

FOR SALE

2.37 ACRES COMMERCIAL LAND

8601

Patriot Hwy

FREDERICKSBURG, VA 22407



+/-2.37 AC | \$995,000

ROUTE 1
VPD 15,000

FRESH FOOD
SHEETZ
MADE TO ORDER

JACK'S
CAR WASH

Massaponax Church Road

SPECIFICATIONS	
Lot Size:	2.37 Acres
Pricing:	\$995,000
Condition:	Raw
Utilities:	To Site
Zoning:	C-3

PROPERTY OVERVIEW



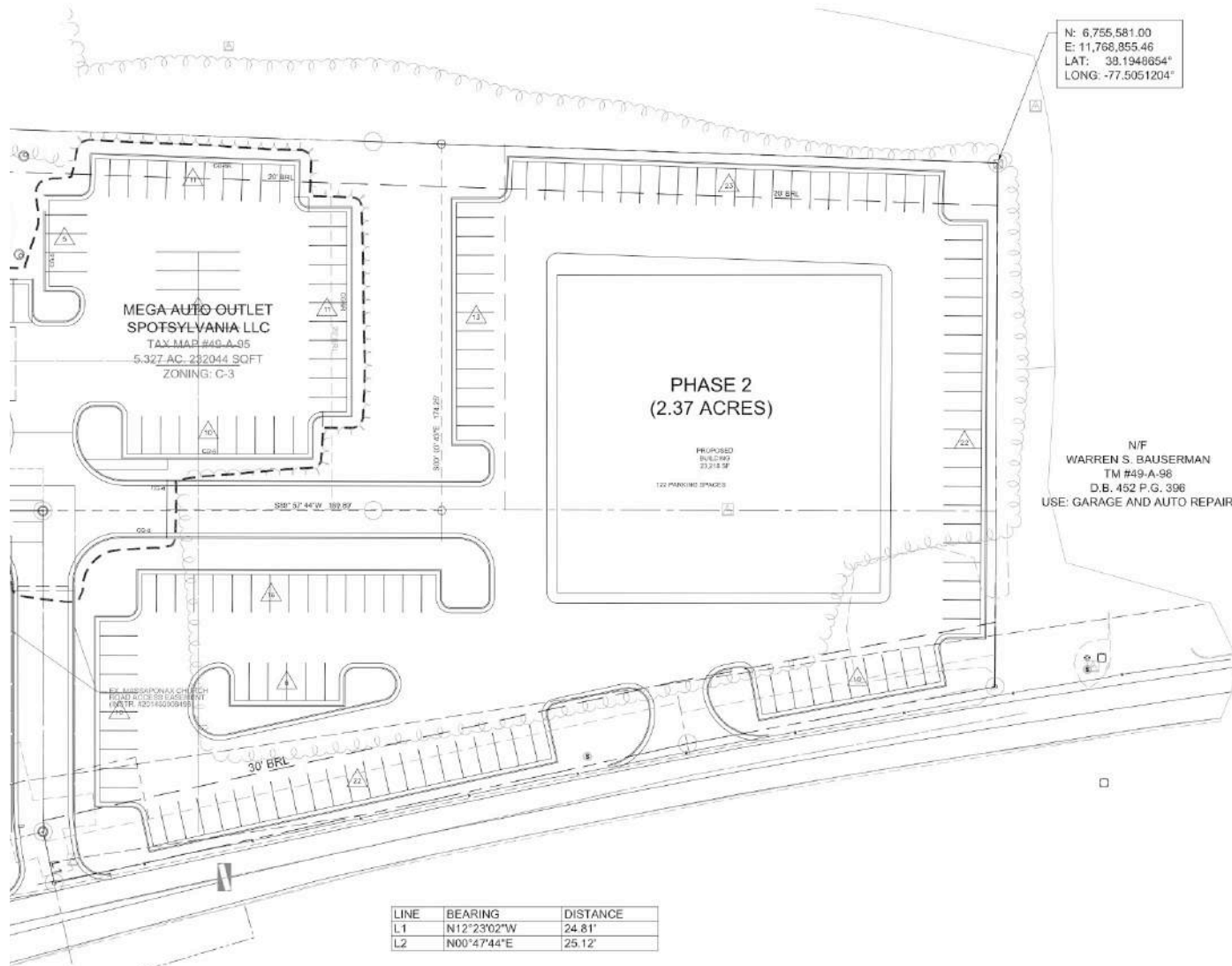
Prime 2.37 acre commercial site at the corner of Patriot Hwy (US-1) and Massaponax Church Road, offering land in a high-growth corridor. The property delivers exceptional frontage—672± feet on Massaponax Church Road—with utilities and stormwater management already brought to the site. Positioned next to Sheetz, the parcel benefits from strong traffic counts and excellent visibility. Zoned C-3, the site supports a wide variety of by-right commercial uses (retail, automotive, etc).



SITE

- 2.37 acres of commercial land
- 672' frontage on Massaponax Church Rd
- Utilities and stormwater management onsite
- C-3 zoning supporting retail, automotive, and QSR users
- High-visibility location next to Sheetz in a fast-growing corridor

DEVELOPMENT PLAN CONTINUED



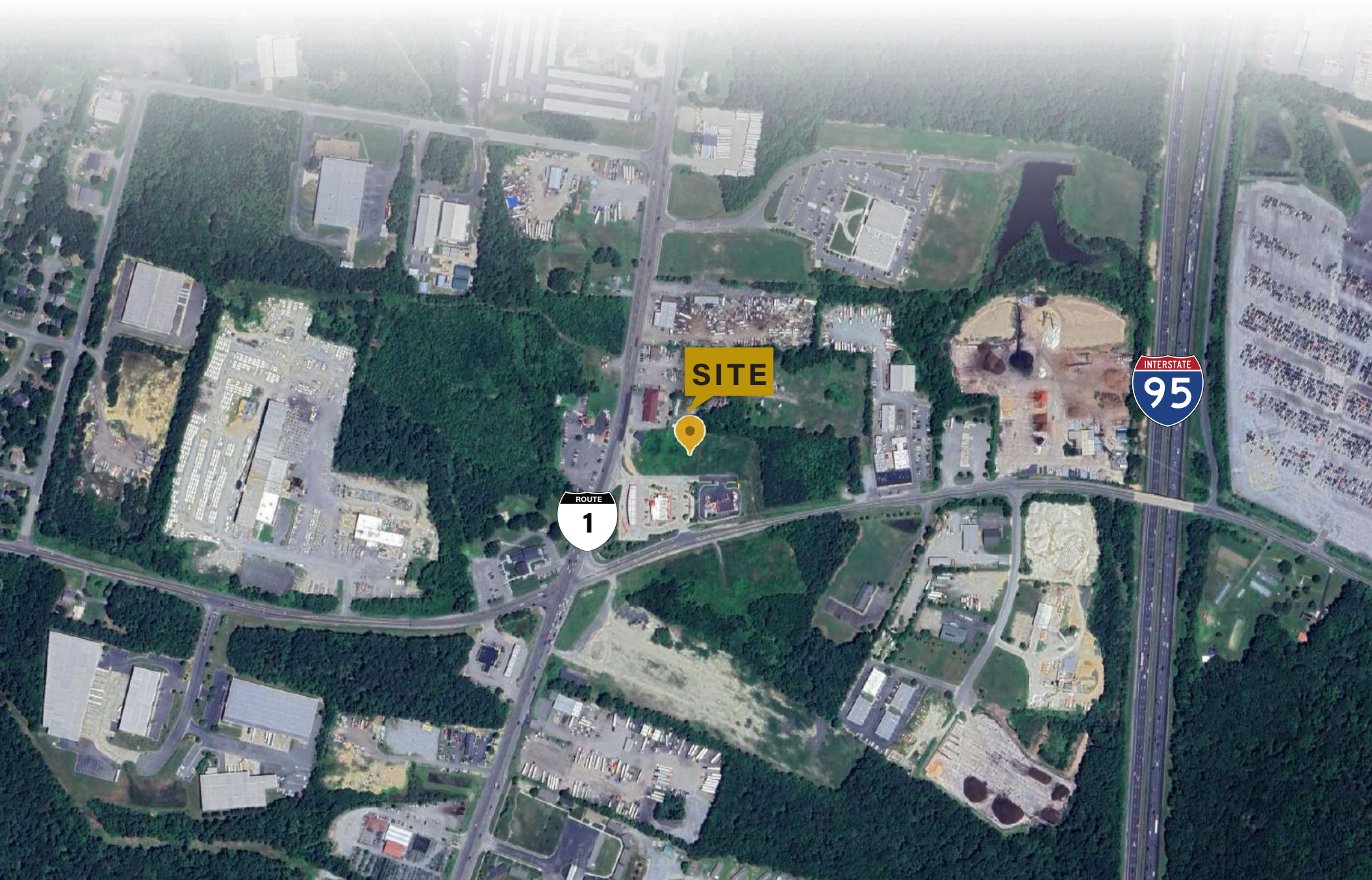
2.37-ACRE PHASE 2
(RESIDUE PARCEL) EXHIBIT
GRAPHIC SCALE

PARCEL VIEW

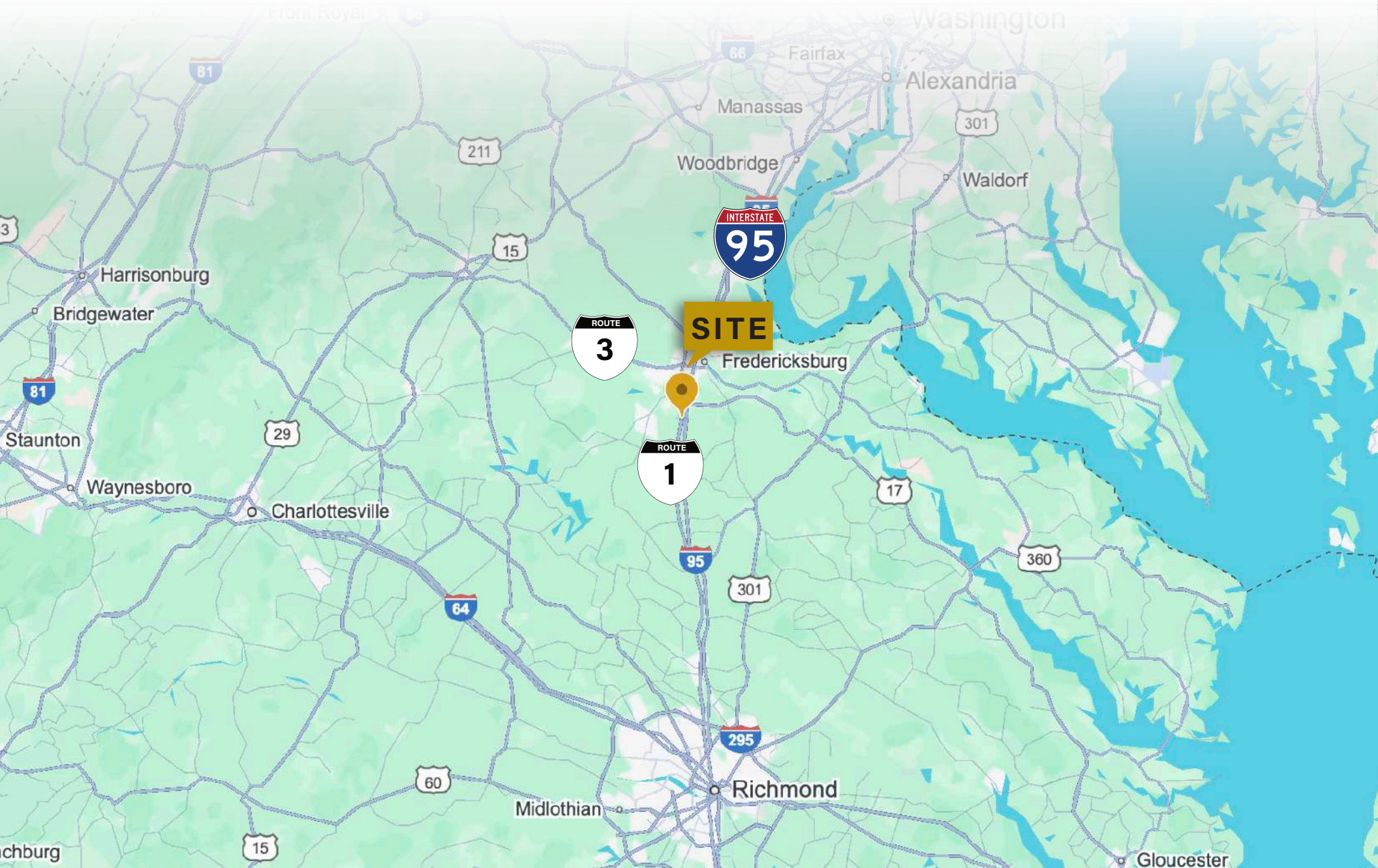


SITE

LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$111,332	\$116,316	\$115,820
Median Household Income	\$102,899	\$100,024	\$95,876
< \$25,000	595	1,964	6,751
\$25,000 - 50,000	224	2,098	7,718
\$50,000 - 75,000	503	3,867	11,445
\$75,000 - 100,000	291	2,399	7,737
\$100,000 - 125,000	526	3,172	9,171
\$125,000 - 150,000	376	1,880	5,461
\$150,000 - 200,000	495	2,987	8,601
\$200,000+	338	2,295	7,866

POPULATION	2 mile	5 mile	10 mile
2020 Population	8,339	54,142	168,423
2024 Population	9,506	57,884	179,016
2029 Population Projection	10,697	64,496	197,690
Annual Growth 2020-2024	3.5%	1.7%	1.6%
Annual Growth 2024-2029	2.5%	2.3%	2.1%
Median Age	33.7	37.6	37.5
Bachelor's Degree or Higher	32%	33%	34%
U.S. Armed Forces	21	513	1,553

FOR MORE INFORMATION PLEASE CONTACT:



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