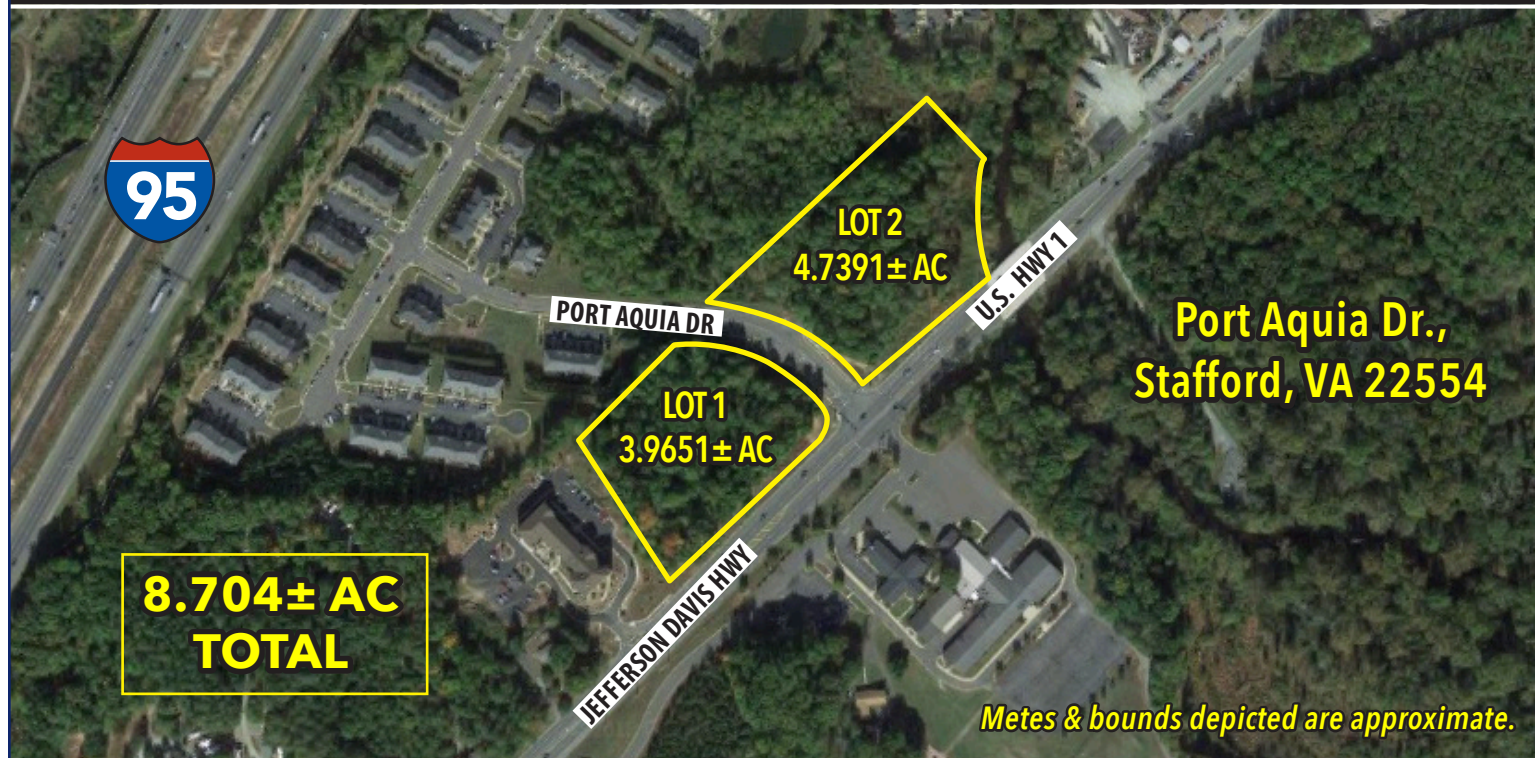


STAFFORD, VA

FORECLOSURE SALE

8.704± AC Development Opportunity - 2 Commercial Parcels - Frontage on U.S. Hwy. 1



OFFERING 1

Lot 1 - 3.9651 AC

Assessed Value: \$1,727,200

OFFERING 2

Lot 2 - 4.7391 AC

Assessed Value: \$2,064,400

OFFERING 3: Lots 1 & 2

Combined Assessed Value:
\$3,791,600

Don't miss out on this excellent opportunity to develop retail, office, mini-storage, or a hotel in an area with high visibility and easy access!

- Zoning: B-2 Urban Commercial
- 868' of Combined Frontage on U.S. Hwy. 1
- Water, Sewer, Electric, Gas, Telephone Available to Site
- Annual Average Daily Traffic Count (U.S. Hwy. 1): 28,000+
- Only 14± Miles North of Fredericksburg, VA and Only 40± miles South of Washington, DC

Sale Held: Stafford Circuit Court - 1300 Courthouse Rd., Stafford, VA 22555

**TUESDAY,
JUNE 12, 3 PM**

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3% Paid to Qualified Brokers

