

FOR SALE

PRIME COMMERCIAL CORNER

25445

TIDEWATER TRAIL

PORT ROYAL, VA 22535



SITE

SPECIFICATIONS

Size:	+/- 2 Acres
Price:	\$1,500,000
Topo:	Flat/Level
Utilities:	Well & Septic
Tax ID:	22-A-7 & 22-A-25

LOT LINES ARE APPROXIMATE
ADDITIONAL LAND CAN BE ASSEMBLED

PROPERTY OVERVIEW



This ±2-acre commercial site in Port Royal, VA is located at the signalized intersection of Route 301 (A.P. Hill Boulevard) and Route 17 (Tidewater Trail), offering excellent visibility and exposure along a well-established travel corridor. The property is zoned Business/Commercial in Caroline County, with a variety of commercial uses permitted by right. The site features flat, level topography and was previously developed, with additional adjacent land potentially available for assemblage. The property is currently served by well and septic, with public water approximately 0.5 miles away.



AP HILL BLVD (301)
15,000 VPD

TIDEWATER TRL (17)
5,800 VPD

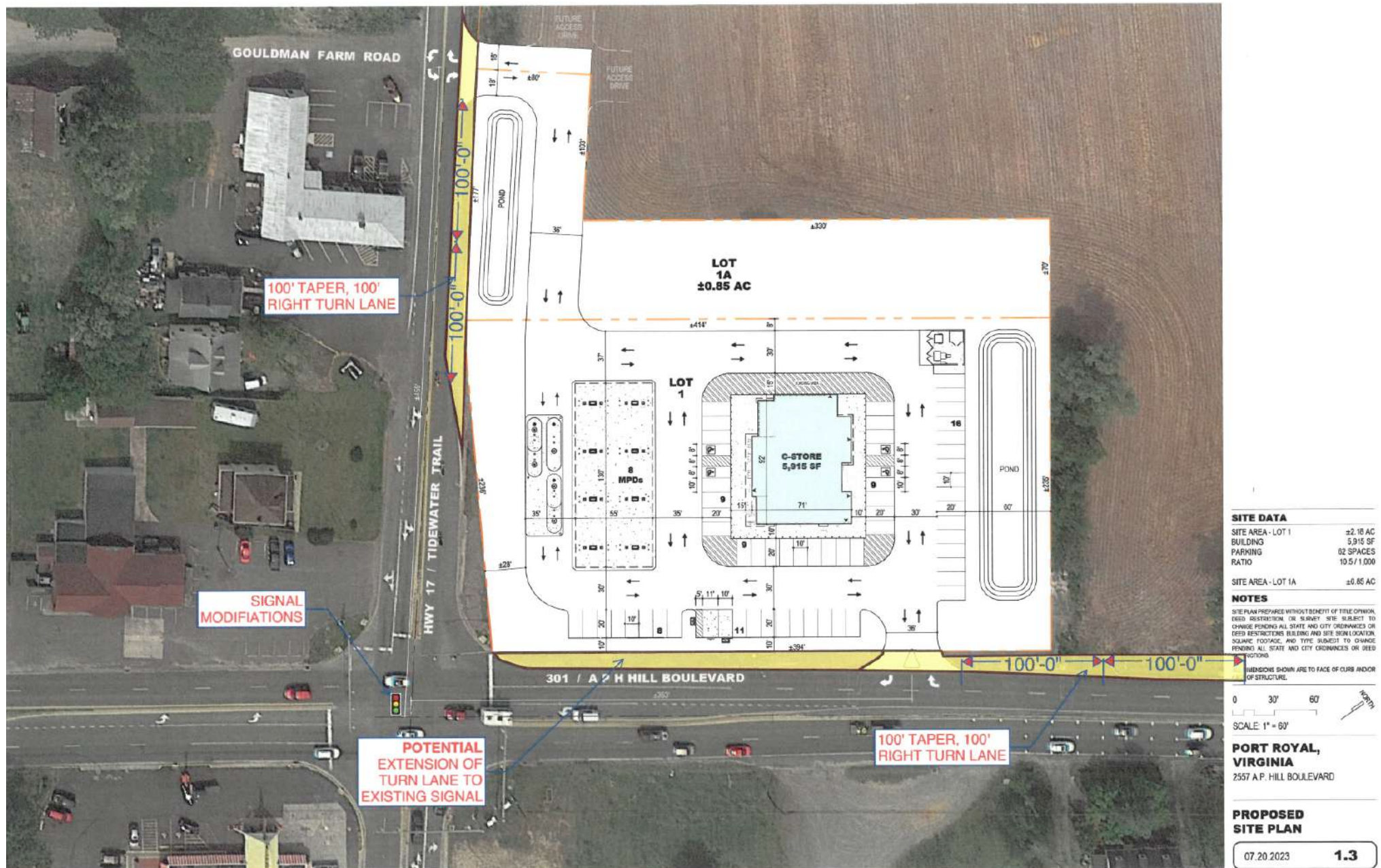
±2 Acres in a prime Port Royal location

Route 17/301 Frontage with strong visibility and exposure

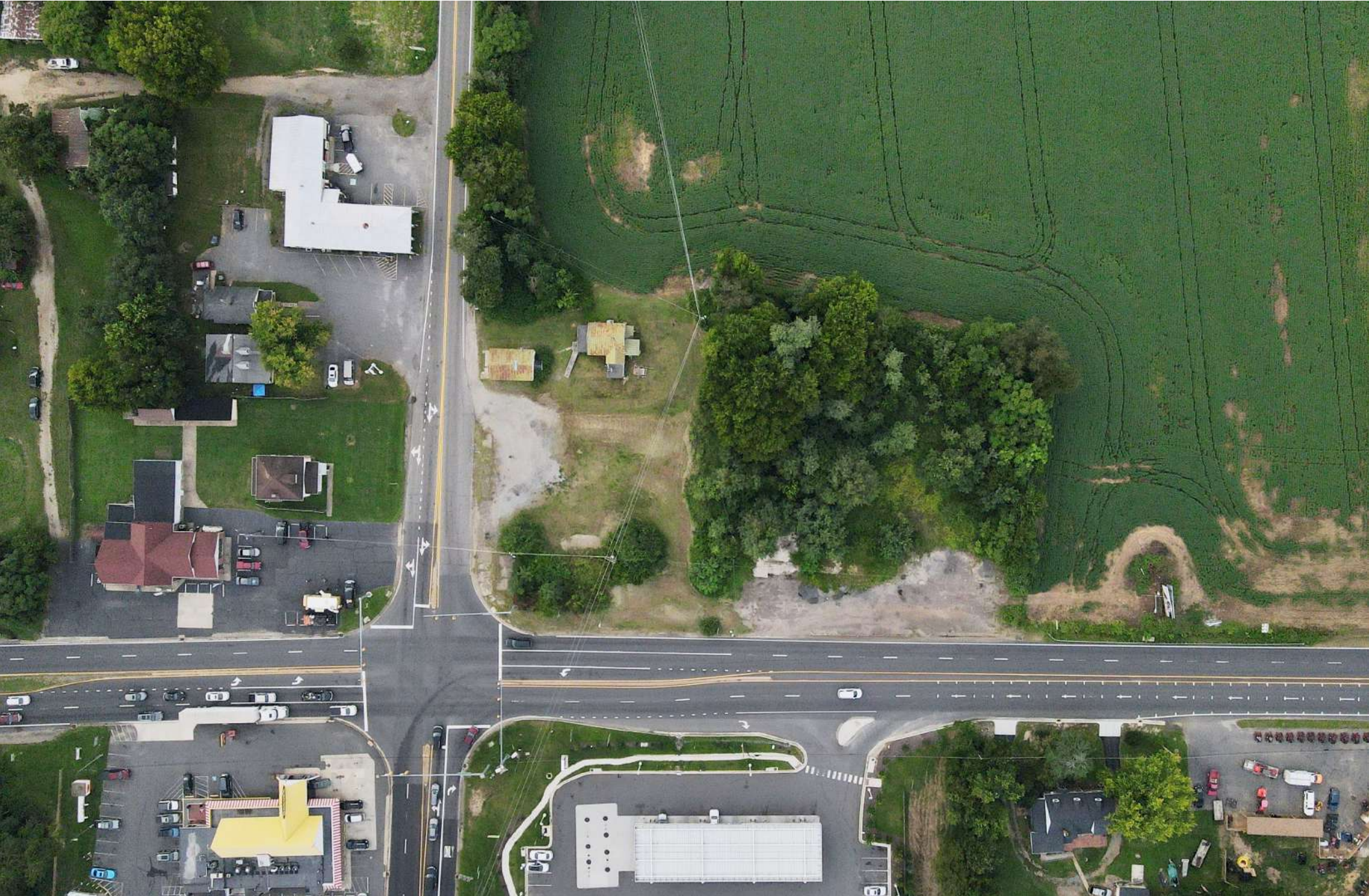
Located along an established travel corridor

Potential Assemblage Opportunity with adjoining parcels

Well & Septic; public water 0.5 miles away

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LOT OVERVIEW

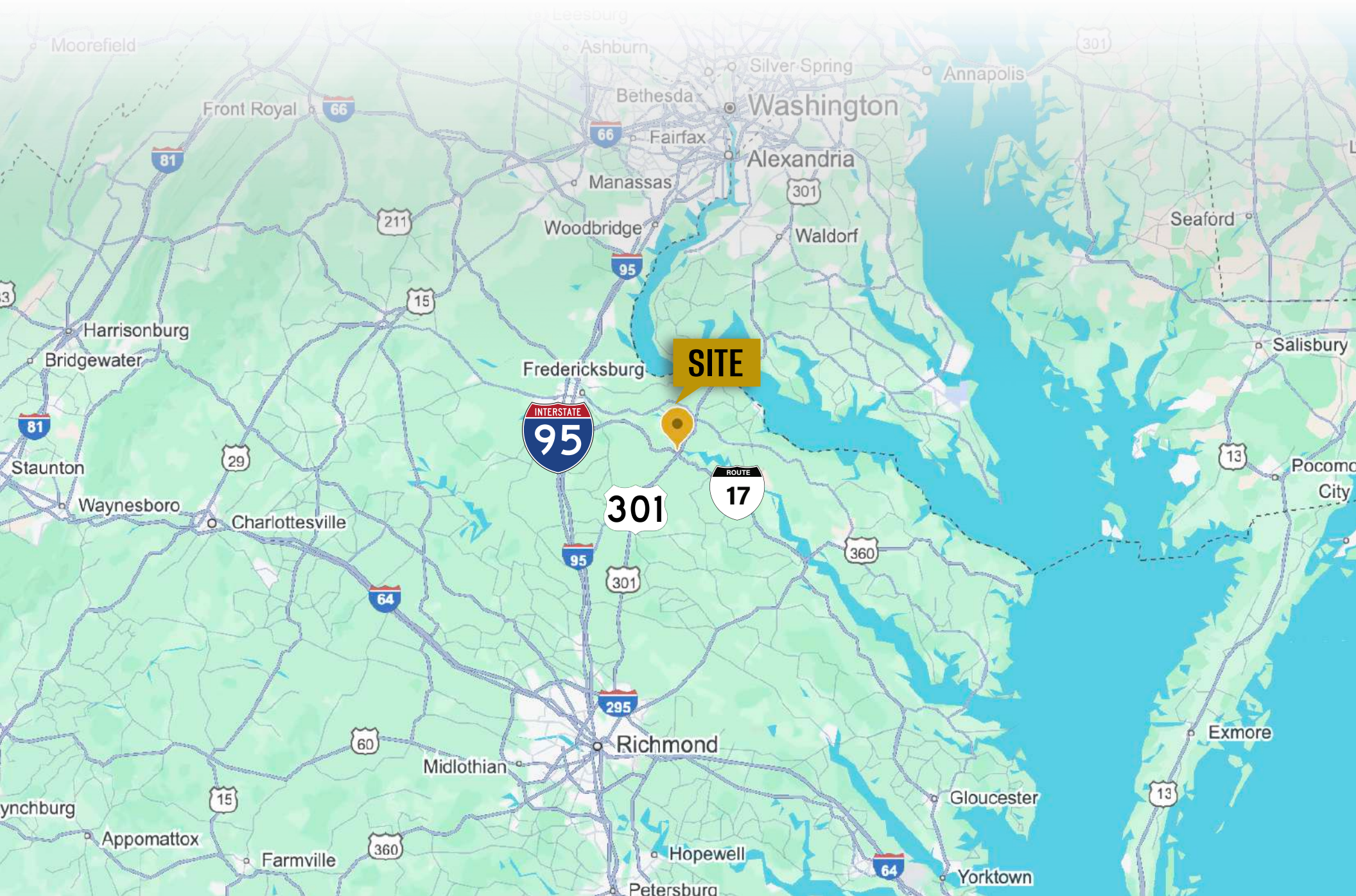




LOCAL MAP VIEW



REGIONAL MAP VIEW



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.