

# KENWORTHY

Hope Road ▪ Stafford County, Virginia

*Custom Homebuilding Opportunity | 5 Lots Available*

FOR MORE INFORMATION CONTACT

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ELITE



For Sale / 5 Residential Lots

**KENWORTHY LOTS****COLDWELL  
BANKER  
COMMERCIAL****ELITE**

HOPE ROAD | STAFFORD, VA 22554

## Property Information

### Land Available

Five (5) premium home Lots Available for Sale

### Highlights

- Lots available for purchase individually or as a whole
- Outstanding custom home building opportunities in great location
- Lots Served by Public Water & Sewer
- Convenient to major shopping centers
- Close proximity to the Potomac River and Aquia Creek with multiple marinas nearby (No Boat Tax in Stafford County)
- Quick access to U.S. Route 1, and Interstate 95, and less than 1 mile to the Brooke Rd VRE
- Located in Stafford County which is projected to be the fastest growing suburb of Washington D.C. through year 2040 growing by 141%

## Demographics (5 Mile Radius)

**66,000 Residents****\$344,000 – Median  
Home Value****\$117,000 Avg.  
Household Income****Heather Hagerman**

540.429.2429

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**[www.cbcelite.com](http://www.cbcelite.com)**

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**COLDWELL BANKER COMMERCIAL  
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1201 CENTRAL PARK BLVD.,  
FREDERICKSBURG, VA 22401  
**540-786-1402**

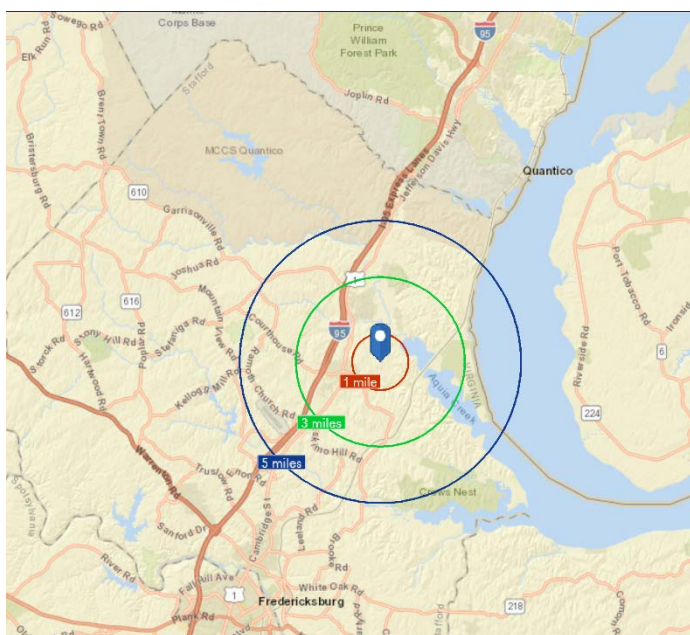
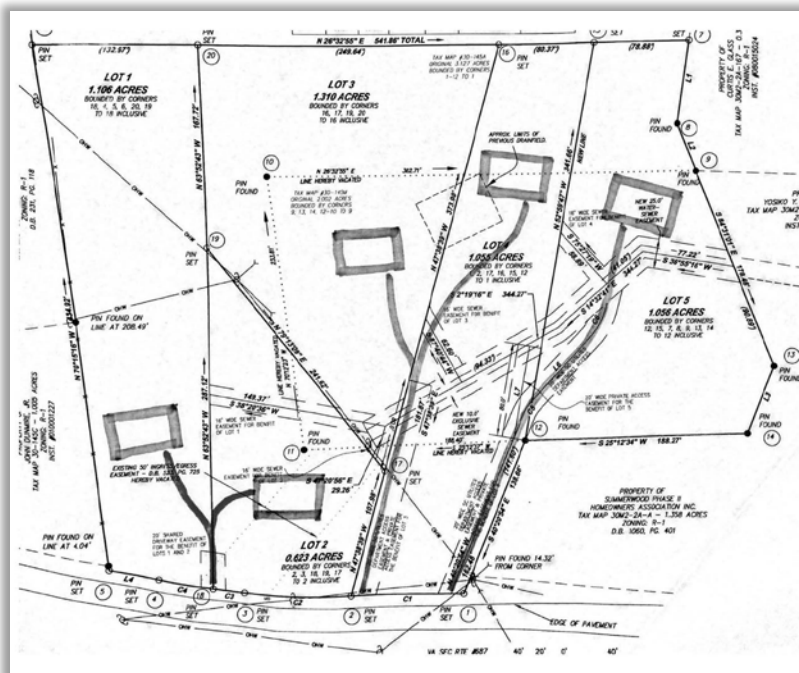
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## KENWORTHY LOTS

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### PROPERTY SPECIFICATIONS

Lots	Parcel ID	Parcel Size (AC)
Lot 1	30-145A	1.10 AC
Lot 2	30-145Q	0.62 AC
Lot 3	30-145R	1.31 AC
Lot 4	30-145S	1.03 AC
Lot 5	30-145M	1.05 AC
Utilities	Public Water & Sewer	
Zoning	R-1	
Locality	Stafford County	



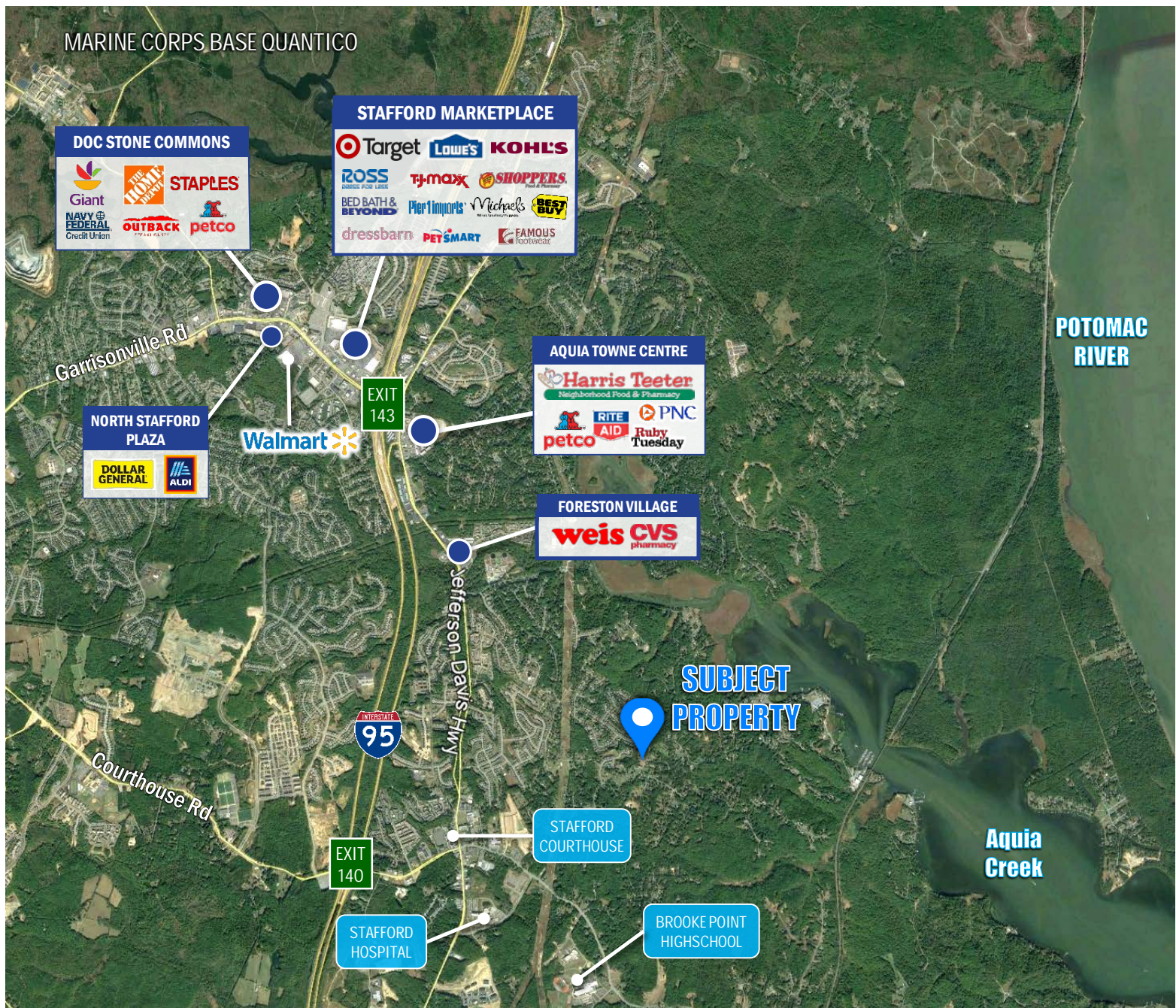
DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	3,934* 4,202**	27,704* 31,214**	66,223* 72,952**
HOUSEHOLDS	1,246* 1,326**	8,561* 9,612**	21,021* 23,129**
MEDIAN HOME VALUE	\$348,714* \$373,466**	\$359,398* \$390,627**	\$344,070* \$370,778**
AVERAGE HH INCOME	\$130,730* \$146,708**	\$125,847* \$142,297**	\$117,626* \$132,949**

\*2017 Estimate  
\*\*2022 Projection

Source: ESRI



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