

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

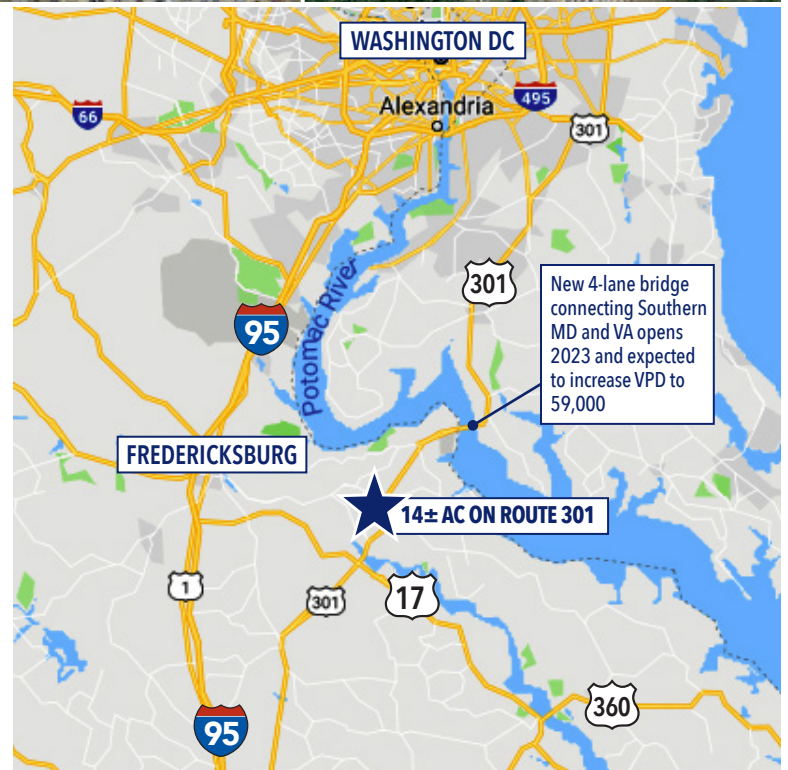


*Metes & bounds depicted are approximate.*

## 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



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