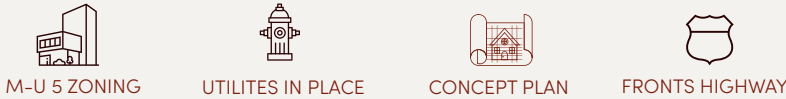


# Palmer's Creek COMMERCIAL

PATRIOT HWY & PALMERS CREEK WAY  
FREDERICKSBURG, VA, 22407

3.35 acres ready to build fronting on US-1 Patriot Hwy in a high-growth area with excellent visibility. Concept plan for four 6,000sf freestanding buildings. The parcel can be split in half creating two sub parcels with existing utility hookups on each. The entrances, sidewalks, utilities, & stormwater management are in place.



**SALE: \$700,000 per acre**

500 ± feet Direct frontage US 1 / Patriot Hwy  
minutes from I-95 44,000+ ADT

Utilities and Storm Water Management in Place

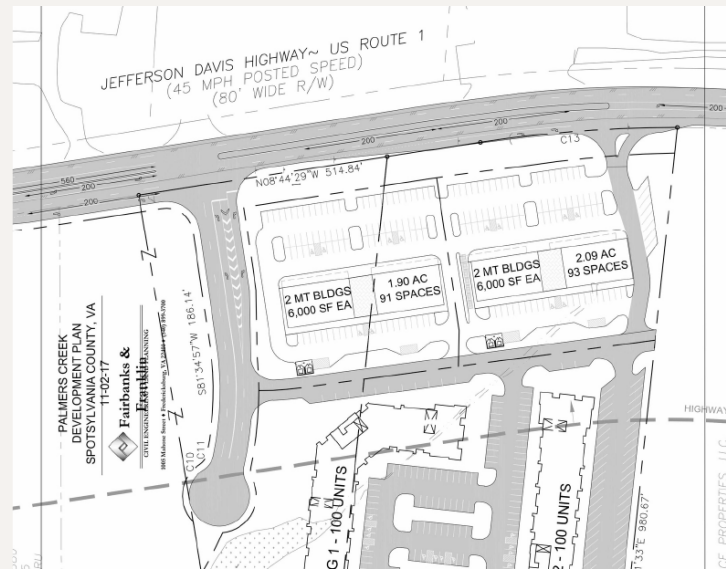
MU-5: highest level of mixed use zoning allows for a wide variety of "by right" uses in Highway Corridor District

Fronts new luxury apartment complex

In Spotsylvania Virginia Technology Zone,

New Market Tax Credit Zone

Dedicated Bus stop, sidewalks, and entrances



## ZONING PERMITTED USES

**RETAIL SALES, SERVICE, ENTERTAINMENT:** ADULT DAY CARE CENTER, AMUSEMENT ARCADE, ANIMAL SHELTER, ANTIQUE SHOP, ART AND CRAFT STUDIO, AUCTION ESTABLISHMENT, BILLIARD, POOL HALL, CHILD CARE CENTER, CONVENIENCE STORE, RESTAURANT, EATING ESTABLISHMENT, CARRY OUT/FAST FOOD, FINANCIAL INSTITUTION, GARDEN CENTER, HOSPITAL, INDOOR, COMMERCIAL RECREATION FACILITY, GARDEN CENTER, INDOOR, COMMERCIAL RECREATION FACILITY, LIVE ENTERTAINMENT, MEDICAL CFACILITY, OPEN MARKET, SPORTS & REC GENERAL BUSINESS. **SERVICE OR SUPPLY ESTABLISHMENT, CONTRACTORS OFFICE & SHOP, INDUSTRIAL/FLEX, MICRO-BREWERY, WINERY, CIDER, DISTILLERY, MINI-WAREHOUSING ESTABLISHMENT, OFFICE, REPAIR SERVICE ESTABLISHMENT, SCIENTIFIC RESEARCH AND DEVELOPMENT ESTABLISHMENT, GAS STATION, PARKING, VEHICLE SERVICE & SALES, RENTALS-- LIVING, ACCOMMODATIONS: ASSISTED /NURSING HOME, SEMINARY, CONVENT, DORMITORY, FRATERNITY OR SORORITY HOUSE, ROOMING/BOARDINGHOUSE OR OTHER RESIDENCE HALL, BED AND BREAKFAST I & II, HOTEL, MOTEL--INSTITUTIONAL: CIVIC, SOCIAL OR FRATERNAL FACILITY, COMMUNITY, CULTURAL CENTER, MUSEUM OR SIMILAR, PLACE OF WORSHIP, PUBLIC OR PRIVATE SCHOOL, RELIGIOUS RETREAT FACILITY, TELECOMMUNICATIONS TOWER**



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