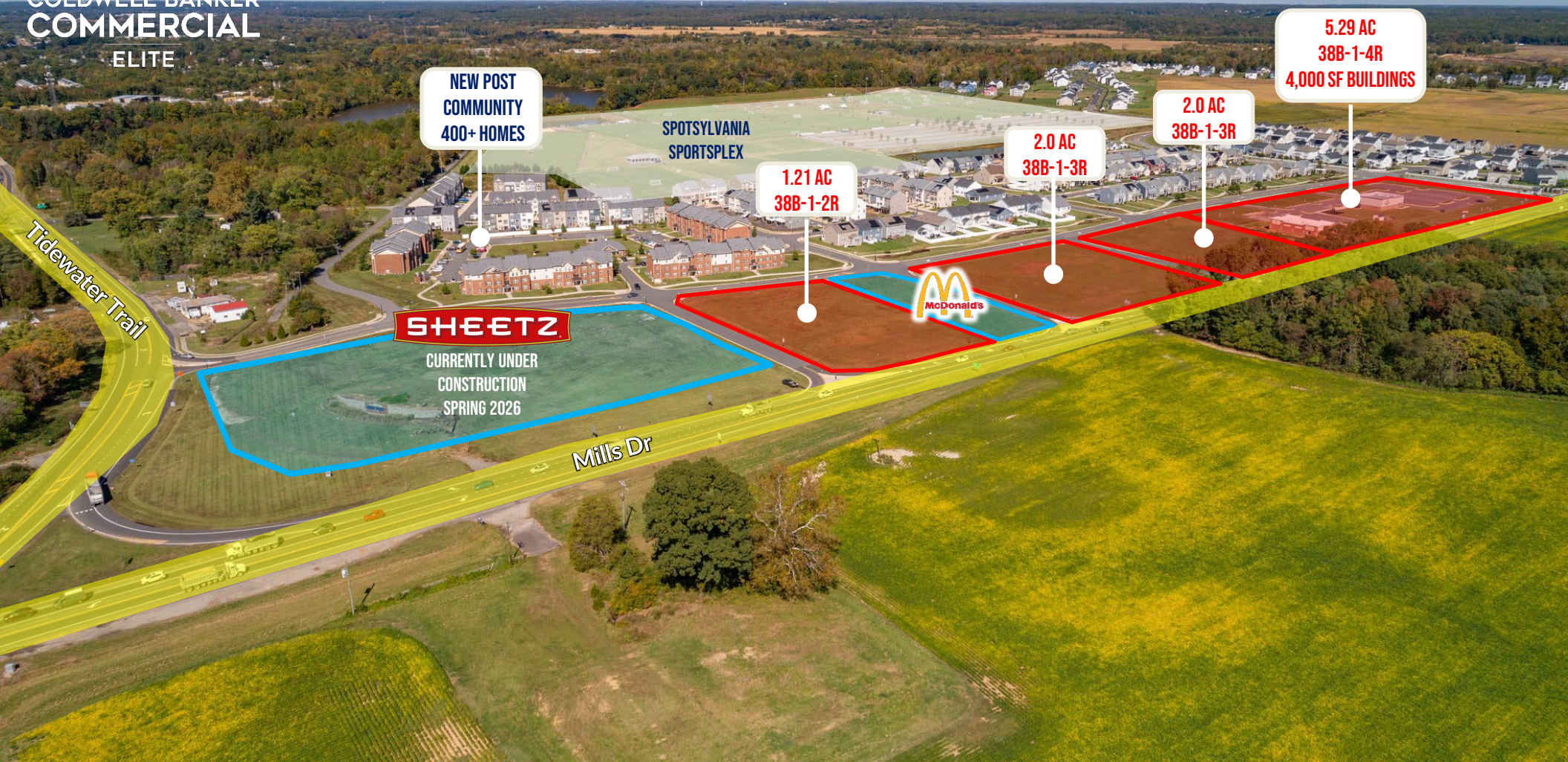




**COLDWELL BANKER  
COMMERCIAL**  
ELITE



**NEW POST RETAIL & DEVELOPMENT OPPORTUNITY**

**FOR SALE | 10.3 AC**

**PRICING**

\$750,000/AC

**GROUND LEASE**

\$110,000/YR

New Post Blvd, Fredericksburg, VA 22408

New Post represents one of the most significant mixed-use development opportunities in the Fredericksburg region, strategically positioned along the Route 17 corridor in Spotsylvania County, Virginia. Developed by Tricord Inc., the 188-acre master planned community will feature approximately 425 residential units consisting of apartments, townhomes, and upscale single-family homes, creating a strong built-in customer base and long-term demand driver for commercial users.

The project includes approximately 10+ acres of commercial land and pad sites available for sale or ground lease with direct frontage along Route 17. Existing neighboring users include Sheetz and McDonald's, reinforcing the strength of the corridor and establishing the area as a growing retail and service destination within the market. Commercial parcels are zoned MU-4, allowing for a highly flexible range of uses including restaurants, medical office, childcare facilities, banks, auto service centers, hotels, retail, and other mixed-use commercial concepts. This flexibility, combined with the area's continued residential growth and expanding infrastructure, positions New Post as an ideal environment for both owner-users and developers seeking long-term value creation.

A major catalyst for the development is the on-site Spotsylvania Sportsplex, home to VYSA (Virginia Youth Soccer Association) and FASA (Fredericksburg Area Soccer Association). Phase I infrastructure is complete with 10 active soccer fields, while Phase II is planned to include an additional 9-12 fields and pavilion facilities. The Sportsplex currently attracts over 250,000 annual visitors through tournaments, camps, and league play, creating a powerful source of recurring traffic and consumer activity. Located near Spotsylvania Regional Medical Center and the Spotsylvania VRE Station, New Post offers exceptional regional accessibility and connectivity within one of Virginia's fastest-growing commercial and residential corridors.

## INVESTMENT HIGHLIGHTS

- 188-Acre Master Planned Mixed-Use Development**  
 Large-scale community featuring residential, retail, and recreational components
- 10+ Acres of Commercial Land Available**  
 Pad sites available for sale or ground lease with excellent frontage and accessibility
- 425 Residential Units Planned**  
 Apartments, townhomes, and upscale single-family homes driving built-in demand
- Prime Route 17 Frontage**  
 Excellent visibility along one of the region's primary commercial corridors
- Flexible MU-4 Zoning**  
 Permits restaurants, banks, medical, childcare, hotel, auto service, retail, and more
- Established Retail Anchors Nearby**  
 Neighboring Sheetz and McDonald's reinforce strong consumer traffic patterns
- Sportsplex Traffic Generator**  
 Home to VYSA & FASA facilities attracting over 250,000 annual visitors
- Phase II Sportsplex Expansion Planned**  
 Additional soccer fields and pavilion improvements to increase activity and visitation
- Strategic Regional Location**  
 Close proximity to Spotsylvania Regional Medical Center and VRE Station
- Flexible Acquisition Structure**  
 Offered at \$750,000/Acre for Sale or \$110,000/Acre Ground Lease

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	9,325	34,480	167,438
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	3,215	12,258	61,439
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$138,862	\$137,967	\$132,548

## ASKING PRICE

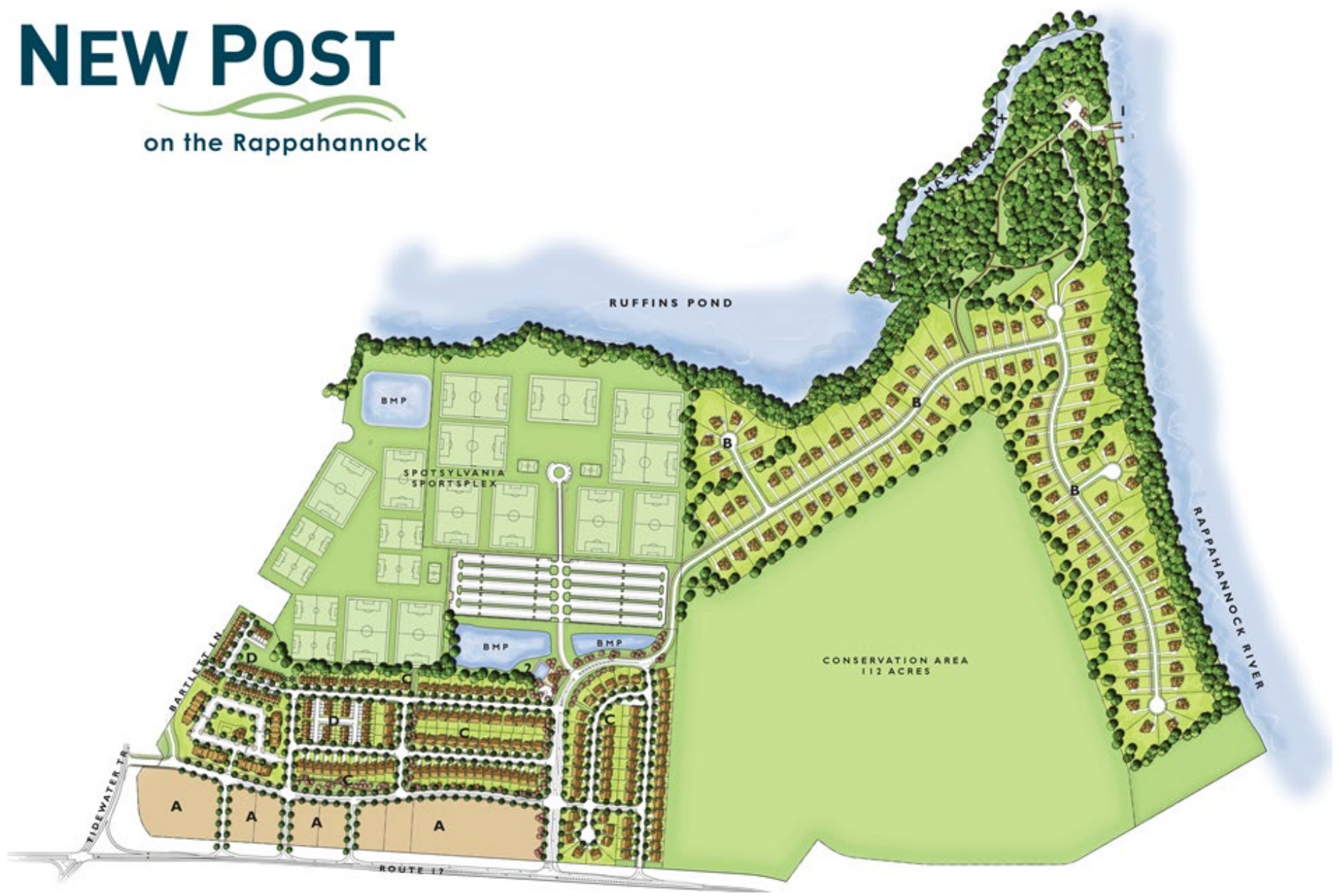
\$750,000/AC

## GROUND LEASE

\$110,000/YR

# NEW POST

on the Rappahannock





OFFERING MEMORANDUM

# NEW POST RETAIL & DEVELOPMENT OPPORTUNITY

NEW POST BLVD, FREDERICKSBURG, VA 22408

## FOR MORE INFORMATION PLEASE CONTACT:



**BRIAN CUNNINGHAM, CCIM**

Senior Vice President

📞 540.429.3414 (Mobile)

✉ [bcunningham@cbecommercial.com](mailto:bcunningham@cbecommercial.com)

<https://cbcelite.com>



**CARL BRAUN**

Vice President

📞 540.842.7551 (Mobile)

✉ [cbraun@cbecommercial.com](mailto:cbraun@cbecommercial.com)

<https://cbcelite.com>



**COLDWELL BANKER  
COMMERCIAL  
ELITE**