

ROUTE 301 - COMMERCIAL
12.68 ACRES +/-
PRINCE GEORGE COUNTY, VA

REDUCED PRICE ~ \$450,000

ALSO AVAILABLE IN THREE PARCELS
STARTING AT 3.57 +/- ACRES ~ \$175,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
(804) 754-3474

WILLIAM G. GRANT
ALC, VLS
(804) 754-3476

JEFFREY S. HUFF
ALC, FORESTER
(804) 750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PLAT
- III. TAX MAP
- IV. PHOTOGRAPHS
- V. LOCATION MAP
- VI. AERIAL PHOTOGRAPH
- VII. TOPOGRAPHIC MAP
- VIII. ZONING MAP

PROPERTY DESCRIPTION

The Subject Property is shown on Prince George County Tax Records as three parcels containing approximately 14 acres +/- . The tax parcels are # 430-(0A)00-35-A, # 430-(0A)00-36-A and # 430-(06)00-00A-1.

These three parcels are located on the east side of South Crater Road (Route 301) with a total of 820.13 feet of frontage per a Timmons schematic dated May 2010. The parcels also have 690.05 feet of frontage on Interstate 95 offering great Interstate visibility. Also shown on the Timmons Schematic:

1. The three parcels total 11.929 acres;
2. The combined parcels are encumbered by two utility easements passing diagonally through them serving the adjacent hotels; and
3. There is an easement from the water tank to South Crater Road;

According to county information, the Subject Property is zoned B-1. In addition to the public water available to this property due to the water tank, there is also a sanitary sewer system along South Crater Road. Both systems are restricted to commercial use. Prince George County has installed a sidewalk partially on the subject property that leads to the adjacent hotel sites.

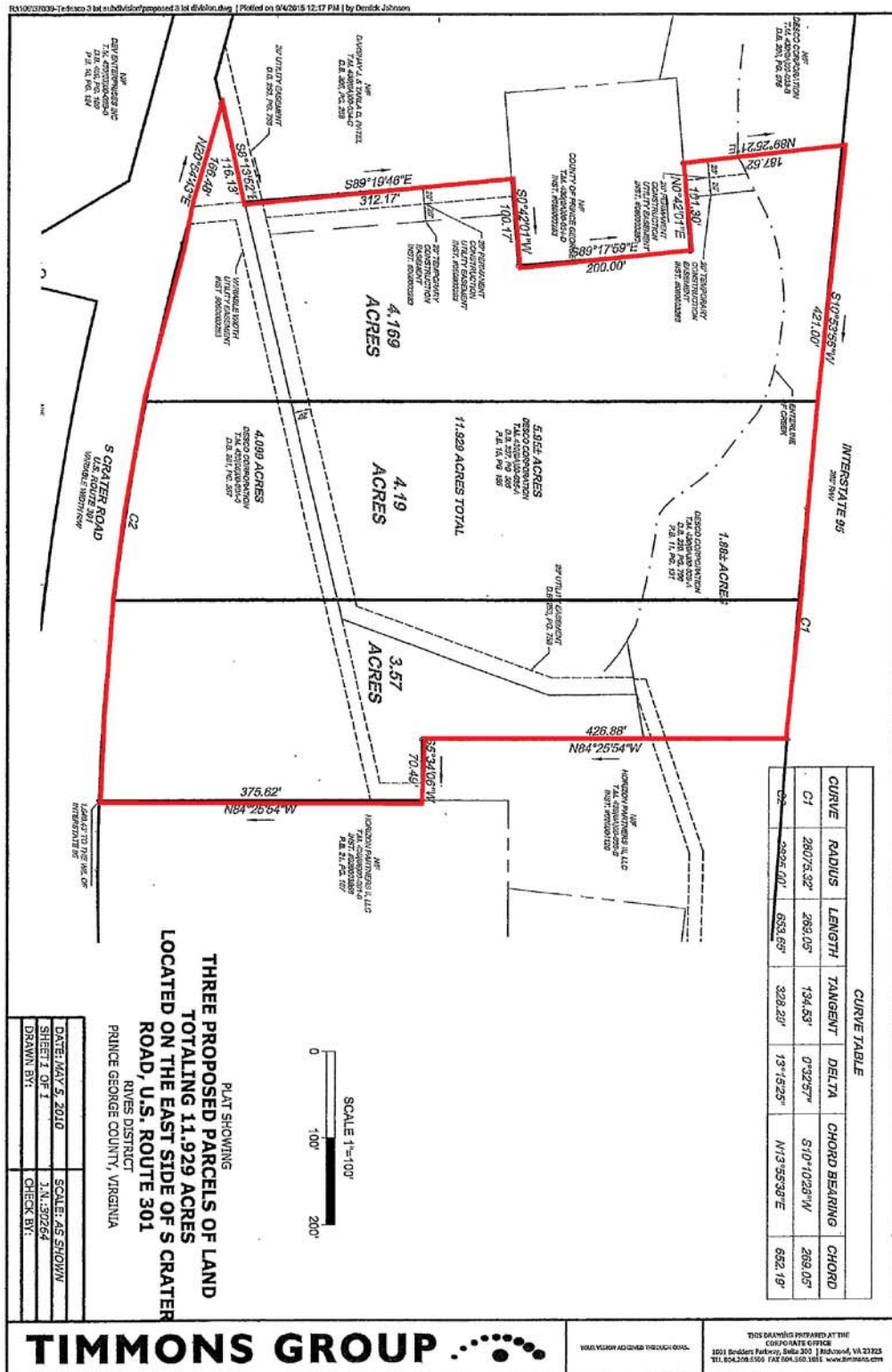
The current tax assessment is:	Land	\$1,541,000
	<u>Improvements</u>	<u>\$0</u>
	Total	\$1,541,000

Although the Subject Property is located out of immediate visibility to any motorist exiting I-95, we believe the highest and best use is a small mixed use business park targeting fast feeders, gas stations, and hotels. This parcel is primarily wooded presently.

The subject property is being offered as a whole for **\$450,000** or as three separate parcels illustrated on the plat on the following page. The county approval process will include the requisite boundary line adjustments to the existing tax map parcels if required. Subject to availability, the illustrated parcels are being offered as:

- 1) Parcel 1 – 4.169 Acres +/- for **\$175,000**;
- 2) Parcel 2 – 4.19 Acres +/- for **\$175,000**; and
- 3) Parcel 3 – 3.57 Acres +/- for **\$175,000**.

PLAT

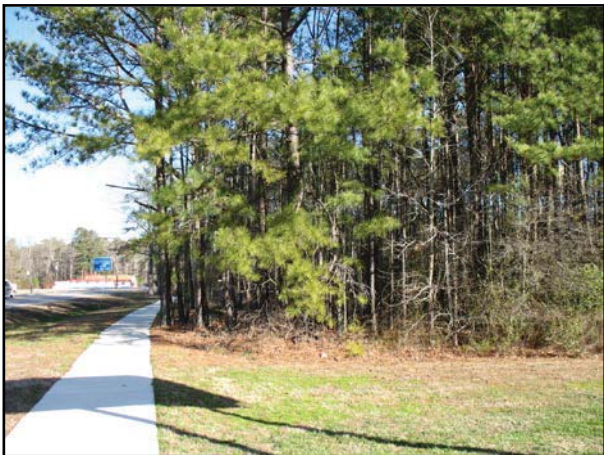


TAX MAP



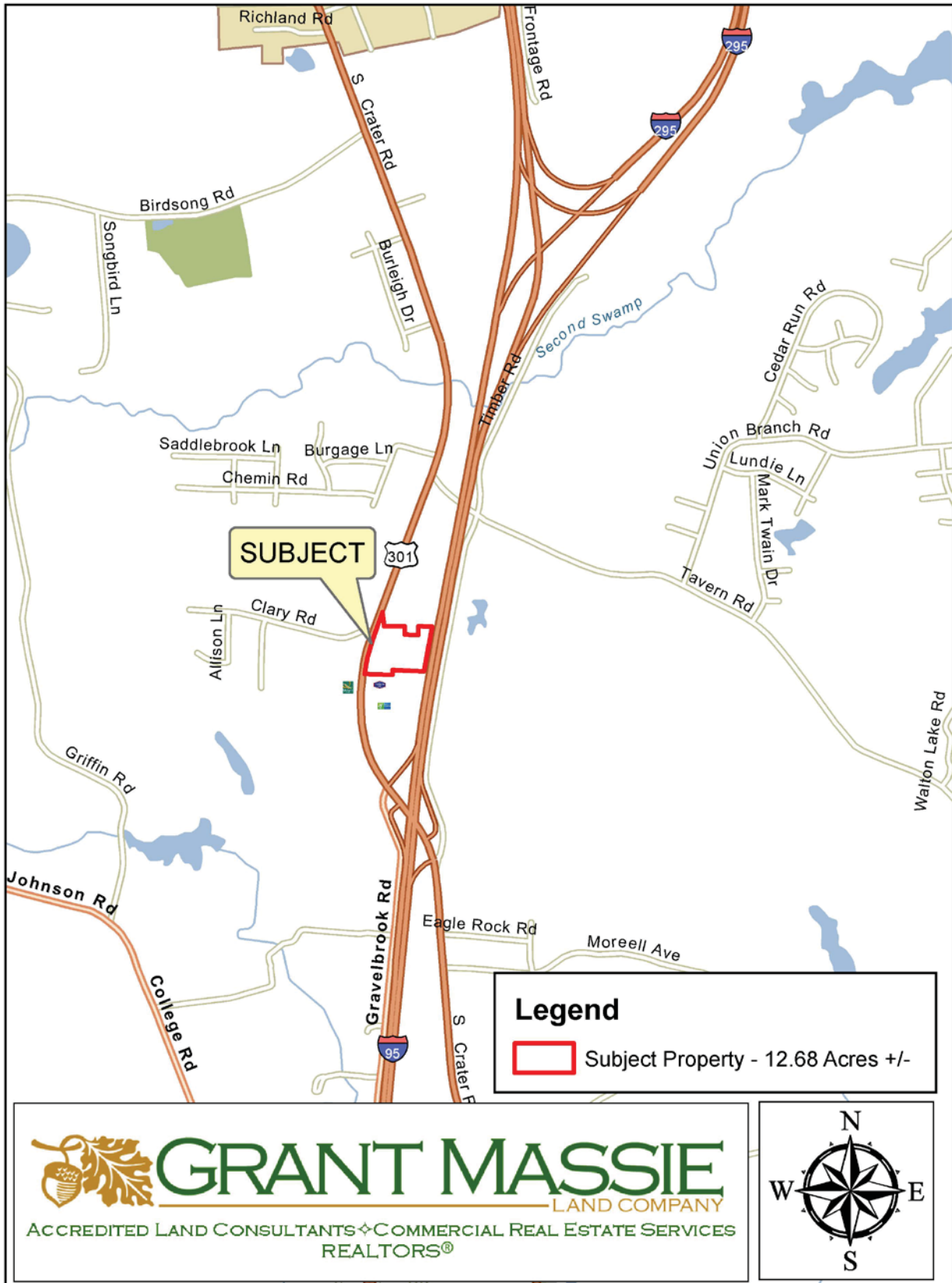
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

PHOTOGRAPHS



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP

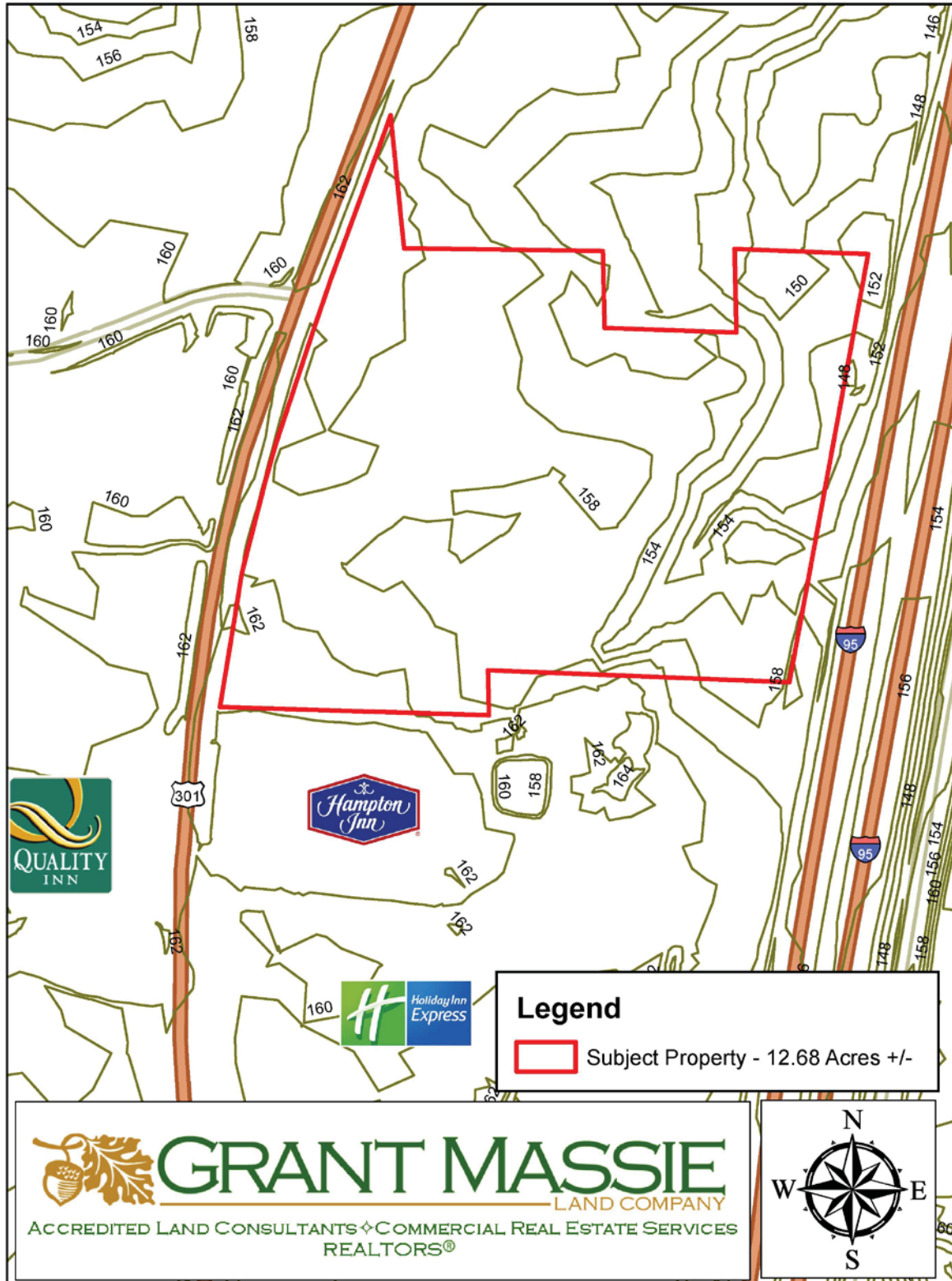


AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP

