



FOR SALE

INDUSTRIAL LAND

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Crossroads Pkwy.

FREDERICKSBURG, VA 22408

SPECIFICATIONS

Size: 30.59 Acres

Price: Inquire

Zoning: I-1

Utilities: Available

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present this premier light industrial development opportunity just off Crossroads Parkway. With immediate access to Route 17 and minutes from Route 1 and Interstate 95, the property offers exceptional connectivity in one of the Fredericksburg region's fastest-growing industrial corridors. Surrounded by new development and ideal for a variety of industrial uses.



MILLS DR. (RT. 17)

LOT LINES ARE APPROXIMATE

Prime light industrial development opportunity

Immediate access to Route 17, Route 1, and Interstate 95

Flat, developable raw land with minimal wetlands

Established industrial corridor with continued growth

Ideal for warehouse, flex industrial, manufacturing, and contractors

PARCEL OVERVIEW

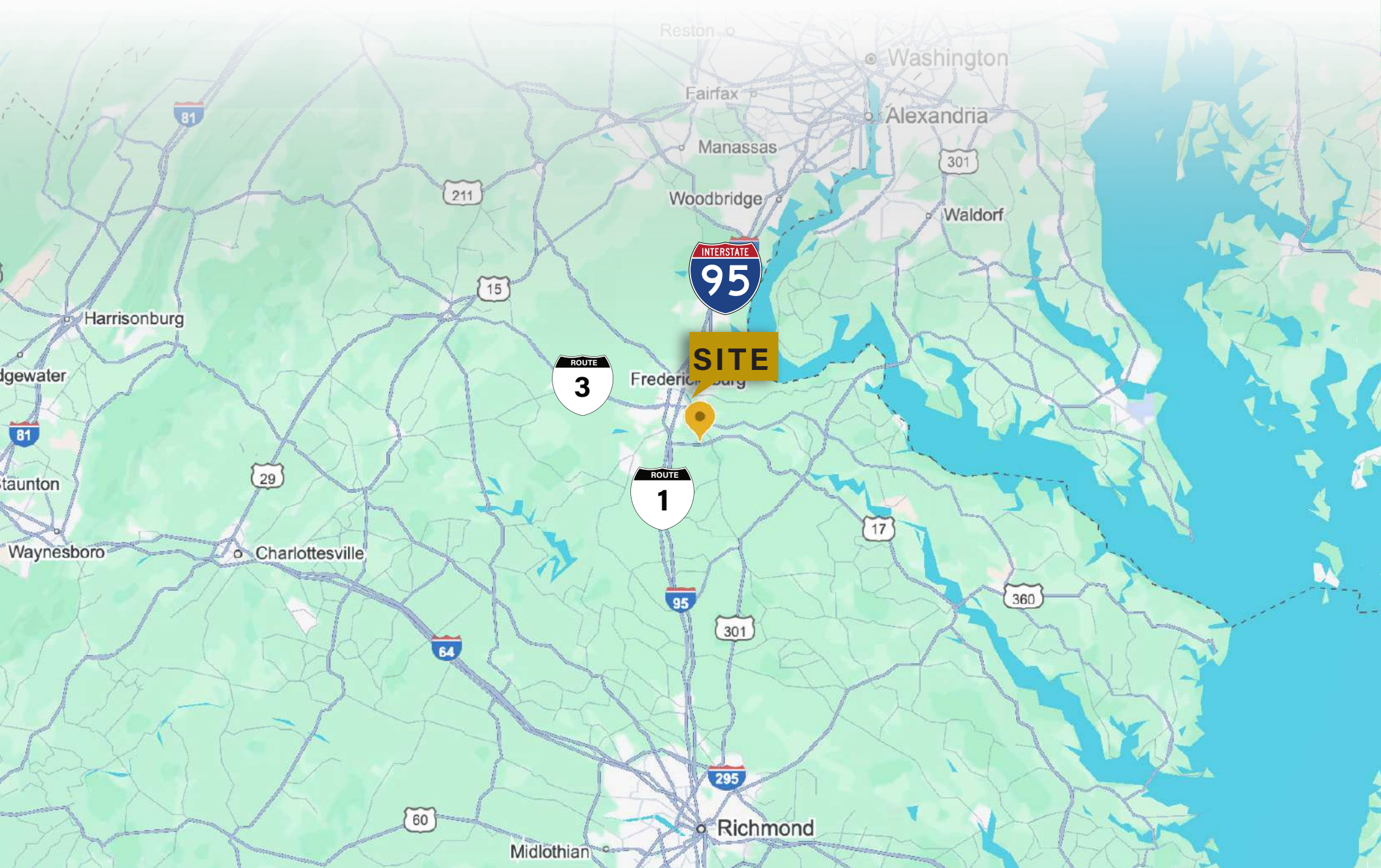


RESIDENTIAL GROWTH



CURRENT RESIDENTIAL
PROJECTS SPOTSYLVANIA
COUNTY, VA 08-24-22

REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$128,384	\$120,453	\$116,446
Median Household Income	\$110,357	\$101,072	\$95,328
< \$25,000	221	1,717	6,801
\$25,000 - 50,000	305	1,749	7,514
\$50,000 - 75,000	406	2,950	11,545
\$75,000 - 100,000	370	2,126	7,843
\$100,000 - 125,000	566	2,495	8,705
\$125,000 - 150,000	304	1,534	5,255
\$150,000 - 200,000	460	2,492	8,807
\$200,000+	441	2,235	8,005

POPULATION	2 mile	5 mile	10 mile
2020 Population	7,349	38,852	151,135
2024 Population	9,184	49,200	181,579
2029 Population Projection	10,014	53,230	193,548
Annual Growth 2020-2024	1.9%	2.0%	1.5%
Annual Growth 2024-2029	1.8%	1.6%	1.3%
Median Age	36.5	37.9	37.1
Bachelor's Degree or Higher	33%	33%	33%
U.S. Armed Forces	86	679	1,497

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

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.