

FOR SALE

PAD READY INDUSTRIAL LOT

3631

Latimers Knoll Ct.

FREDERICKSBURG, VA 22408



LANDSDOWNE RD

SPECIFICATIONS

Size:	1.36 AC
Sale Price:	\$389,000
Zoning:	I-1
Topo:	Flat
Utilities:	Available
Tax Map No:	24-18-1C

PROPERTY OVERVIEW



Johnson Realty Advisors presents a 1.36-acre pad-ready industrial lot located within the established Lansdowne Business Park. Zoned I-1 (Light Industrial), this flat, development-ready site offers an excellent opportunity for a wide range of users or developers. With utilities available and strong frontage along Lansdowne Road, the property is well-positioned for both owner-users and investors seeking a functional, high-visibility location.



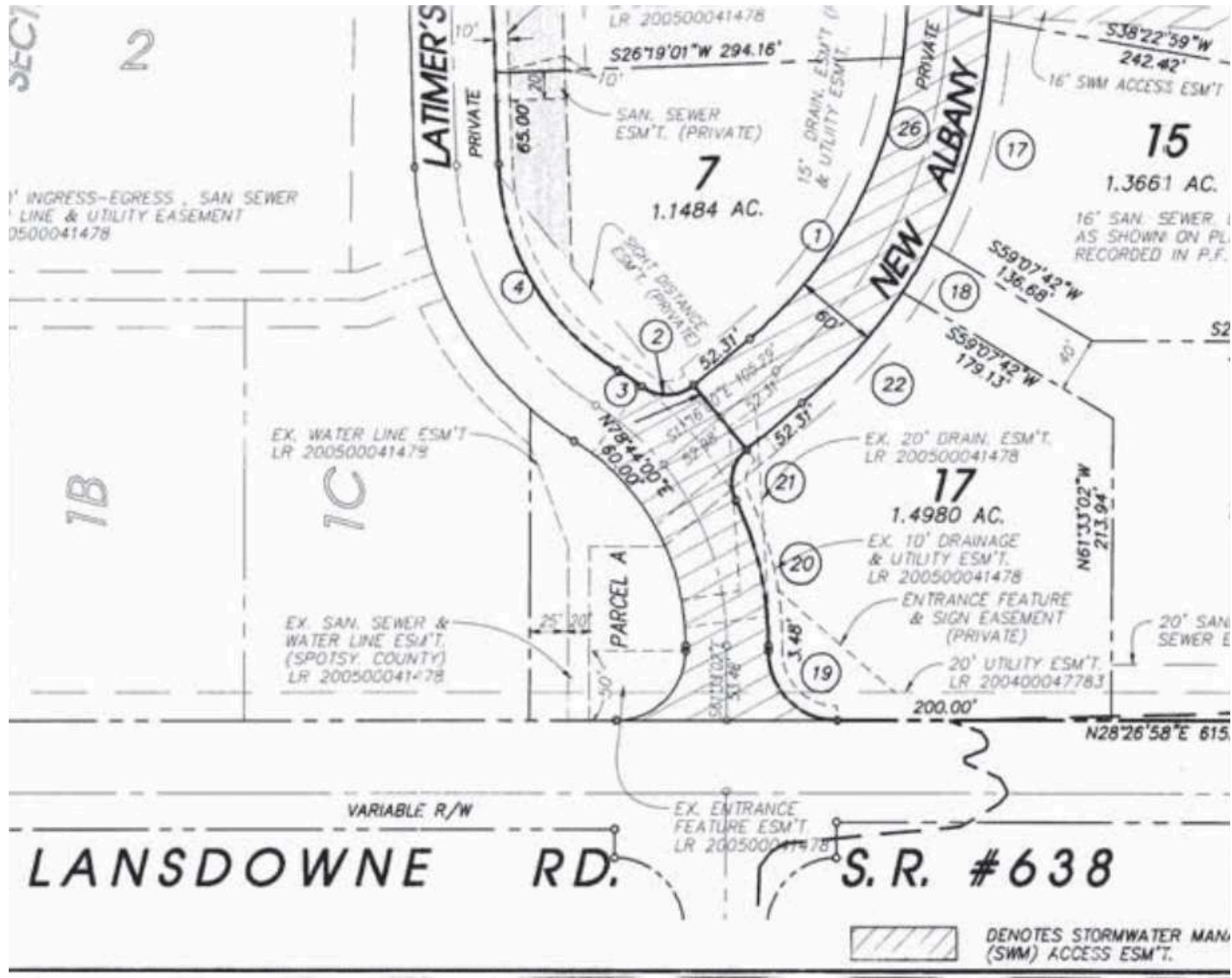
Pad-ready site with off-site stormwater management in place

Dual curb cuts allow flexible site design and easy access

High visibility along Lansdowne Road

Strong traffic counts (VPD) for maximum exposure

Public water and sewer available at the site



LOCAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$126,410	\$129,164	\$136,459
Median Household Income	\$99,044	\$103,148	\$111,456
< \$25,000	778	3,953	6,021
\$25,000 - 50,000	844	5,230	8,120
\$50,000 - 75,000	1,321	7,275	11,412
\$75,000 - 100,000	1,060	5,621	9,575
\$100,000 - 125,000	738	4,674	8,155
\$125,000 - 150,000	892	4,802	8,472
\$150,000 - 200,000	975	5,982	11,002
\$200,000+	1,317	7,798	15,018

POPULATION	2 mile	5 mile	10 mile
2020 Population	19,244	112,788	198,553
2024 Population	21,191	122,013	216,238
2029 Population Projection	22,626	129,592	229,802
Annual Growth 2020-2024	2.0%	1.6%	1.8%
Annual Growth 2024-2029	1.4%	1.2%	1.3%
Median Age	37.3	37.1	38.2
Bachelor's Degree or Higher	37%	37%	36%
U.S. Armed Forces	238	1,072	2,027

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

☎ 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



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ADVISORS

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