

## **FOR SALE**

## 14± AC of Commercial Land \$205,000



## **RT. 301, KING GEORGE, VA 22485**

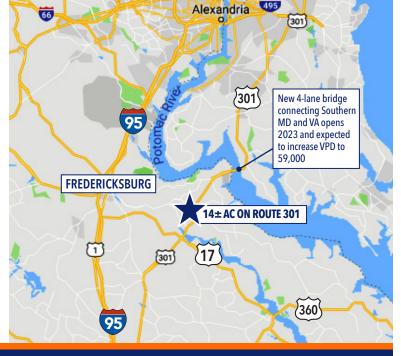
## HIGHLIGHTS

- Two commercial sites available; 13± AC zoned Industrial and 1± AC zoned C-2
- Direct access to major highway Route 301
- New 4-lane bridge from southern Maryland opens 2023 and expected to increase VPD to 59,000
- 24± miles from Fredericksburg, VA and 63± miles from Washington, DC
- Near new Tractor Supply, CVS, Sheetz and other commercial uses



Phillip Baxter 540-847-2385 phillip.baxter@svn.com





**WASHINGTON DC** 

Eric Sutter 804-539-9620 eric.sutter@svn.com

1-877-MOTLEYS synmotleys.com

While SVN Motleys attempts to verify the accuracy of the information provided, we do not quarantee the reliability or accuracy of the information contained herein and therefore make no warranties or representations, expressed or implied regarding this information.