



COLDWELL BANKER
COMMERCIAL
ELITE



27,000 ADT

137,000 ADT

SITE

Richmond Hwy (Route 1)

Centreport Pkwy

EXIT 136



amazon

Blackjack Rd

SITE PLAN APPROVED DEVELOPMENT OPPORTUNITY **FOR SALE**

45 Blackjack Road, Fredericksburg, VA 22405

Price:	\$750,000
Acreage:	4.803
Zoning:	M-1 & B-1

45 Blackjack Road offers an exceptional opportunity to acquire 4.803 acres of commercial land in Stafford County, VA. Consisting of two adjoining parcels (1.99 acres and 2.8133 acres), the property is zoned M-1 (Industrial) and B-1 (Business), allowing for flexible development options. With an existing stormwater management pond and a site plan already approved for a 1,200 SF flex/office building and more than 20,000 SF of outdoor storage, the property is development-ready—permitting immediate construction and quick time-to-market for end users or investors.

Strategically located just minutes from Interstate 95, the site offers strong regional connectivity. In addition, it neighbors a 500-acre, 23-building data center development, enhancing the property’s long-term value and positioning it within a rapidly expanding commercial corridor.

KEY PROPERTY HIGHLIGHTS

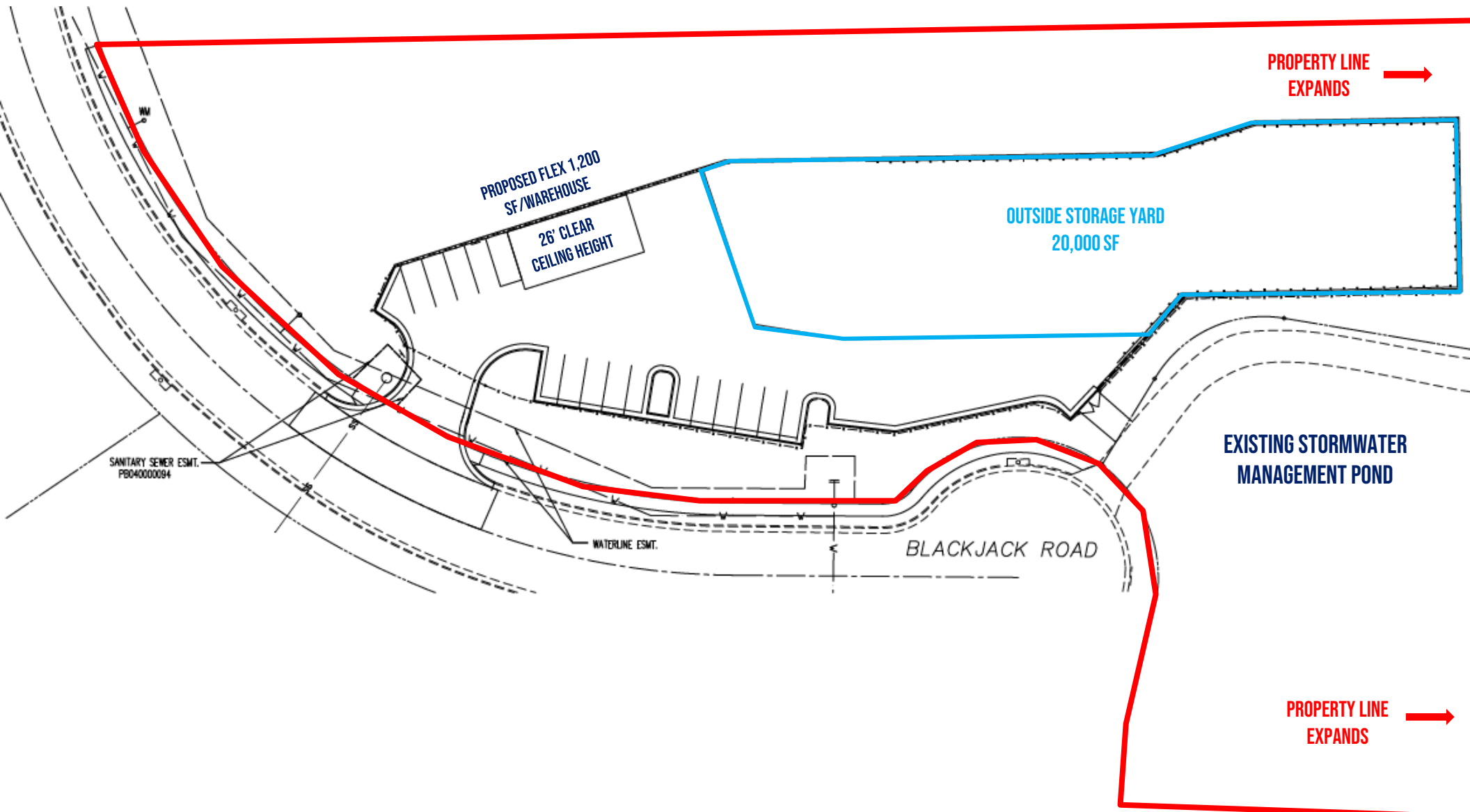
- **Total Acreage:** 4.803 acres (two parcels: 1.99 acres & 2.8133 acres, sold together)
- **Zoning:** M-1 (Industrial) and B-1 (Business) — offering wide-ranging commercial and industrial uses
- **Development-Ready:** Site plan approved for:
 - 1,200 SF flex/office building
 - 20,000+ SF of outside storage
- **Infrastructure in Place:** Existing stormwater management pond
- **Immediate Build Opportunity:** Site plan approval allows for quick construction and reduced development timelines
- **Prime Location:** Easy access to Interstate 95, facilitating connectivity to Stafford, Fredericksburg, Northern Virginia, and Washington, D.C.
- **Major Neighbor:** Adjacent to a 500-acre, 23-building data center campus, and over 4 million SF of additional data centers in the surrounding area, driving significant infrastructure investment and commercial growth in the area

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	10,596	63,737	251,682
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	3,325	20,876	86,110
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$135,623	\$164,430	\$149,254



Richmond Hwy (Route 1)





amazon

mobile modular

O'Reilly
AUTO PARTS

FedEx

amazon



SITE

EXIT 118



FUTURE DATA CENTER SITE

FUTURE DATA CENTER SITE

500 TOWNHOMES

FUTURE DATA CENTER SITE

FUTURE DATA CENTER SITE

FUTURE DATA CENTER SITE

FUTURE DATA CENTER SITE

137,000 ADT

27,000 ADT

Centreport Pkwy

Richmond Hwy (Route 1)





OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

45 BLACKJACK ROAD, FREDERICKSBURG, VA 22405

FOR MORE INFORMATION PLEASE CONTACT:



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