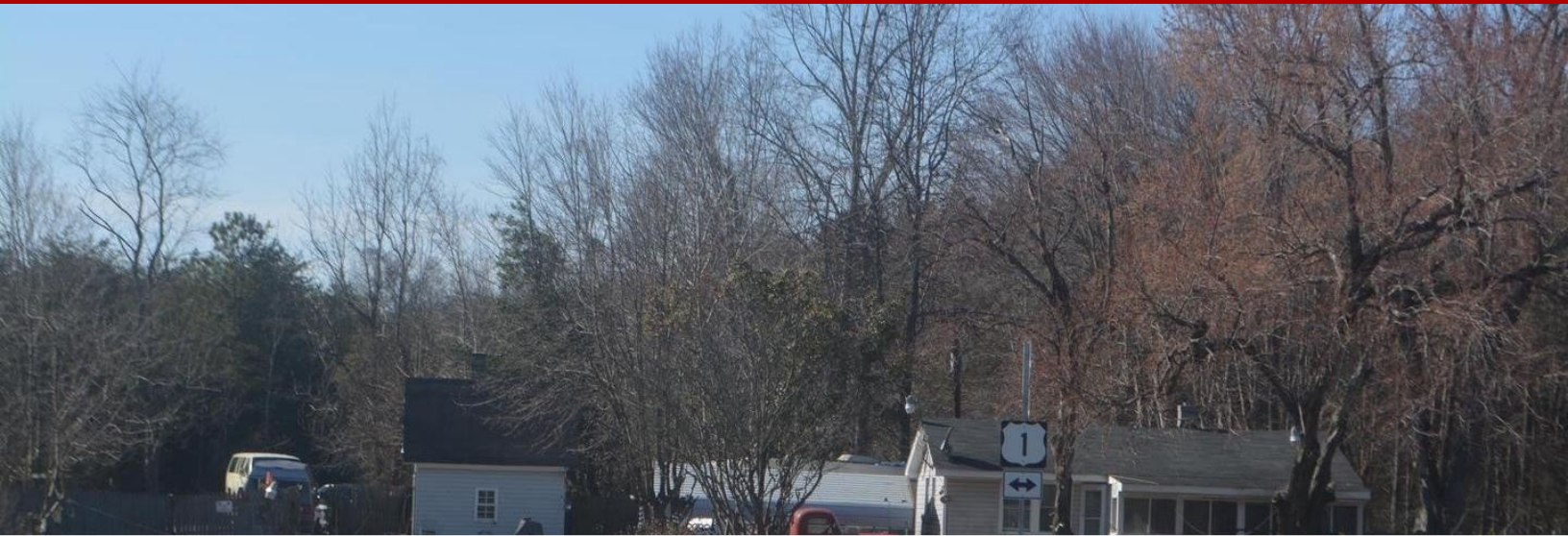


# Lots/Land/Farm - FREDERICKSBURG, VA



## 8230 Patriot Hwy, Fredericksburg, VA, 22407

Offered at \$550,000

One Acre lot features over 210 Feet of Frontage on Patriot Highway. Rural (Ru) Zoning permits numerous "By Right Uses" including: Antique Shop, Bed & Breakfast, Single Family Detached and Repair Service Establishment. Potential Re-Zoning under the Spotsylvania County Comprehensive Plan affords opportunity for Commercial, Employment Center, Light Industrial and / or Mixed Use General, which includes Data Centers, Industrial / Flex, Industrial Park, Hotels, Shopping Centers, Restaurants, Eating Establishment with Carry-Out, Vehicle Sales, and a mix of Commercial / Office and a small percentage of Residential (Higher Density). Adjoining 63 Acre and 2 Acre properties listed separately. Single Family Home and shed to be sold "as is;" inspections permitted with ratified contract. Public Water and Sewer Hookup are available; Spotsylvania County is in the process of expanding the Sewer Service Area for Surrounding Properties. Highway renamed in accordance with Virginia General Assembly guidance from Jefferson Davis to Patriot Highway.

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



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