

FOR SALE
4.49 ACRE w/IMPROVEMENTS



ELITE



3999 Jefferson Davis Hwy, Stafford, VA 22554

Property Information

Land Available

4.4856 Acres available for Sale

Asking Price: \$1,750,000

Highlights

- Positioned on Route 1 at a signalized intersection with traffic counts of 40,000 VPD
- Located at the entrance to Quantico Corporate Center currently 500,000 +/- SF operating office, hotel, retail and slated for 1MM SF +/- upon completion
- Within 1/3 mile of Marine Corps Base Quantico (MCBQ) south gate | MCBQ Economic Impact: \$5.8 Billion Annually
- Property is Zoned M1 (Stafford County) which offers a variety of flexible uses
- Just 1 mile from Interstate 95 via exit 148

Demographics

	3 MILES	5 MILES	10 MILES
Population	13,988* 15,831**	56,285* 62,024**	114,087* 125,481**
Households	4,643* 5,249**	17,894* 19,765**	36,584* 40,282**
Average HH Income	\$86,686* \$99,436*	\$95,346* \$108,300**	\$109,529* \$124,772**

*2016 Estimate
 **2021 Projection

Tony Sala

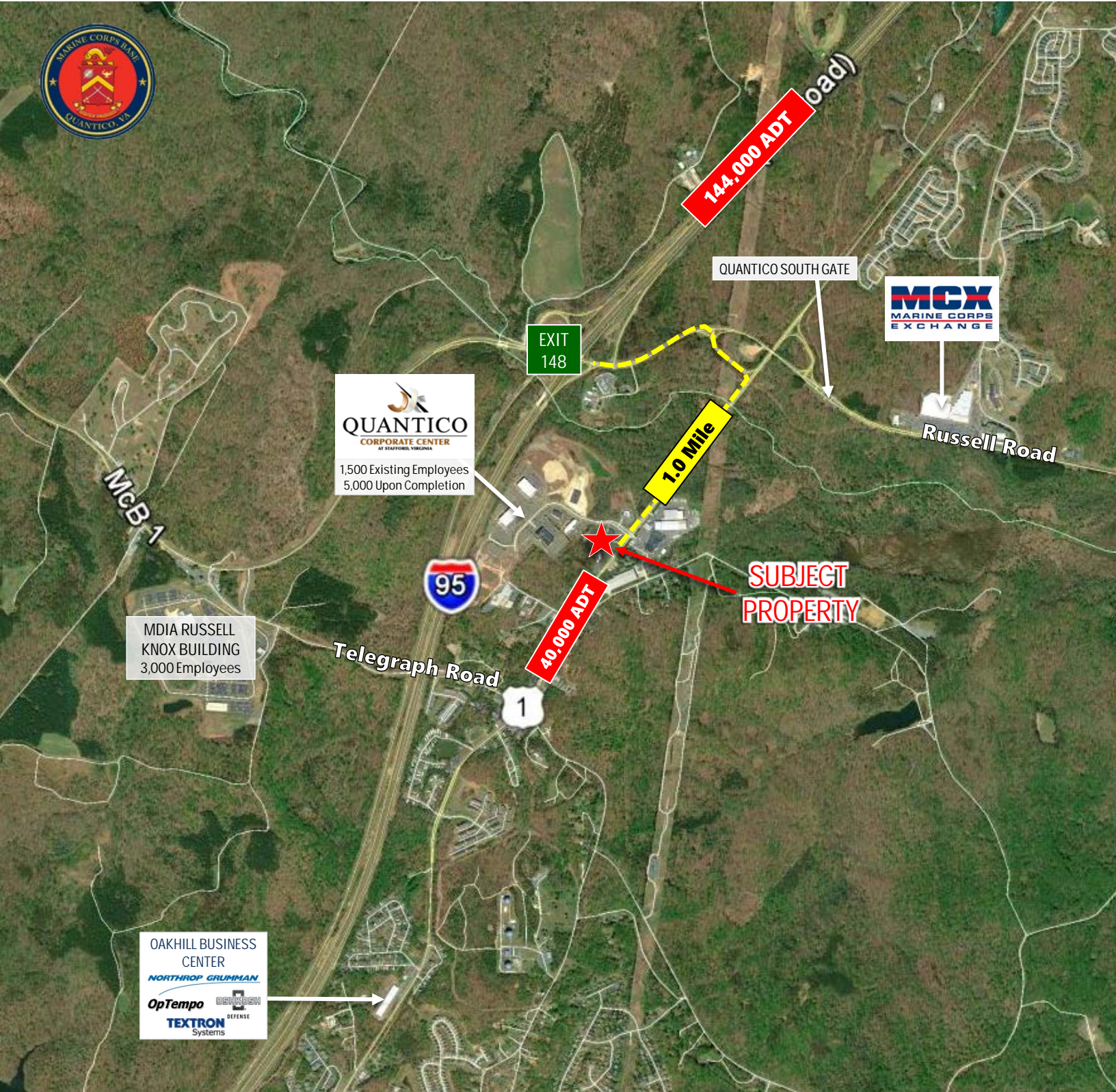
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PERMITTED USES | M1 ZONING – Stafford County, VA

The following uses may be established as permitted uses in the commercial M-1 district, subject to site plan approval:

1. Aquaculture.
2. Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.
3. Building materials sales and service yards.
4. Commercial kennels.
5. Contractors equipment and storage yards.
6. Convenience center.
7. Convenience store.
8. Data and computer services centers.
9. Fleet parking.
10. Flex office.
11. General office uses.
12. Hotel.
13. Laboratory, research and testing.
14. Light industrial uses.
15. Light manufacturing uses.
16. Machinery sales and service.
17. Microbrewery in accordance with subsection 28-39(w).
18. Motor vehicle rental.
19. Parking and storage of tractor trailers.
20. Printing, publishing, engraving.
21. Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.
22. Public parking lot.
23. Public works excluding wastewater treatment facilities.
24. Restaurants without drive-through.
25. School, vocational.
26. Selected indoor recreational enterprises within industrial parks.
27. Storage warehouse.
28. Veterinary clinic.
29. Vocational school.
30. Warehousing, mini-storage.
31. Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
32. Wholesale business

Conditional use permit:

1. Adult business.
2. Airport, private.
3. Boat sales.
4. Brewery.
5. Clinic, medical and dental.
6. Communication facility.
7. Distillery.
8. Motor vehicle sales.
9. Recycling facilities.
10. School.
11. School, industrial.
12. Truck stop.
13. Vehicle fuel sales.

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