

## FOR SALE Germanna Highway Land

25164 Germanna Highway | Lignum, VA 22726



## **Property Features**

- 338.39 acre property zoned A1
- 18.51 acre property zoned VC
- Property contains both Rapidan River and Route 3 frontage
- Preliminary site plan is already in place for 18.5 acres
- Located on the south side of VA Route 3, approximately 2 miles west of the Rapidan River Bridge
- 18.5 acres have been zoned as commercial for a neighborhood shopping center
- · Land also has three crossovers on Route 3
- Less than 5 minutes from Lake of the Woods

Total Size	Price	Zoning
338.39 Acres	\$1,950,000	A1
18.51 Acres	\$1,800,000	VC



For more information, contact:

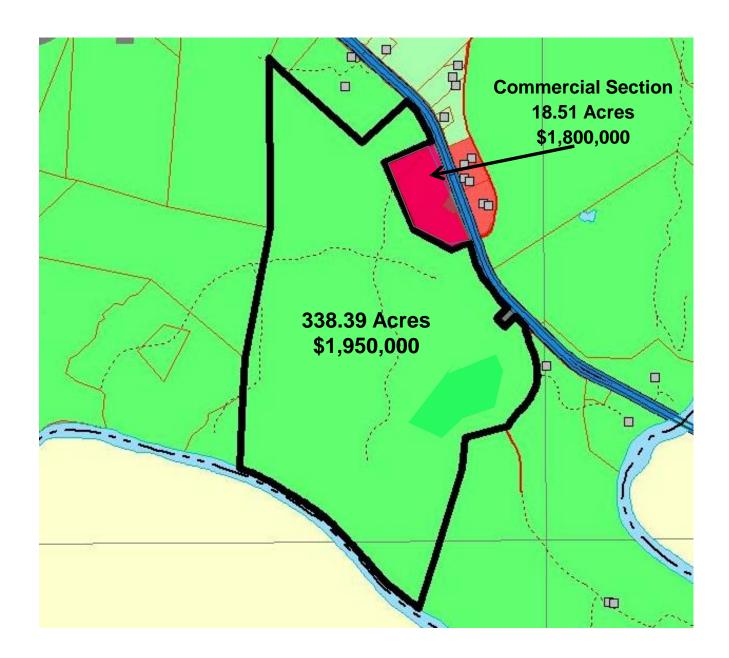
**VIRGIL NELSON, CCIM** 

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