



COLDWELL BANKER
COMMERCIAL
ELITE

7.7338 ACRES

1 ACRE

Kings Highway

PRIME COMMERCIAL LAND OPPORTUNITY | KING GEORGE, VA
FOR SALE

King George, VA 22485

Price:	\$720,000
Acreage:	8.7338 AC
Zoning:	C-2
Tax Map ID:	#24-174 & #24-176

This offering presents an **8.7338-acre commercial land opportunity** consisting of **two parcels** (Tax Map #24-174 and Tax Map #24-176) located in the heart of the growing King George market, with the closest physical point of reference at 11131 Journal Parkway, King George, VA. Both parcels are **zoned General Commercial**, providing a high degree of flexibility and a wide range of permitted uses suitable for retail, service, office, and other commercial development concepts.

The property features **over 220 feet of frontage along Kings Highway (Route 3)** with **direct access to Kings Highway**, the county’s primary east–west commercial corridor. This strategic positioning provides excellent visibility, accessibility, and connectivity throughout the region, with convenient access to the broader King George market, Naval Support Facility Dahlgren, Colonial Beach, and the greater Fredericksburg region, making the site well-suited for users seeking strong exposure and regional reach.

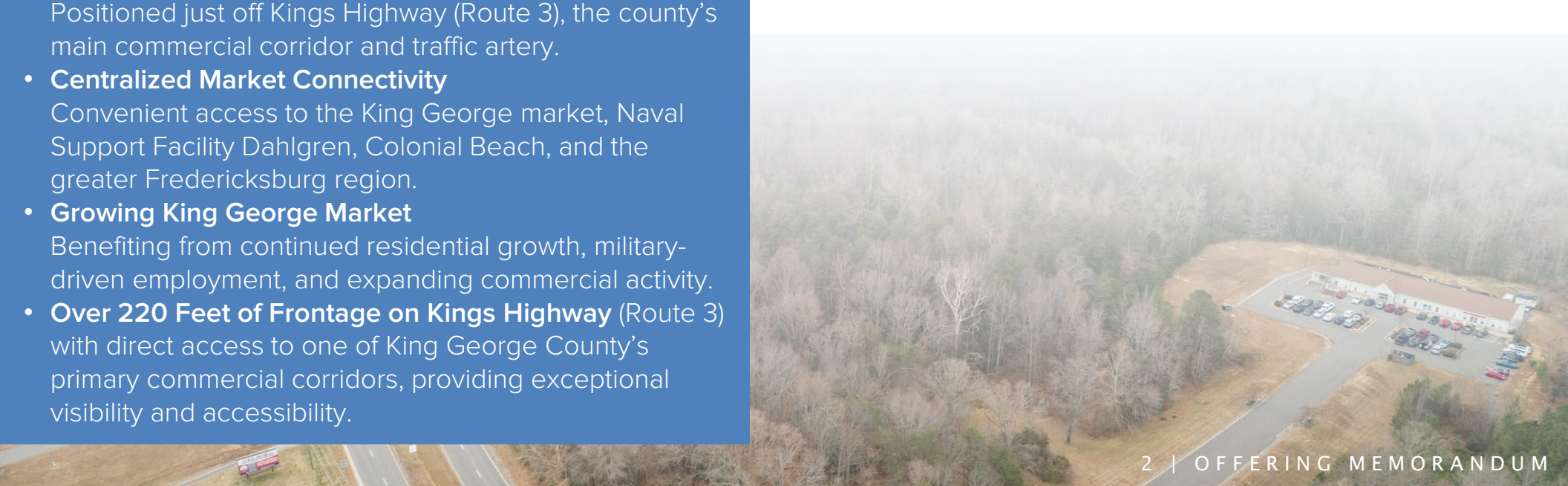
The parcels are wooded with gentle sloping topography and feature a generally rectangular configuration, allowing for efficient site planning and ease in laying out a potential commercial development. The natural setting provides flexibility in design while remaining conducive to a wide range of development concepts consistent with the property’s General Commercial zoning.

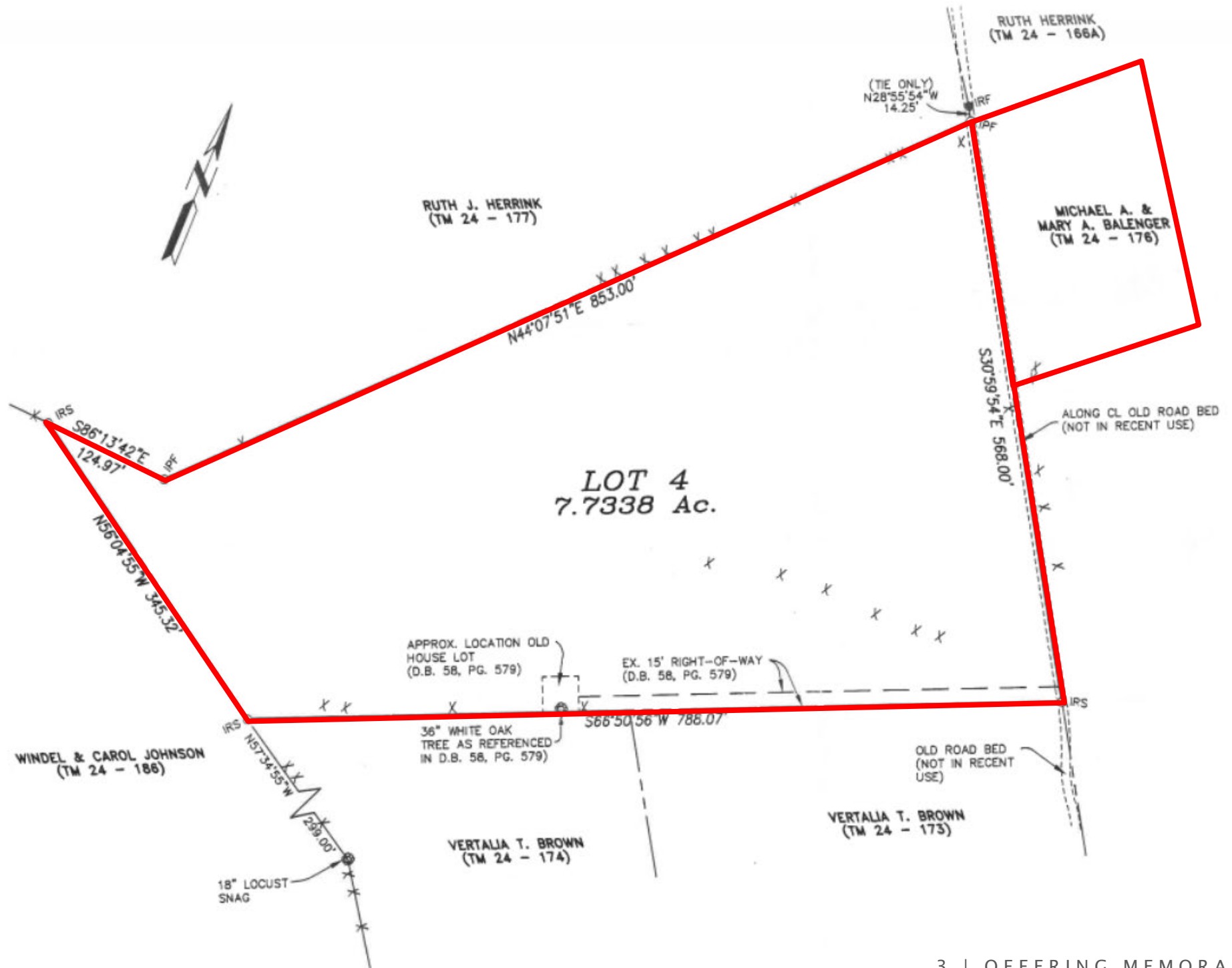
KEY PROPERTY HIGHLIGHTS

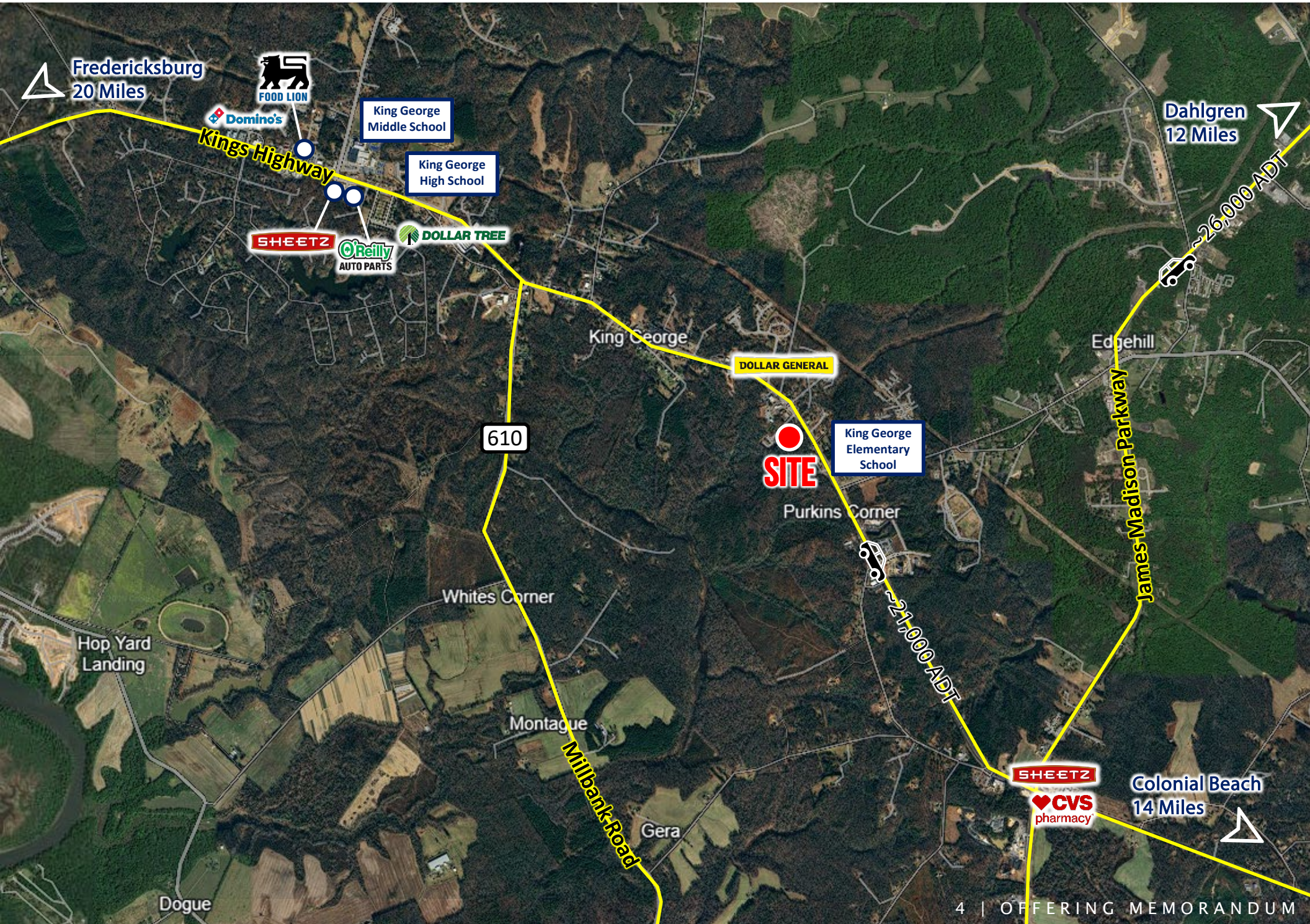
- ±8.7338 Acres of Commercial Land**
Well-sized parcel allowing for a variety of commercial development configurations.
- General Commercial Zoning**
Broad range of permitted uses provides flexibility for retail, office, service, and mixed commercial concepts.
- Strategic Location Near Route 3**
Positioned just off Kings Highway (Route 3), the county’s main commercial corridor and traffic artery.
- Centralized Market Connectivity**
Convenient access to the King George market, Naval Support Facility Dahlgren, Colonial Beach, and the greater Fredericksburg region.
- Growing King George Market**
Benefiting from continued residential growth, military-driven employment, and expanding commercial activity.
- Over 220 Feet of Frontage on Kings Highway (Route 3)** with direct access to one of King George County’s primary commercial corridors, providing exceptional visibility and accessibility.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	7,489	15,162	32,185
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	2,609	5,311	11,607
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$127,730	\$139,235	\$136,951







PERMITTED BY RIGHT

- Home Occupation, Class A
- Home Occupation, Class B
- Amateur Radio Tower
- Club
- Communications Services
- Cultural/Community Facility
- Education Facility, College, University, Business, or Trade
- Education Facility, Primary or Secondary
- Emergency Management Services Facility
- Public Use
- Religious Assembly
- Telecommunication Facility, Small Cell
- Utility Service, Minor
- Water Systems, Shared
- Brewery or Distillery, Micro
- Business Support Services
- Car Wash
- Construction Material Sales
- Consumer Repair Services
- Day Care Center
- Electric Vehicle (EV) Charging Station
- Equipment Sales, Rental, and Repair (Heavy)
- Event Venue
- Farmer's Market
- Financial Institution
- Funeral Home
- Garden Center/Commercial Greenhouse
- Gas Station
- Hotel
- Manufactured/Modular Home Sales
- Marina, Commercial
- Nursing Home
- Office, General
- Office, Medical/Clinic
- Outdoor Sales, Seasonal
- Parking Lot, Commercial
- Parking Lot, Recreational Vehicle Storage
- Personal Improvement Services
- Personal Services
- Recreation/Entertainment, Commercial Indoor

- Recreation/Entertainment, Commercial Outdoor
- Restaurant, General
- Restaurant, Mobile
- Self-Storage Facility
- Store, Large
- Store, Small
- Tradesperson Services
- Vehicle Sales/Service
- Veterinary Hospital Clinic
- Winery, Micro
- Construction Yard
- Accessory Structure
- Construction Temporary Uses
- Drive-Through Window
- Mixed-Use Structure
- Solar Energy, Small-Scale

SPECIAL USE PERMIT

- Bed and Breakfast
- Short-Term Rental
- Cemetery, Public
- Recreation Facility, Non-Commercial
- Telecommunications Facility
- Utility Service, Major
- Water System, Community/Public
- Hospital
- Kennel, Commercial
- Shooting Range, Indoor
- Manufacturing, Small-Scale
- Data Centers
- Warehousing and Distribution
- Outdoor Storage
- Solar Energy, Medium-Scale

OFFERING MEMORANDUM

PRIME COMMERCIAL LAND OPPORTUNITY | KING GEORGE, VA

KING GEORGE, VIRGINIA, 22485

FOR MORE INFORMATION PLEASE CONTACT:



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