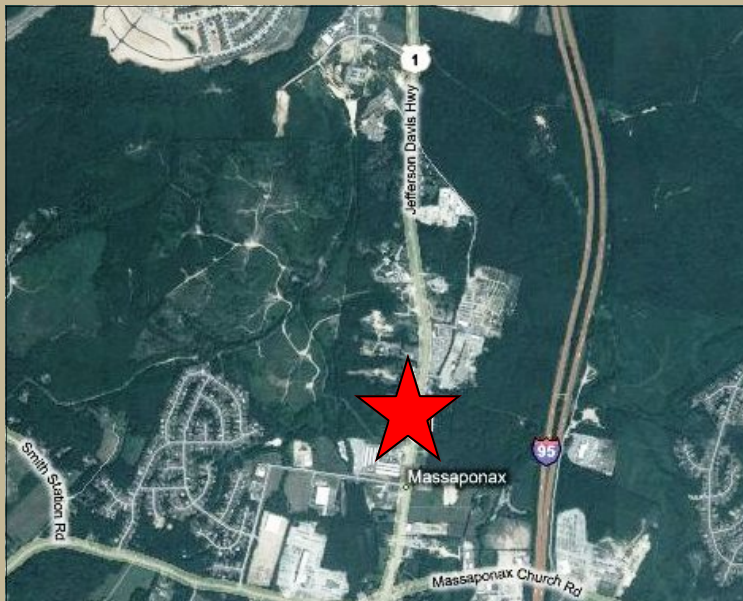


# *Brentwood Development*

## **PROPERTY DESCRIPTION**

The subject property is an approximately 36 acre land parcel located on Jefferson Davis Highway (US-1) in Fredericksburg, VA, approximately two and a half miles from exit 126 on I-95. This property, zoned Industrial 1 (I-1), offers an investor the opportunity to develop an industrial property on a major north-south corridor. The I-1 district is established to provide for areas of light industrial activity. The parcel is in close proximity to Cosner's Corner retail center, the River Run Business Center, and the Lee's Parke Estate residential development. This opportunity presents a developer with the chance to acquire a well-positioned parcel of developable land on a major corridor in Fredericksburg with visibility from I-95.



## **PROPERTY TYPE**

Site

## **ZONING**

I-1 - Industrial

## **ACREAGE AVAILABLE**

36.58

## **SQUARE FEET AVAILABLE**

0



## **LOCATION**

8817 Jefferson Davis Highway, Spotsylvania, VA

## **CONTACT**

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