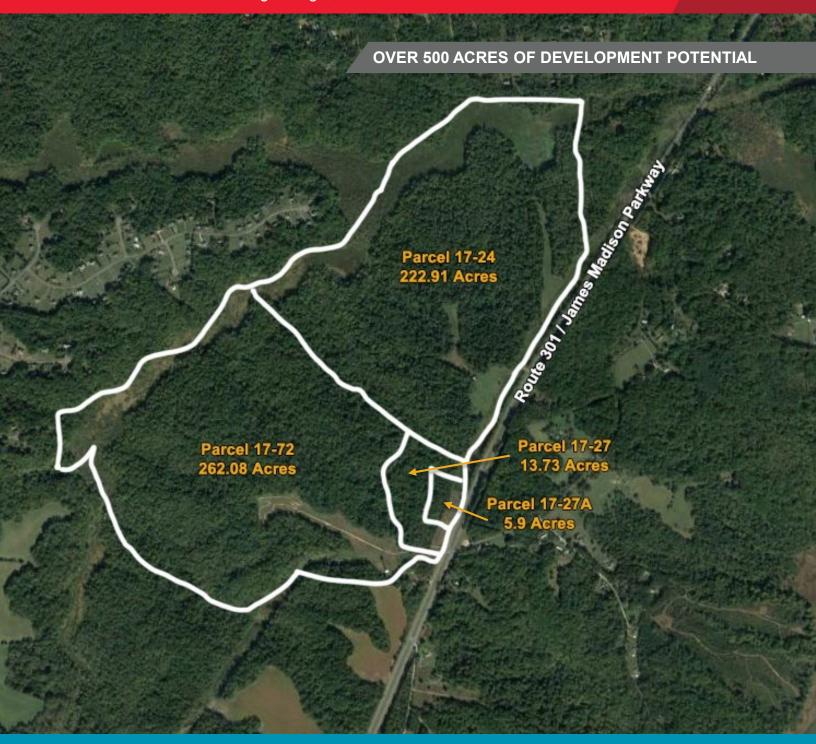


VEAZEY LAND PORTFOLIO ROUTE 301 DEVELOPMENT OPPORTUNITY

King George, VA 22485



Potential for mixed-use, residential project and/or Data Center

For more information, contact:

VIRGIL NELSON, CCIM Senior Vice President 540 322 4150 virgil.nelson@thalhimer.com ADAM NELSON
Associate
540 322 4143
adam.nelson@thalhimer.com

Eagle Village 1125 Jefferson Davis Highway, Suite 350 Fredericksburg, VA 22401-8449 www.thalhimer.com



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King George, VA 22485

Specifications	
Total Size	504.62 Acres
Timing	Available immediately
Pricing	Negotiable
Location	Three miles from Dahlgren NSWC

Property Features

- 504 acres located within three miles of Dahlgren NSWCDD divided into four parcels with 4,200 feet of frontage on US Route 301
- Parcels have water, power, sewer plans, accessibility and advantageous zoning
- Heavy Infrastructure in place: 200,000 gal water tank, 12" water main, cell tower and high transmission lines along property border, and Century Link and Verizon long haul fiber on-site
- Convenient to Washington, Fredericksburg, Richmond and Norfolk with distance that supports continuity-of-operations requirements for data centers
- Engineered drawings available residential development with approved preliminary plan for 77 residential lots
- Mixed use with a business park fronting Route 301 and residential development in rear





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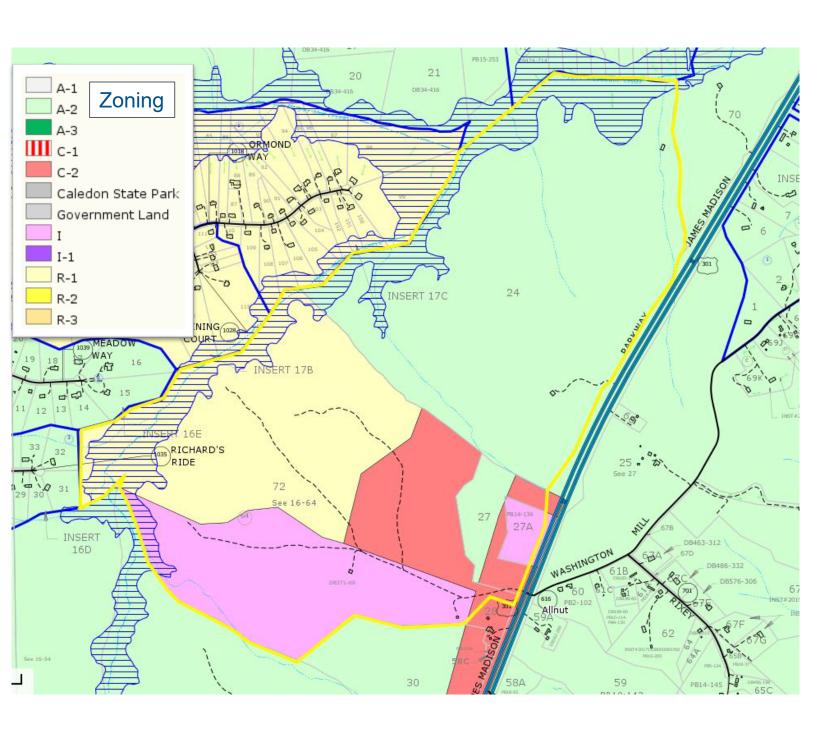
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