



COLDWELL BANKER
COMMERCIAL
ELITE



PRIME LAND OPPORTUNITY IN SPOTSYLVANIA

FOR SALE | 133.83 AC

PRICE:

\$1,675,000

Massaponax Church Rd, Fredericksburg, VA 22408

Presenting an exceptional investment opportunity on Massaponax Church Road in Fredericksburg, VA. This expansive 133.83± acre property, offered as three parcels, features approximately 2,800 feet of frontage along Massaponax Church Road and is zoned A-2 Agricultural. Ideal for residential development, estate lots, agricultural use, equestrian facilities, or long-term investment, the land encompasses a mix of open expanses and wooded acreage. Its prime location offers convenient access to major transportation routes, including I-95, Route 1, and Route 17, while being just minutes from the thriving Cosner's Corner/Massaponax commercial corridor. With its strategic positioning in one of Virginia's fastest-growing markets, this rare opportunity presents strong long-term appreciation potential, making it an ideal investment for developers, investors, farmers, and recreational users alike.

KEY HIGHLIGHTS

- 133.83± acres offered as three parcels
- Approximately 2,800 feet of frontage on Massaponax Church Road
- Zoned A-2 Agricultural
- Excellent opportunity for residential development, estate lots, agricultural use, equestrian facilities, or long-term investment
- Mix of open land and wooded acreage
- Convenient access to I-95, Route 1, and Route 17
- Minutes from the Cosner's Corner/Massaponax commercial corridor
- Located in one of Virginia's fastest-growing markets with strong long-term appreciation potential
- Rare opportunity to acquire a large contiguous landholding in southern Spotsylvania County
- Ideal for developers, investors, farmers, and recreational users

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Population	11,295	24,840	87,041
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Households	4,220	9,025	29,503
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$169,070	\$169,867	\$150,037

PARCELS:

- ▶ Parcel 49-A-81: 127.94± acres
- ▶ Parcel 49-A-81B: 0.39± acres
- ▶ Parcel 49-A-20: 5.50± acres



OFFERING MEMORANDUM

PRIME LAND OPPORTUNITY

MASSAPONAX CHURCH RD, FREDERICKSBURG, VA 22408

FOR MORE INFORMATION PLEASE CONTACT:



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Owner is a Licensed Real Estate Agent

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.