



FOR SALE

124 Acres Exit 118 I-95 Thornburg

124 ACRES EXIT 118 I-95 THORNBURG, THORNBURG, VA 22565



PRESENTED BY:

GREGG WALLER

Sr. Commercial Agent

703.994.5538

gregg.waller@longandfoster.com

ALEX INGLESE

703.362.1424

alexander.inglese@LNF.com



www.commercialdivision.lnfre.com

4 Broker Page



GREGG WALLER

Commercial Real Estate Consultant

703.994.5538

gregg.waller@longandfoster.com

Professional Background

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ALEX INGLESE

Senior Vice President

703.362.1424

alexander.inglese@Inf.com

Professional Background

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DEBORAH THACKER

703.819.0044

deborah.thacker@longandfoster.com

Professional Background

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MICHAEL SHOR

703.506.2850

michael.shor@Inf.com

Professional Background

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PRESENTED BY

- Gregg Waller
P: 703.994.5538
E: gregg.waller@longandfoster.com
- Alex Inglese
P: 703.362.1424
E: alexander.inglese@LNF.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Long & Foster Commercial in compliance with all applicable fair housing and equal opportunity laws.



About Spotsylvania County

Spotsylvania County contains a mix of beautiful rural and urban landscapes and is one of Virginia's fastest-growing counties. Within its boundaries, the County possesses the scenic beauty of Lake Anna, rural vistas, suburban amenities and a wealth of historical attractions from the Colonial and Civil War eras. The growing Spotsylvania community has attracted many dynamic commercial and retail businesses which serve area residents and visitors. These resources also make the County a favorite tourist destination.

Our History

- Spotsylvania County was established in 1721.
- The County was named for Alexander Spotswood, Colonial Governor of Virginia, who founded ironworks in the early 1700s. His "Iron Mines Company", a mining and smelting operation, was founded in 1725 at Germanna. Remnants of the ironworks are still found in the County.
- Known as the "Crossroads of the Civil War", four major Civil War battles were fought on Spotsylvania soils including one of the bloodiest of the war, the Battle of Spotsylvania Courthouse, in May 1864. It was during this battle that the clash between the armies of Ulysses S. Grant and Robert E. Lee (a battle known as the "Bloody Angle") took place. The three other major battles occurring in Spotsylvania County were at Wilderness, Fredericksburg, and Chancellorsville.

Our Location and Some Highlights

- Spotsylvania County is located along Interstate 95, midway between the Nation's capital of Washington DC and the Commonwealth's capital of Richmond.
- The County's land area is 401.5 square miles.
- Elevations range from sea level to 540 feet.
- A VRE commuter rail station is located southwest of Route 17 and Crossroads Parkway.
- Spotsylvania's Technology Zone program serves both new and existing qualified businesses in its two designated Technology Zones to encourage continued growth in the County's high-technology sector.
- County retail, restaurants, and other businesses offer 6.3 million square feet of shopping center space.
- Beautiful Lake Anna offers 13,000 acres of swimming, sailing, water-skiing, and sport fishing. At the Lake Anna State Park, visitors and the community enjoy picnicking, horseback riding, bicycling, hiking, trails, and camping.
- In the Spotsylvania Courthouse area the historic Courthouse, Civil War era Old Jail, and Spotsylvania Museum are among the scenic and informative attractions.
- The National Park Service maintains more than 4,400 acres of Civil War battlefields in various locations throughout the County.
- Other natural and recreational attractions include the Ni River Reservoir and the Hunting Run Reservoir.
- Additional amenities include:
 - 12 parks including the County's award-winning Patriot Park with its walking trails and unique Amphitheater, and the popular Loriella Park, with its lighted sports fields and swimming pool.
 - 5 Community Centers
 - 1 Outdoor Amphitheatre (at Patriot Park)
 - 1 Senior Center
 - 1 Visitor Center

- The County partners with 38 Regional Agencies including:
 - Fredericksburg Regional Transit (FRED), which provides safe, courteous, and efficient public transportation throughout the Fredericksburg Region
 - Central Rappahannock Regional Library (CRRL), which operates two branches located in Spotsylvania County
 - Fredericksburg Regional Alliance (FRA), which provides a wide array of information and free services designed to help market the Fredericksburg region to outside businesses looking to expand or relocate their operations
- The County operates one landfill (the Livingston Landfill) and 13 convenience centers.
- The County operates and maintains, on a 24/7 basis, three dams and reservoirs, two river intakes, two water treatment plants, and three wastewater treatment plants.

Our Population and Demographics

- The estimated population as of January 1, 2016 is 131,463.
- Population has grown 5.3% since 2010.
- Population forecast for 2040 is 299,632.
- Population density is 327.4 persons per square mile.
- As of July 1, 2014 the racial makeup of the County was White 77.3%, Black or African American 16.1%, Hispanic or Latino 8.7%.
- Spotsylvania's median household income was \$78,505 in 2014.

Sources: Spotsylvania County Planning Department for population estimate. Weldon Cooper Center for Public Service for population forecast. U.S. Census Bureau for all others.

Our County Government

- County Vision: *Spotsylvania County will be a leading Virginia Community in quality of living and a leader in the region in sustained economic development. The County will embrace as its highest purpose the promotion of the common good through ethical and visionary leadership and through motivated and skilled employees.*
- Spotsylvania County is governed by a seven-member Board of Supervisors, elected for staggered four-year terms.
- The Board of Supervisors sets County policies, adopts ordinances, appropriates funds, approves land rezoning and special exceptions to the zoning ordinance, and carries out other responsibilities as set forth by the State and County codes.
- The County's elected Constitutional Officers are the Clerk of the Circuit Court, Commissioner of the Revenue, Commonwealth's Attorney, Sheriff and Treasurer.
- The County functions under the traditional form of government with a Board-appointed County Administrator who acts as the Board's agent overseeing the administration and operation of County departments and agencies.
- The Sheriff's Office has been accredited by the Virginia Law Enforcement Professional Standards Commission (VLEPSC) since 2006 and provides law enforcement services to the citizens of the County through five divisions: Patrol Operations, Criminal Investigations, Courts Security/Civil Process, Administrative Services, and Animal Control.
- Fire and EMS services are provided 24/7 from 11 fire and EMS stations located throughout the County using both career and volunteer personnel.
- Spotsylvania has earned the following general obligation bond ratings from Fitch, Moody's, and Standard & Poor's, respectively: AA+/Aa2/AA+.

124 Acres For Sale

SECTION 1

PROPERTY INFORMATION



COMMERCIAL
DIVISION

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F163

606

Mudd Tavern Rd

Executive Summary



OFFERING SUMMARY

Sale Price: \$95,000 / acre

Price / Acre: \$95,000

Lot Size: 124 Acres

PROPERTY OVERVIEW

Prime development location near equidistant between Washing D.C. and Richmond, Virginia

LOCATION OVERVIEW

Large Development Parcel at the Booming Interchange 118 I-95. Located Southbound Lane across from the new raceway.

1 | PROPERTY INFORMATION

124 ACRES EXIT 118 I-95 THORNBURG | 124.0 ACRES | THORNBURG, VA

Property Description

PROPERTY OVERVIEW

Prime development location near equidistant between Washington D.C. and Richmond, Virginia

LOCATION OVERVIEW

Large Development Parcel and the Booming Interchange 118 I-95. Located Southbound Lane across from the new raceway.



124 ACRES EXIT 118 I-95 THORNBURG | 124.0 ACRES | THORNBURG, VA

Property Details

PROPERTY NAME:**PROPERTY ADDRESS:**

124 Acres Exit 118 I-95 Thornburg
Thornburg, VA 22565

PRICE / ACRE:

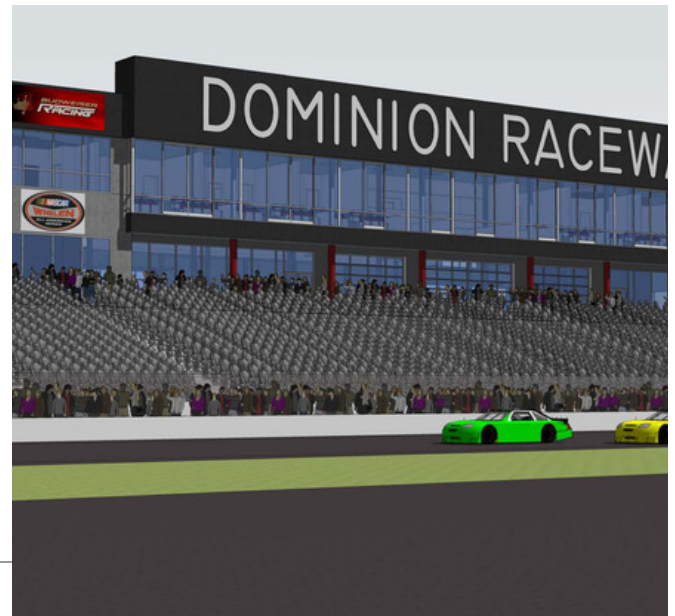
\$95,000

VALUE ADDING NEIGHBOR

Dominion Raceway &
Entertainment

ZONING

Spotsylvania's Representative
States the County may assist with
a "Fast-Track" Re-Zoning for
certain Types of Development



DOMINION RACEWAY & ENTERTAINMENT Located Opposite I-95 from

Subject Property.

Complete Highlights

PROPERTY HIGHLIGHTS

- Historical Spotsylvania County
- County States Very Supportive of Commercial Development and looks forward to working with a developer for the site.
- Spotsylvania County says this is the county's "SLEEPING GIANT" of the I-95 interchanges.
- Convenient to Fredericksburg
- Across the interstate from the new raceway currently under development
- Approximately 40 miles North of Richmond
- Less than 20 miles to Lake Anna
- 4.7% Unemployment as of April 2015



124 Acres For Sale

SECTION 2

LOCATION INFORMATION



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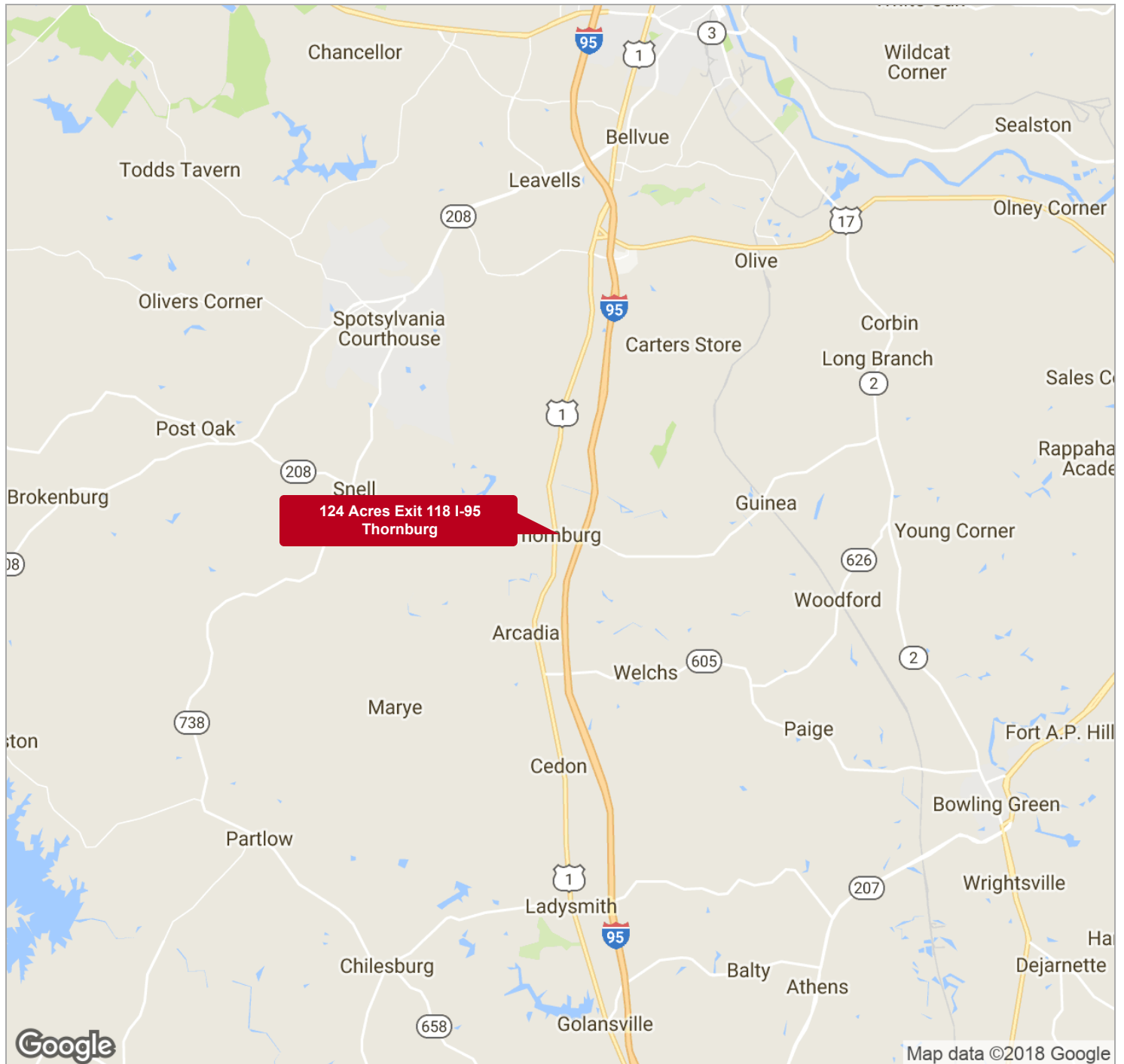
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606

Mudd Tavern Rd

Regional Map



124 Acres For Sale

SECTION 3

DEMOGRAPHICS



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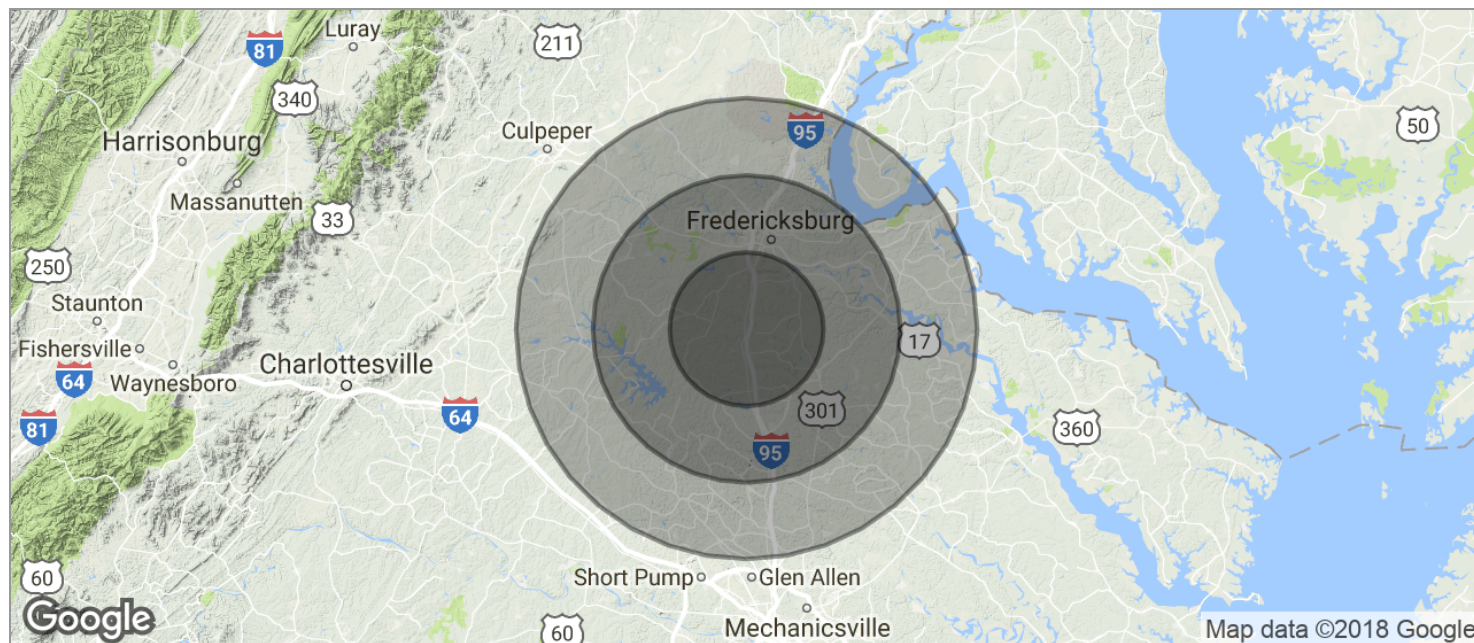
Demographics Report

	10 MILES	20 MILES	30 MILES
Total households	32,317	98,867	168,757
Total persons per hh	2.9	2.8	2.9
Average hh income	\$83,340	\$86,515	\$89,475
Average house value	\$301,845	\$331,349	\$342,682

	10 MILES	20 MILES	30 MILES
Total population	92,906	279,424	481,325
Median age	34.9	36.3	36.7
Median age (male)	33.1	35.5	36.0
Median age (female)	36.2	37.0	37.5

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	92,906	279,424	481,325
MEDIAN AGE	34.9	36.3	36.7
MEDIAN AGE (MALE)	33.1	35.5	36.0
MEDIAN AGE (FEMALE)	36.2	37.0	37.5
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	32,317	98,867	168,757
# OF PERSONS PER HH	2.9	2.8	2.9
AVERAGE HH INCOME	\$83,340	\$86,515	\$89,475
AVERAGE HOUSE VALUE	\$301,845	\$331,349	\$342,682

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