

FOR SALE

7020 Sunset Road | Spotsylvania, VA 22551

150± ACRES



FOR MORE INFORMATION:

BRENT ALTAFFER

First Vice President

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RYAN FANELLI

Senior Vice President | Partner

804-400-6163

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › Totaling 150± acres across two tax parcels and comprising of mostly hardwood timber
- › A-2 zoning — Potential for Ten 5-Acre lots
- › Frontage on two public roads: Sunset Road and Cloud Way
- › Located three miles from Thornburg/I-95, which has tremendous growth with Kalahari Resort and dozens of retailers joining the area
- › 115KV transmission line running through the rear of the property for alternate energy uses
- › **Sale Price:** \$900,000

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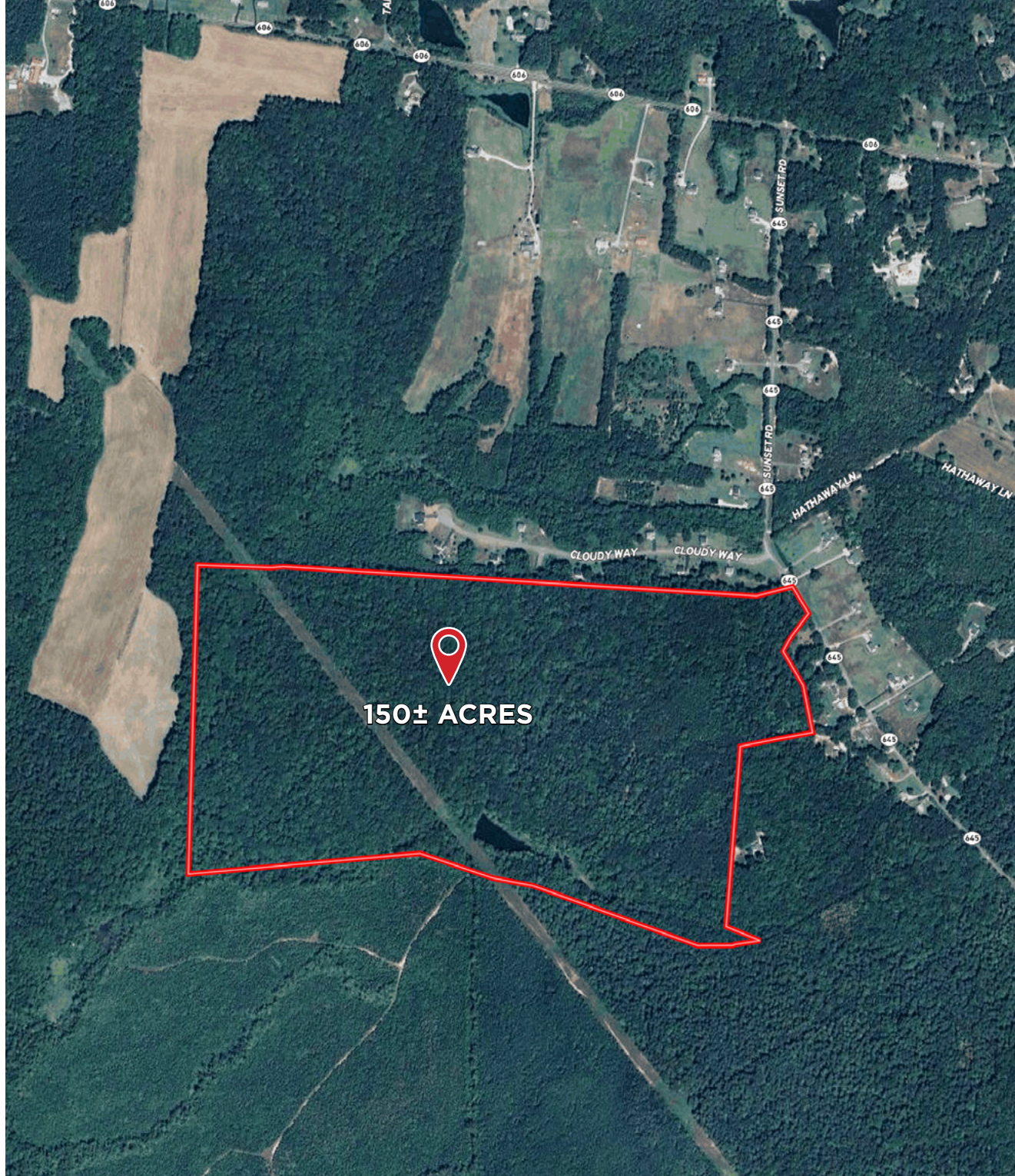
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



MARKET OVERVIEW

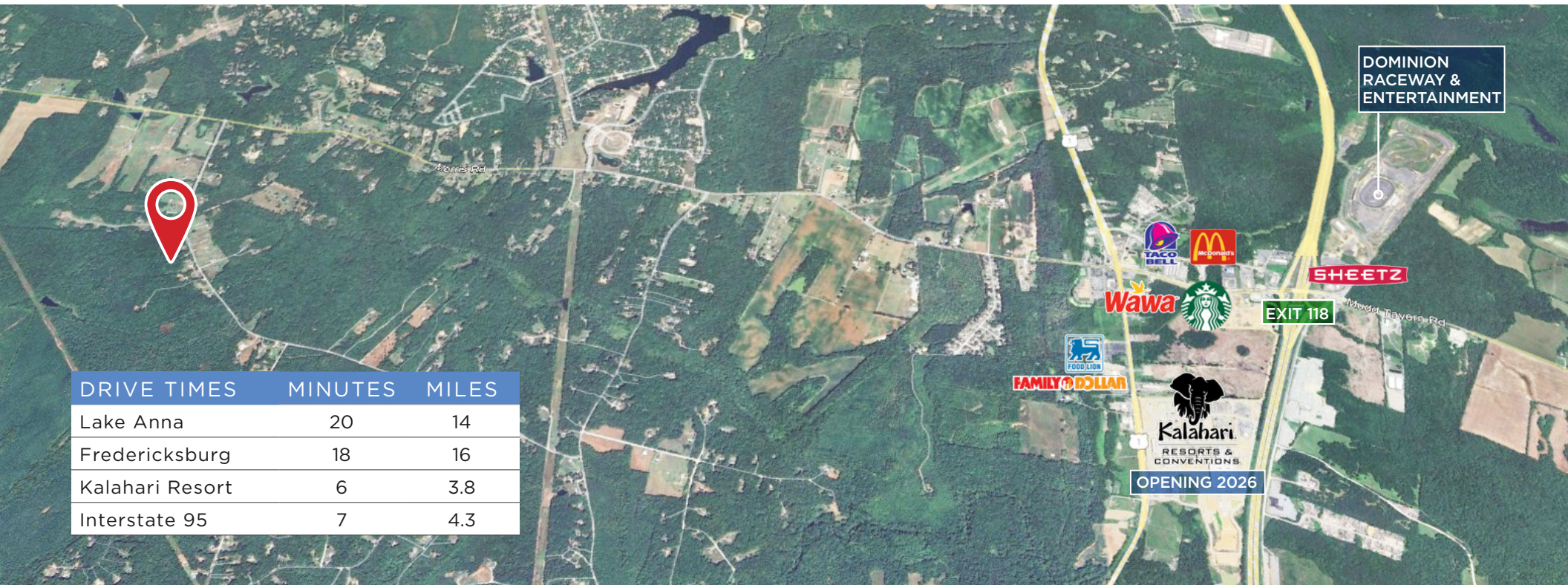
SPOTSYLVANIA SNAPSHOT

With over 400 square miles of natural beauty and unique attractions, Spotsylvania County is an inspiring destination that stirs visitors to explore what it offers for adventure, sightseeing, and recreation. Spotsylvania County is Virginia's strategic location for economic development. With Interstate 95 carrying thousands of people through the county everyday, Spotsylvania has quickly become a hub of economic activity. Being less than 50 miles from both Washington D.C and Richmond, VA provides Spotsylvania businesses access to a large and diverse workforce. The location combined with lower average operating costs than Northern Virginia makes it easy to understand why so many business are finding their spot in Spotsylvania.



Kalahari Resorts & Conventions is making waves in the Mid-Atlantic with our newest location in Spotsylvania County, Virginia, expected to open in 2026. Our fifth resort will feature over 175,000 square feet of indoor waterpark fun, 900 family-friendly suites, and a massive convention center.

SURROUNDING AREA



DRIVE TIMES	MINUTES	MILES
Lake Anna	20	14
Fredericksburg	18	16
Kalahari Resort	6	3.8
Interstate 95	7	4.3