

Vacant land - LOCUST GROVE, VA



0 Germanna Highway, Locust Grove, VA, 22508

Offered at \$850,000

The subject property is strategically located on Rt 3, Orange, VA, near the Wilderness Battlefield, and just west of the intersection with Rt 20. ACRES: 10.54 FRONTAGE: 1,700 feet ZONING: "agricultural – commercial"; defined as highest and best use. This 10.54 ac was in the path of progress. NOW it is progress. Surrounded on 3 sides by the proposed Master Planned Community Wilderness Crossing. 10.54 acres, with 1,700 feet frontage on Rt 3; a major 4 lane divided highway. The subject property is strategically located in Orange County, VA, close to Walmart site, near the historic Wilderness Battlefield. This is a burgeoning area with the subject property in the path of progress. Many major development projects are planned for the area. Previously ASSESSED VALUE: \$1,550,000 (2010) LIST PRICE: \$850,000 May be tax credits available to developer. Good potential for shopping center, hotel, self storage, etc. Locust Grove is an unincorporated community in eastern Orange County, Virginia. It is a bedroom community for Fredericksburg, VA and points north toward Washington, D.C. While Locust Grove has historically been centered around the intersection of State Routes 20 and 611, most of the current population (and commercial activity) is located along the State Route 3 corridor. Of particular note is Lake of the Woods; a gated subdivision founded in 1967 as a resort community built around a man-made lake. The main campus of Germanna Community College is in Locust Grove. During the American Civil War, the Battle of the Wilderness; the first time Lee and Grant met on the battlefield was fought here from May 5 to May 7, 1864.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
10.55 acre (lot size)
Built: Unknown year

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