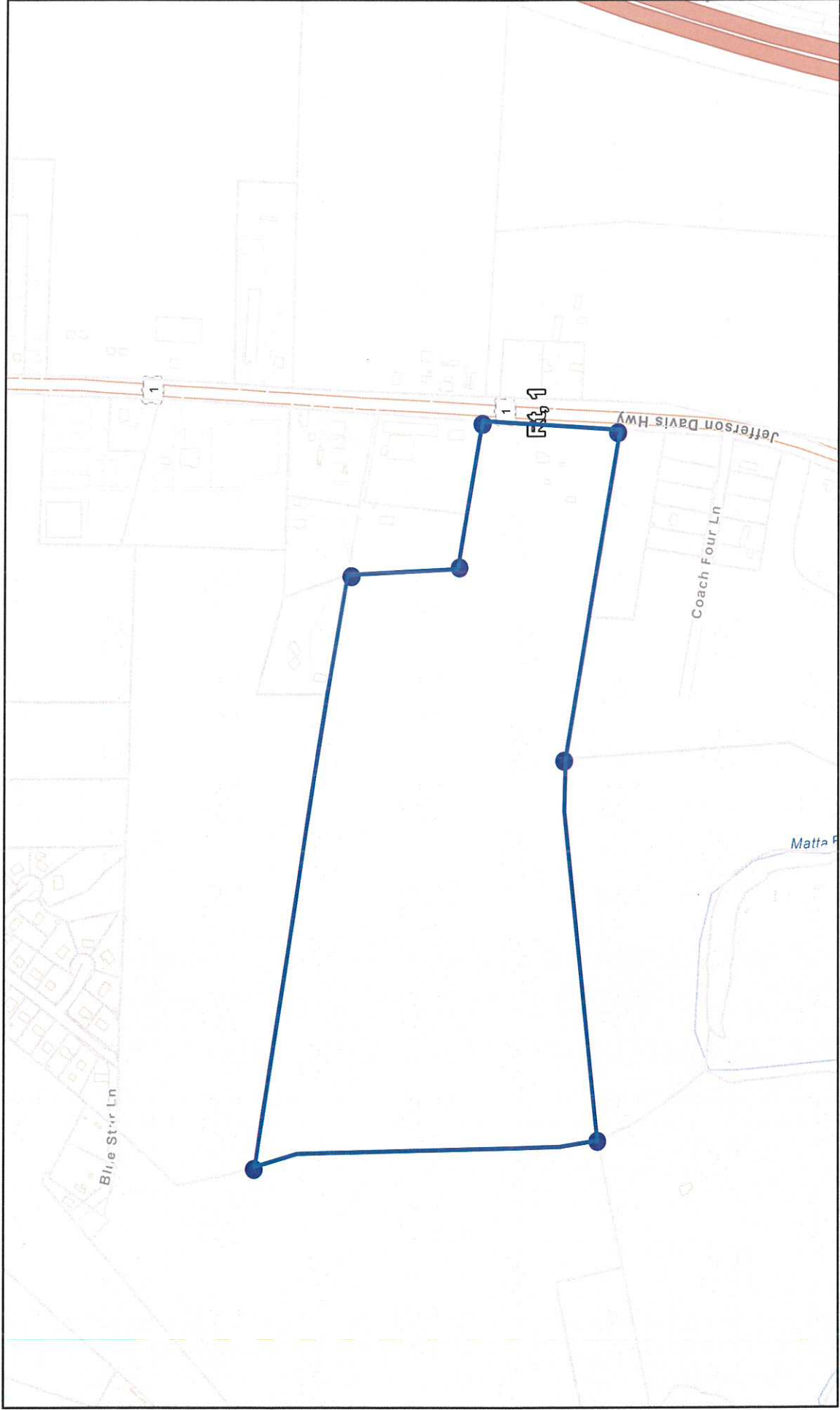


TM 76(A)-5
Frank B. Sotterwhite
DB 108-017
DB 108-082 plat

General Notes:
No current title report has been provided.
Underground utilities and subsurface facilities have not been located.
Property is subject to The Chesapeake and Potomac Telephone Co. 15' wide easement along west side of U. S. Route 1. DB 630-640
Other easements, restrictions and property rights may exist that are not shown on this plan.
By graphic determination no portion of the land hereon is located in FEMA 100 year Special Flood Zone "A" as shown on Insurance Rate Map, Community Number 510308, Paded 0325 Suffix C, dated December 1, 1987, revised February 18, 1998. However, this land is located in Zone "X" (areas outside of the 500 year floodplain).
Boundary shown is based on a current field survey.



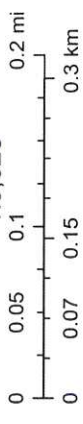
Job No. 1582 C 09 Field Book 96B
led650 c:\SiteComp\SURVEY\1582c09 Corr\69.984 Acres.ac



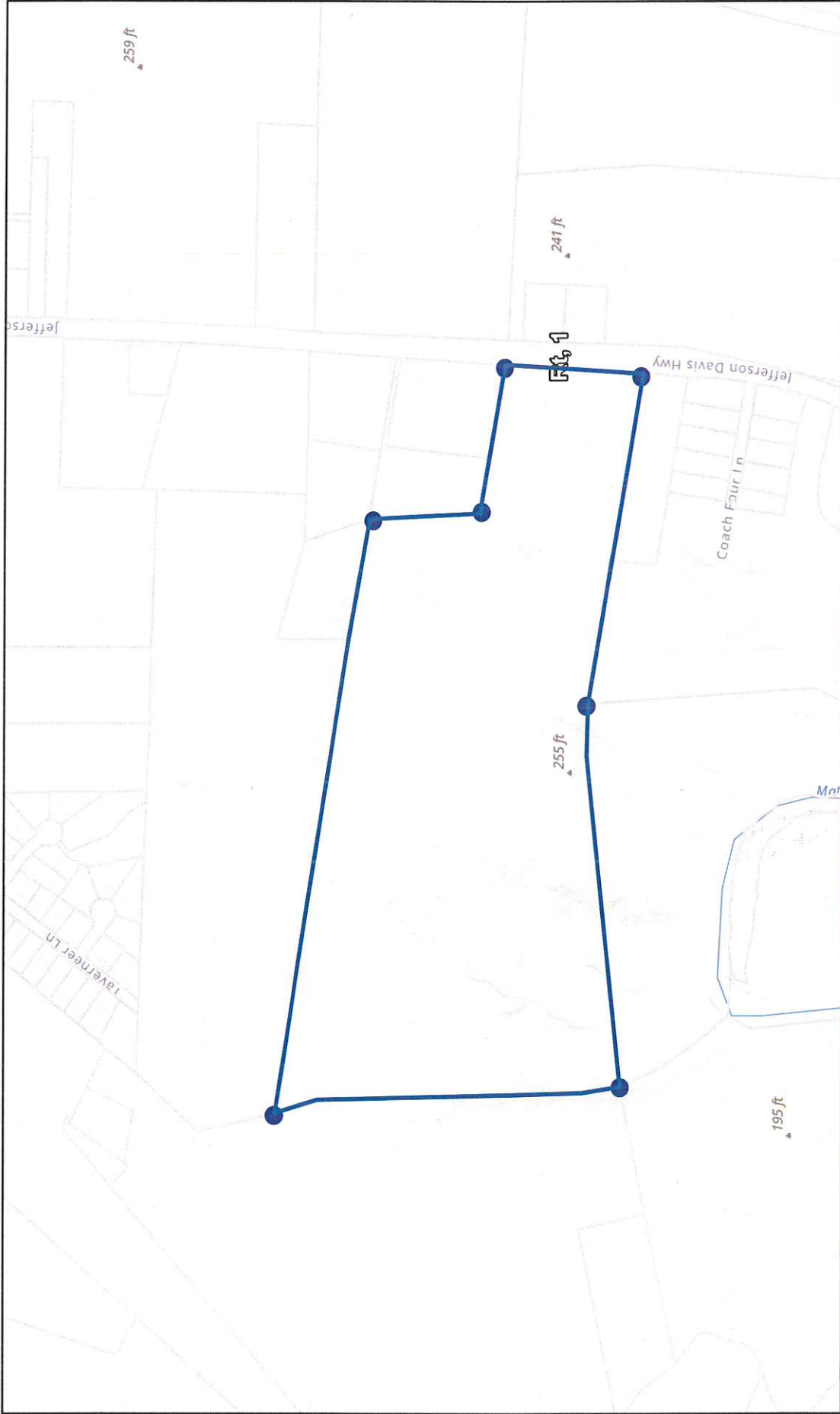
October 20, 2021

 Tax County Boundary

1:9,028



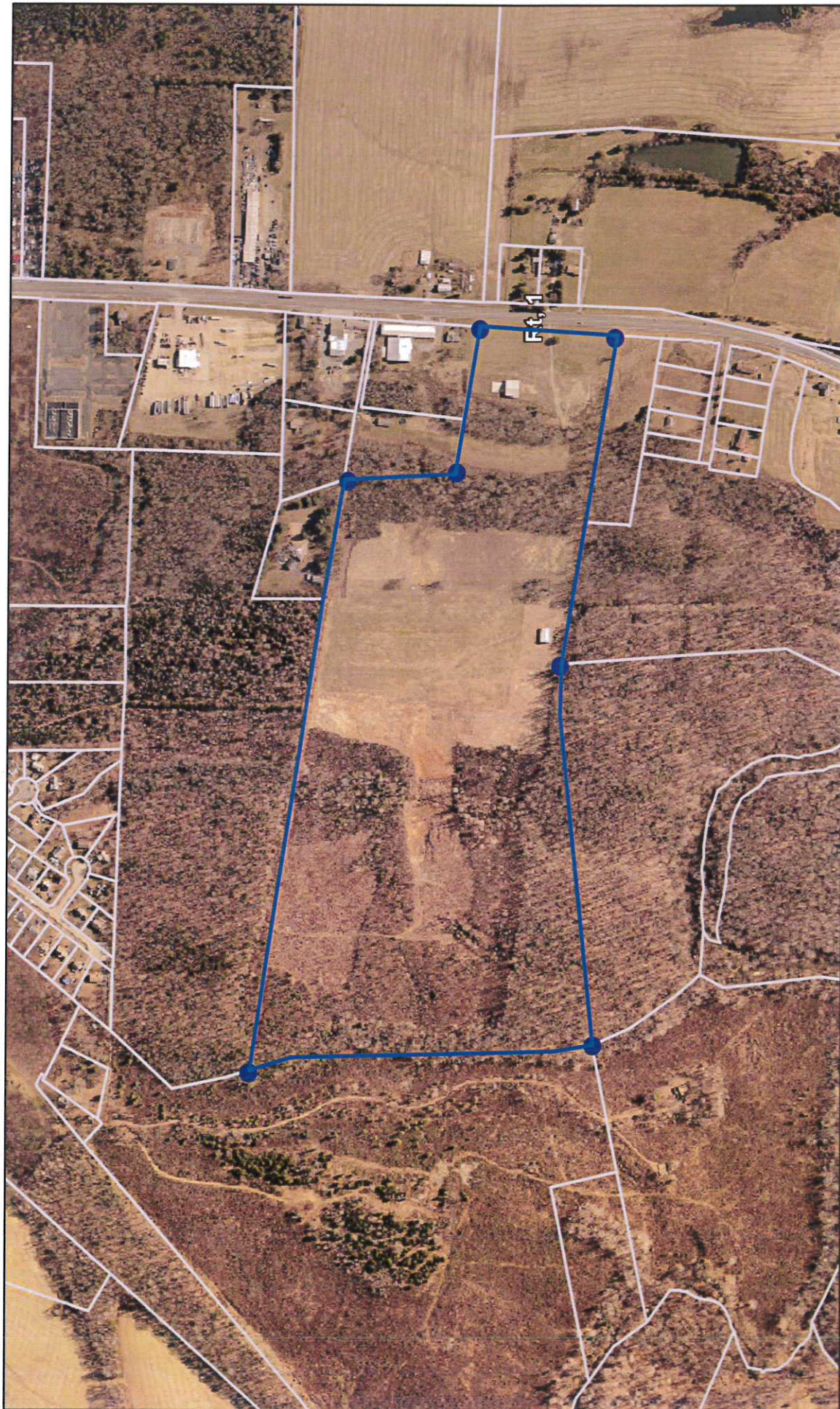
None, Esri Community Maps Contributors, Spotsylvania County GIS, VITA, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P.



October 20, 2021

 Tax County Boundary

Esri, NASA, NGA, USGS, FEMA, Nore, Esri Community Maps Contributors, Spotsylvania County GIS, VITA, © OpenStreetMap, Microsoft, Esri, HERE,



October 20, 2021

 Tax County Boundary

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
2019 Pictometry, None

Sec. 23-6.18.2. - Permitted uses.

The following uses may be established as permitted uses in the commercial 2 (C-2) district, subject to site plan approval:

- (1) Accessory uses as permitted by article 5, division 3 of this chapter;
- (2) Adult day care center;
- (3) Amusement arcade;
- (4) Animal shelter;
- (5) Antique shop;
- (6) Art and craft studio;
- (7) Assisted living facility;
- (8) Auction establishment;
- (9) Billiards/pool hall;
- (10) Business service and supply service establishment;
- (11) Car wash;
- (12) Child care center;
- (13) Civic, social or fraternal facility;
- (14) Community center;
- (15) Contractor's offices and shop;
- (16) Convenience store;
- (17) Convent, monastery, seminary and nunnery;
- (18) Cultural center, museum or similar facilities;
- (19) Eating establishment;
- (20) Eating establishment, carry out/fast food;
- (21) Financial institutions;
- (22) Funeral home;
- (23) Garden center;
- (24) Hospital;
- (25) Hotel, motel;
- (26) Indoor commercial recreation/athletic facilities;
- (27) Live entertainment, indoor;
- (28) Medical care facility;
- (29) Micro-brewery, winery, cidery, distillery;
- (30) Miniature golf;

- (31) Nursing home;
- (32) Offices;
- (33) Personal service establishments;
- (34) Place of worship;
- (35) Private school;
- (36) Public facility/use;
- (37) Public school;
- (38) Quasi-public park, playground, athletic field and related facilities;
- (39) Repair service establishment;
- (40) Retail sales establishment;
- (41) Scientific research and development establishment;
- (42) Shopping center;
- (43) Theater;
- (44) Vehicle light service establishment;
- (45) Veterinary hospitals/services.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-152, 1-8-13; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.3. - Special uses.

The following uses may be established as special uses in the commercial 2 (C-2) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Above ground fuel storage tanks exceeding one-thousand (1,000) gallons;
- (2) Building materials yard;
- (3) Bus station/depot/terminal;
- (4) Civic and sports arena;
- (5) College or university;
- (6) Dormitory, fraternity, sorority houses, or other similar residence halls;
- (7) Fuel dispensing service;
- (8) Heavy equipment and specialized vehicle sale, rental and/ or service establishments;
- (9) Helistops;
- (10) Live entertainment, outdoor;
- (11) Mini-warehousing establishment;
- (12) Outdoor sports and recreation, commercial;
- (13) Parking, commercial off-street, as a principal use;

- (14) Public utility, light;
- (15) Railroad station/depot/terminal;
- (16) Rooming/boarding houses;
- (17) Telecommunications tower;
- (18) Establishing a permitted use as specified in section 23-6.18.2 or special use as specified in section 23-6.18.3 with a building exceeding the height limitations set out in section 23-6.18.6(1);
- (19) Vehicle major service establishment;
- (20) Vehicle sale, rental and ancillary service establishment, small scale;
- (21) Vehicle sale, rental and ancillary service establishment, large scale;
- (22) Wetland mitigation bank;
- (23) Wholesale trade establishments;

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-97, 10-23-01; Ord. No. 24-104(Errata), 3-11-03; Ord. No. 23-152, 1-8-13; Ord. No. 23-160(2), 9-22-15; Ord. No. 23-174, § 1, 11-28-17)