



COMMERCIAL
DIVISION

FOR SALE

50 Acres I-95 Exit 118

50 ACRES I-95 EXIT 118, THORNBURG, VA 22565



Long & Foster Commercial
703-506-2850
8227 Old Courthouse Road Suite 200
Vienna, VA 22182



www.commercialdivision.infre.com

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PRESENTED BY

- **Gregg Waller**
P: 703.994.5538
E: gregg.waller@longandfoster.com
- **Alex Inglese**
P: 703.362.1424
E: alexander.inglese@LNF.com

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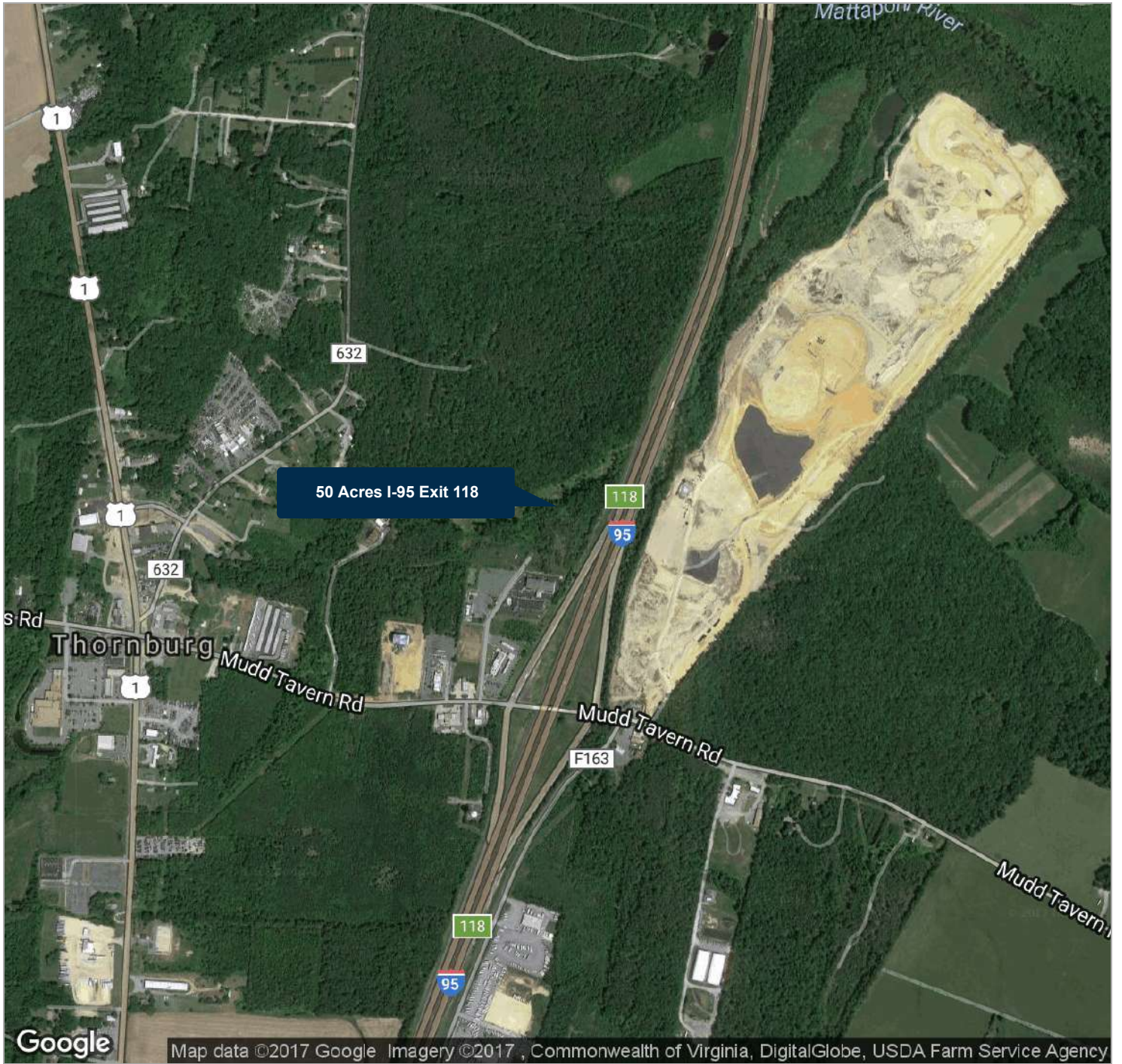
SECTION 1

PROPERTY INFORMATION



50 Acre Pa
**COMMERCIAL
DIVISION**

Area Satellite View



1 | PROPERTY INFORMATION

50 ACRES I-95 EXIT 118 | 50.0 ACRES | THORNBURG, VA

PROPERTY INFORMATION

PROPERTY OVERVIEW

Comprehensive Plans for commercial development

50 Acres on I-95; located in Historical Spotsylvania County with many possible development opportunities and support from the county.

Convenient to Fredericksburg; 45 miles North of Richmond 45 miles South of Washington, DC

Additional Contiguous 124 Acres available

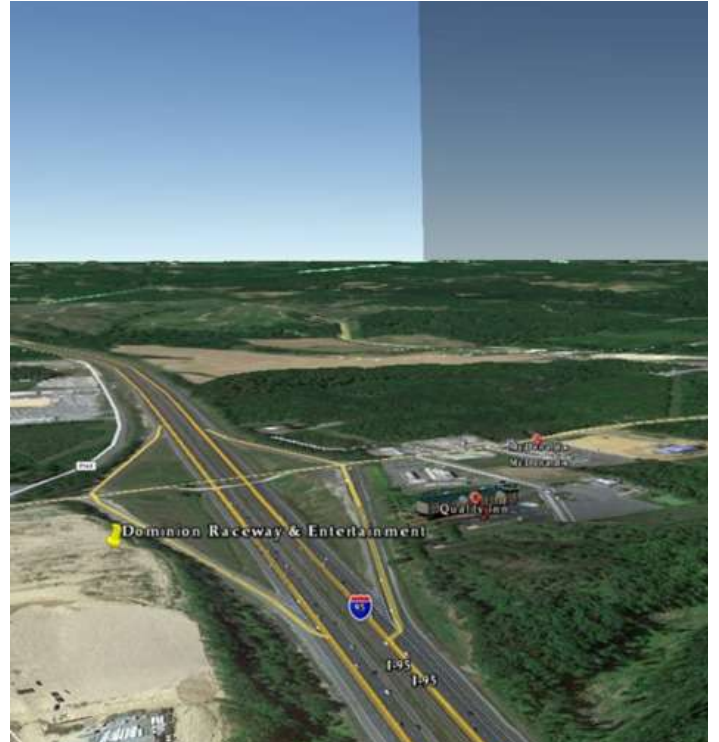
Across the interstate from Dominion Raceway & Entertainment.

4.7% Unemployment as of April 2015

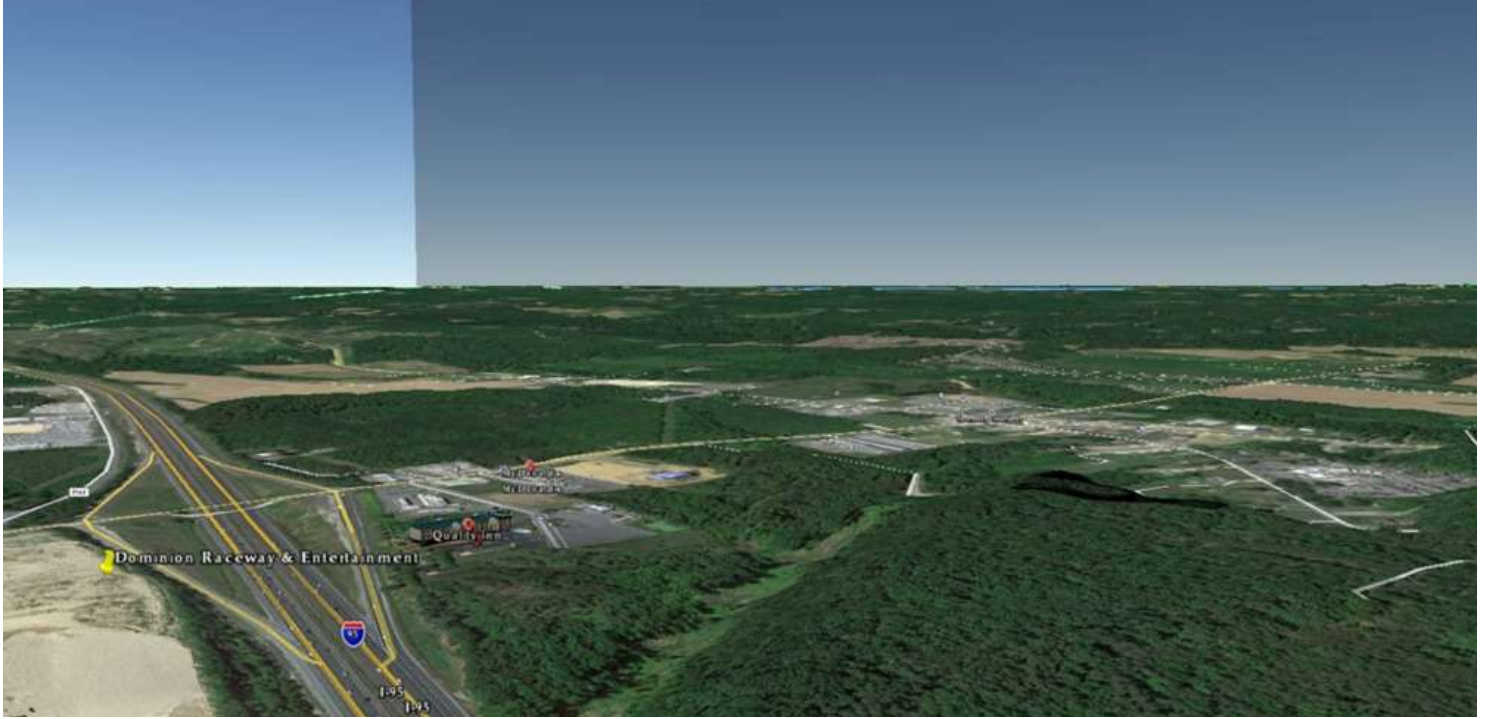
Comprehensive Plans has property selected for commercial development

IDEAL DISTRIBUTION CENTER LOCATION

Perfect location for distribution centers. Approximately Equidistant from Washington DC & Richmond.



Executive Summary



OFFERING SUMMARY

Sale Price: \$95,000 / acre

Price / Acre: \$95,000

Lot Size: 50 Acres

Zoning: Comp Plan
Commercial

PROPERTY OVERVIEW

50 Acres on I-95 with many possible development opportunities

LOCATION OVERVIEW

Fronts and has excellent visibility to I-95. Across the interstate from the new raceway being built.

SECTION 2

LOCATION INFORMATION



50 Acre Parcel
**COMMERCIAL
DIVISION**

SPOTSYLVANIA



Close to D.C. but far from the demands of modern life, picturesque Spotsylvania offers an escape to outdoor activities and rich history. In 1721, this vast new county was formed in the young colony of Virginia. Extending far beyond the Blue Ridge Mountains, this frontier outpost was named for Alexander Spotswood, Colonial Governor of Virginia.

Much of Spotsylvania County's early development is attributed to Spotswood's ironworks founded in the early 1700s. Spotswood's Iron Mines Company, a mining and smelting operation founded in 1725 at Germanna, was the first fully equipped iron furnace in the colonies and the county's first industry. A wharf was built at the mouth of Massaponax Creek for ships to load wares for colonial ports, including firebacks, pots, pans and kettles. A blast furnace, also founded by Spotswood, was operated in the area from 1730 through 1785. Remnants of the ironworks are still found in the county.

Under Spotswood's resourceful leadership, a road network for transporting the iron was laid out, and skilled laborers were imported from Germany. At his death in 1740, Spotswood left behind a nearly self-sufficient iron empire that set in motion the rise of America's iron and steel industry. Spotswood furnace was acquired in 1842 by the U.S. Government, which set up a forge and foundries. Here, the government made hundreds of cannons to supply the Mexican War, making it one of the most important cannon works in the country.

Four major Civil War battles were fought on Spotsylvania soil, including one of the bloodiest of the war, the Battle of Spotsylvania Court House in May 1864. Here, the armies of Ulysses S. Grant and Robert E. Lee saw one of the most intense clashes in American history – the Union attack on the Confederate-held "Bloody Angle." This battle marked the beginning of the fall of the Confederacy. It was at Chancellorsville in Spotsylvania County that Stonewall Jackson fell to the mistaken fire of his own men. The National Park Service maintains more than 4,400 acres of Civil War battlefields in various locations throughout Spotsylvania County.



About Spotsylvania County

Spotsylvania County contains a mix of beautiful rural and urban landscapes and is one of Virginia's fastest-growing counties. Within its boundaries, the County possesses the scenic beauty of Lake Anna, rural vistas, suburban amenities and a wealth of historical attractions from the Colonial and Civil War eras. The growing Spotsylvania community has attracted many dynamic commercial and retail businesses which serve area residents and visitors. These resources also make the County a favorite tourist destination.

Our History

- Spotsylvania County was established in 1721.
- The County was named for Alexander Spotswood, Colonial Governor of Virginia, who founded ironworks in the early 1700s. His "Iron Mines Company", a mining and smelting operation, was founded in 1725 at Germanna. Remnants of the ironworks are still found in the County.
- Known as the "Crossroads of the Civil War", four major Civil War battles were fought on Spotsylvania soils including one of the bloodiest of the war, the Battle of Spotsylvania Courthouse, in May 1864. It was during this battle that the clash between the armies of Ulysses S. Grant and Robert E. Lee (a battle known as the "Bloody Angle") took place. The three other major battles occurring in Spotsylvania County were at Wilderness, Fredericksburg, and Chancellorsville.

Our Location and Some Highlights

- Spotsylvania County is located along Interstate 95, midway between the Nation's capital of Washington DC and the Commonwealth's capital of Richmond.
- The County's land area is 401.5 square miles.
- Elevations range from sea level to 540 feet.
- A VRE commuter rail station is located southwest of Route 17 and Crossroads Parkway.
- Spotsylvania's Technology Zone program serves both new and existing qualified businesses in its two designated Technology Zones to encourage continued growth in the County's high-technology sector.
- County retail, restaurants, and other businesses offer 6.3 million square feet of shopping center space.
- Beautiful Lake Anna offers 13,000 acres of swimming, sailing, water-skiing, and sport fishing. At the Lake Anna State Park, visitors and the community enjoy picnicking, horseback riding, bicycling, hiking, trails, and camping.
- In the Spotsylvania Courthouse area the historic Courthouse, Civil War era Old Jail, and Spotsylvania Museum are among the scenic and informative attractions.
- The National Park Service maintains more than 4,400 acres of Civil War battlefields in various locations throughout the County.
- Other natural and recreational attractions include the Ni River Reservoir and the Hunting Run Reservoir.
- Additional amenities include:
 - 12 parks including the County's award-winning Patriot Park with its walking trails and unique Amphitheater, and the popular Loriella Park, with its lighted sports fields and swimming pool.
 - 5 Community Centers
 - 1 Outdoor Amphitheatre (at Patriot Park)
 - 1 Senior Center
 - 1 Visitor Center

- The County partners with 38 Regional Agencies including:
 - Fredericksburg Regional Transit (FRED), which provides safe, courteous, and efficient public transportation throughout the Fredericksburg Region
 - Central Rappahannock Regional Library (CRRL), which operates two branches located in Spotsylvania County
 - Fredericksburg Regional Alliance (FRA), which provides a wide array of information and free services designed to help market the Fredericksburg region to outside businesses looking to expand or relocate their operations
- The County operates one landfill (the Livingston Landfill) and 13 convenience centers.
- The County operates and maintains, on a 24/7 basis, three dams and reservoirs, two river intakes, two water treatment plants, and three wastewater treatment plants.

Our Population and Demographics

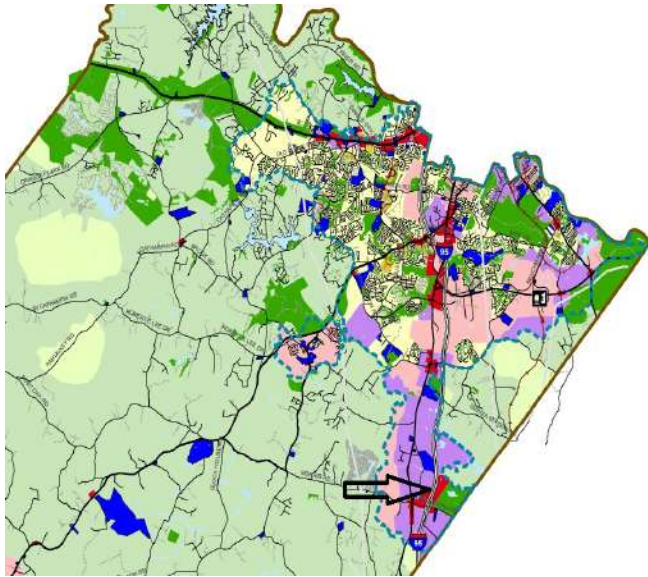
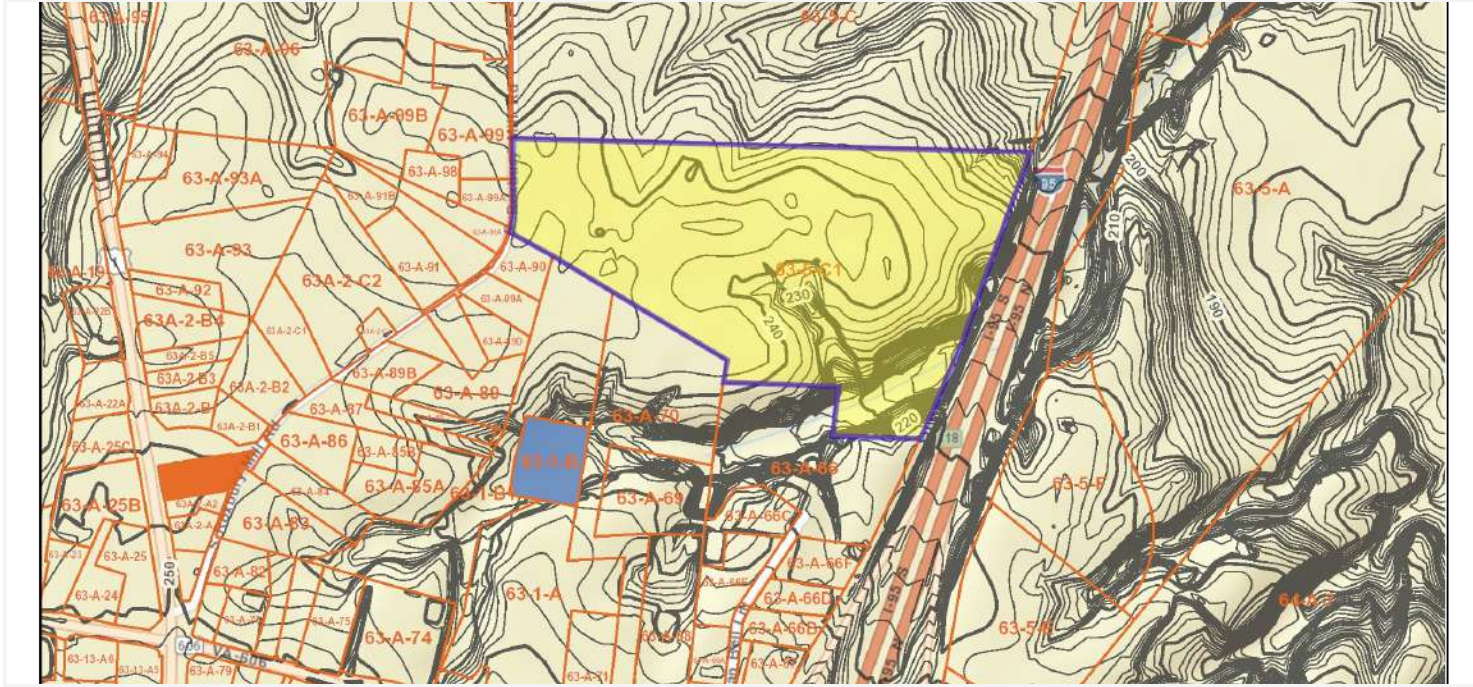
- The estimated population as of January 1, 2016 is 131,463.
- Population has grown 5.3% since 2010.
- Population forecast for 2040 is 299,632.
- Population density is 327.4 persons per square mile.
- As of July 1, 2014 the racial makeup of the County was White 77.3%, Black or African American 16.1%, Hispanic or Latino 8.7%.
- Spotsylvania's median household income was \$78,505 in 2014.

Sources: Spotsylvania County Planning Department for population estimate. Weldon Cooper Center for Public Service for population forecast. U.S. Census Bureau for all others.

Our County Government

- County Vision: *Spotsylvania County will be a leading Virginia Community in quality of living and a leader in the region in sustained economic development. The County will embrace as its highest purpose the promotion of the common good through ethical and visionary leadership and through motivated and skilled employees.*
- Spotsylvania County is governed by a seven-member Board of Supervisors, elected for staggered four-year terms.
- The Board of Supervisors sets County policies, adopts ordinances, appropriates funds, approves land rezoning and special exceptions to the zoning ordinance, and carries out other responsibilities as set forth by the State and County codes.
- The County's elected Constitutional Officers are the Clerk of the Circuit Court, Commissioner of the Revenue, Commonwealth's Attorney, Sheriff and Treasurer.
- The County functions under the traditional form of government with a Board-appointed County Administrator who acts as the Board's agent overseeing the administration and operation of County departments and agencies.
- The Sheriff's Office has been accredited by the Virginia Law Enforcement Professional Standards Commission (VLEPSC) since 2006 and provides law enforcement services to the citizens of the County through five divisions: Patrol Operations, Criminal Investigations, Courts Security/Civil Process, Administrative Services, and Animal Control.
- Fire and EMS services are provided 24/7 from 11 fire and EMS stations located throughout the County using both career and volunteer personnel.
- Spotsylvania has earned the following general obligation bond ratings from Fitch, Moody's, and Standard & Poor's, respectively: AA+/Aa2/AA+.

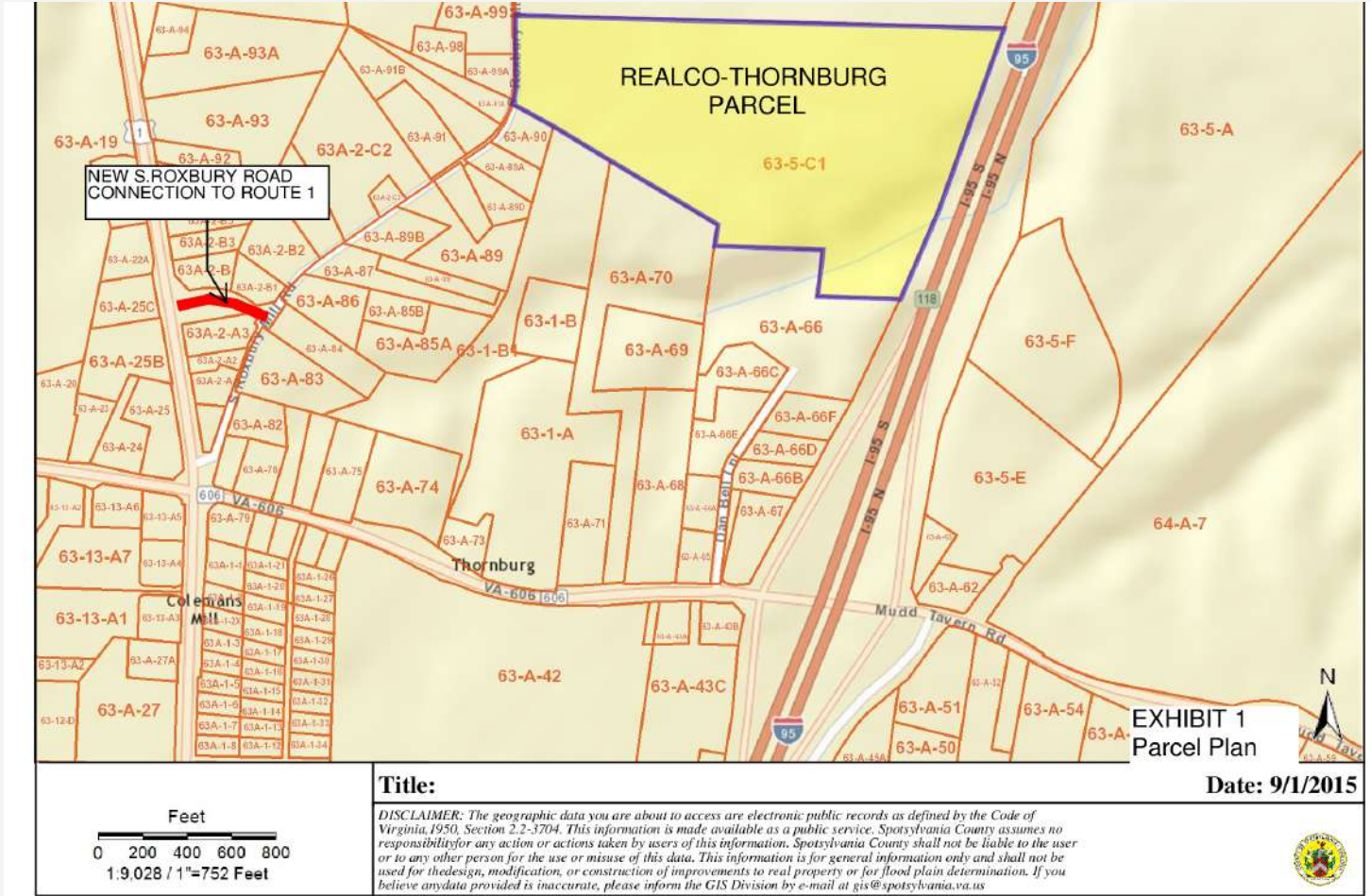
Maps And Photos



Legend

- Primary Development Boundary
- Water
- Land Use Designations**
- Open Space
- Institutional
- Commercial Land Use
- Employment Centers
- Mixed Land Use
- High Density Residential Land Use
- Low Density Residential Land Use
- Rural Residential Land Use
- Agricultural and Forestal Land Use

Maps And Photos



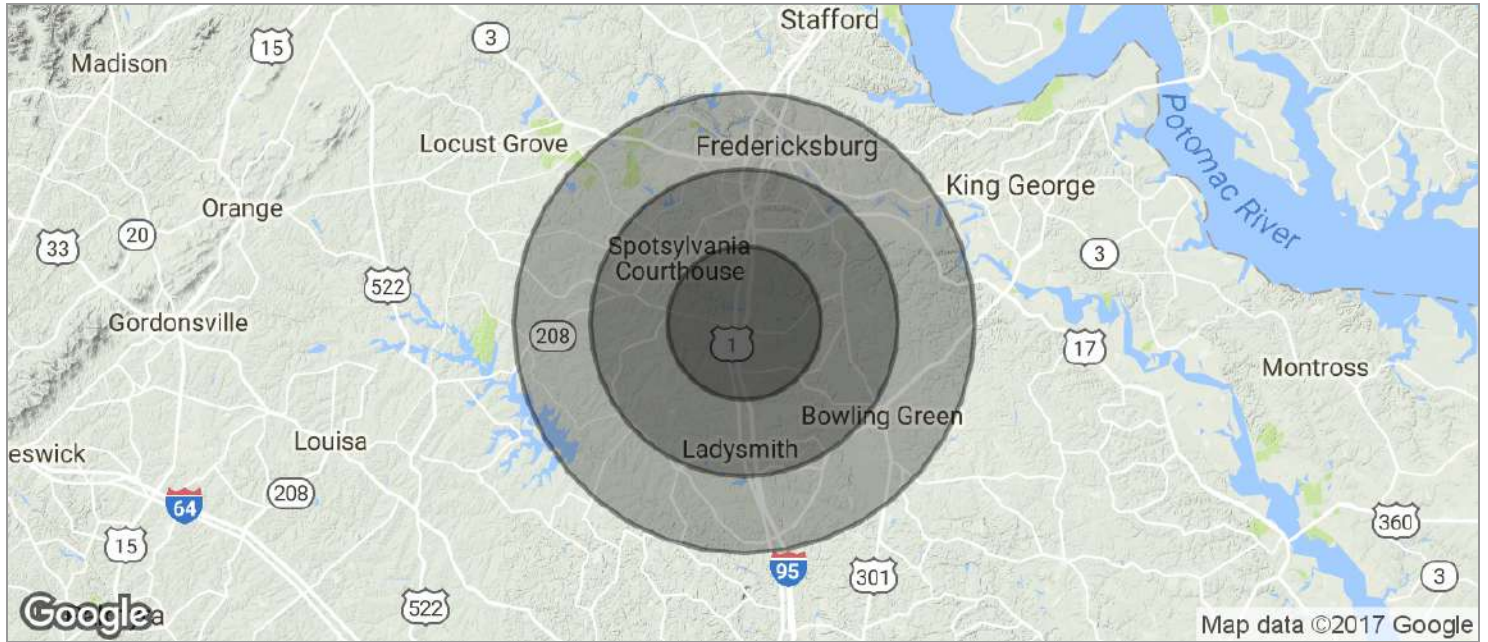
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Title:
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Date: 9/1/2015



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	11,573	95,389	215,014
MEDIAN AGE	35.5	34.8	35.3
MEDIAN AGE (MALE)	32.5	33.2	34.1
MEDIAN AGE (FEMALE)	37.3	36.1	36.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	3,793	33,293	75,209
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$81,206	\$83,214	\$83,608
AVERAGE HOUSE VALUE	\$298,660	\$302,469	\$322,456

* Demographic data derived from 2010 US Census