



Fredericksburg Business Center *Building Site for Sale*



Presented by:

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Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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Fredericksburg Business Center

Building Site For Sale

Project:

Fredericksburg Business Center is a mixed use (office/commercial/warehouse) development in the Route 2/ Tidewater Trail Business area.

Location Description:

Fredericksburg Business Center is well located at the corner of Pierson Drive and Tidewater Trail in Spotsylvania County, Virginia. The property is just minutes from Old Town Fredericksburg and Route 3.

Surrounding Area:

Join Blackwood Real Estate, Inc. and other commercial and retail enterprises in the area at this highly visible location.

Property:

2.119 Acres (zoned C-2)

Sales Price:

\$649,000.00 Parcel 17 (2.119 Acres)

Terms:

Cash

Utilities:

All utilities are available, public water and sewer.

Zoning:

Commercial Two (C-2) commercial zoning allows a wide variety of uses by-right.

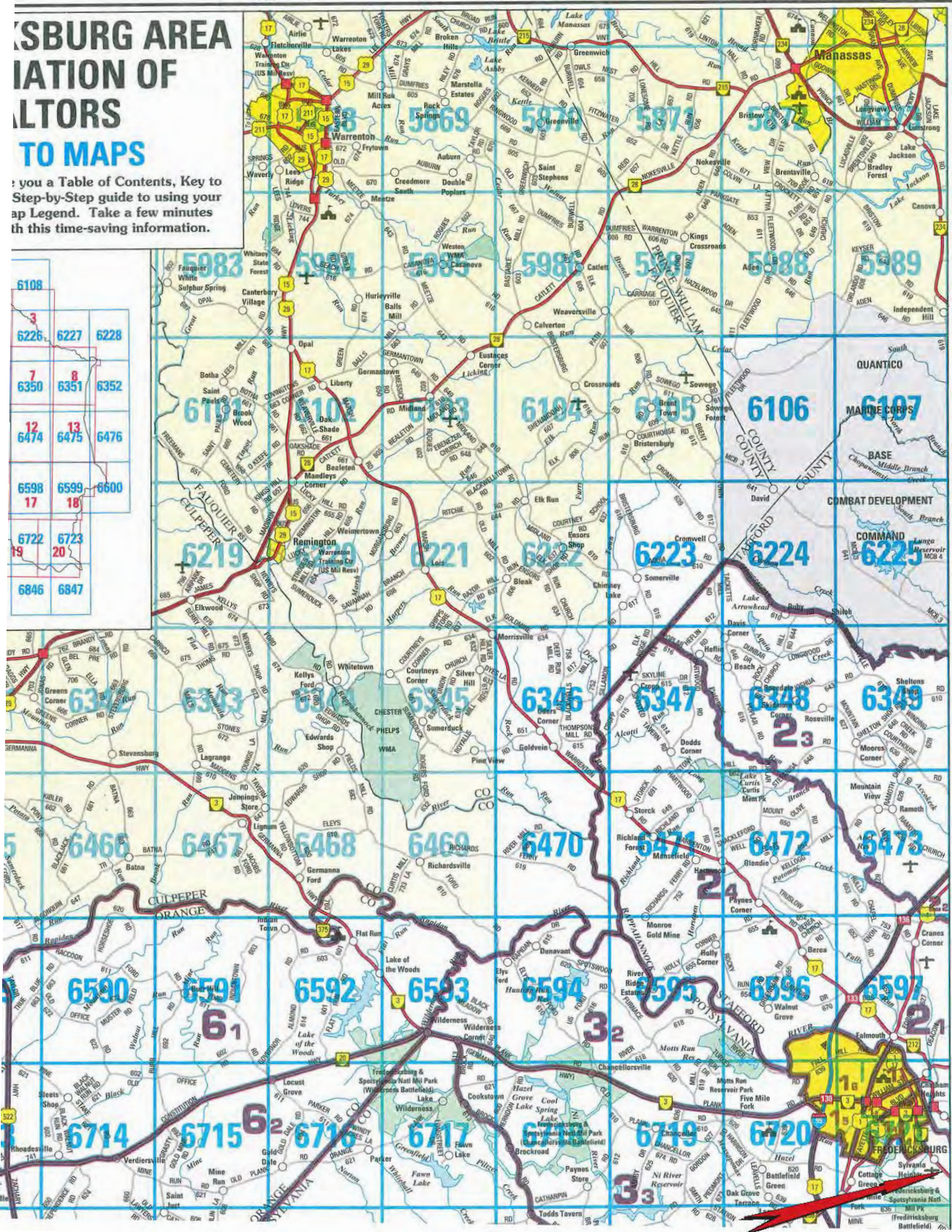
Area Map Location

To I-68 To I-46 To US 1529 To I-66 To I-46 To US 29

WARRENTON AREA LOCATION OF ALTORS TO MAPS

you a Table of Contents, Key to Step-by-Step guide to using your map Legend. Take a few minutes to get this time-saving information.

6108		
6226	6227	6228
6350	6351	6352
6474	6475	6476
6598	6599	6600
6722	6723	
6846	6847	



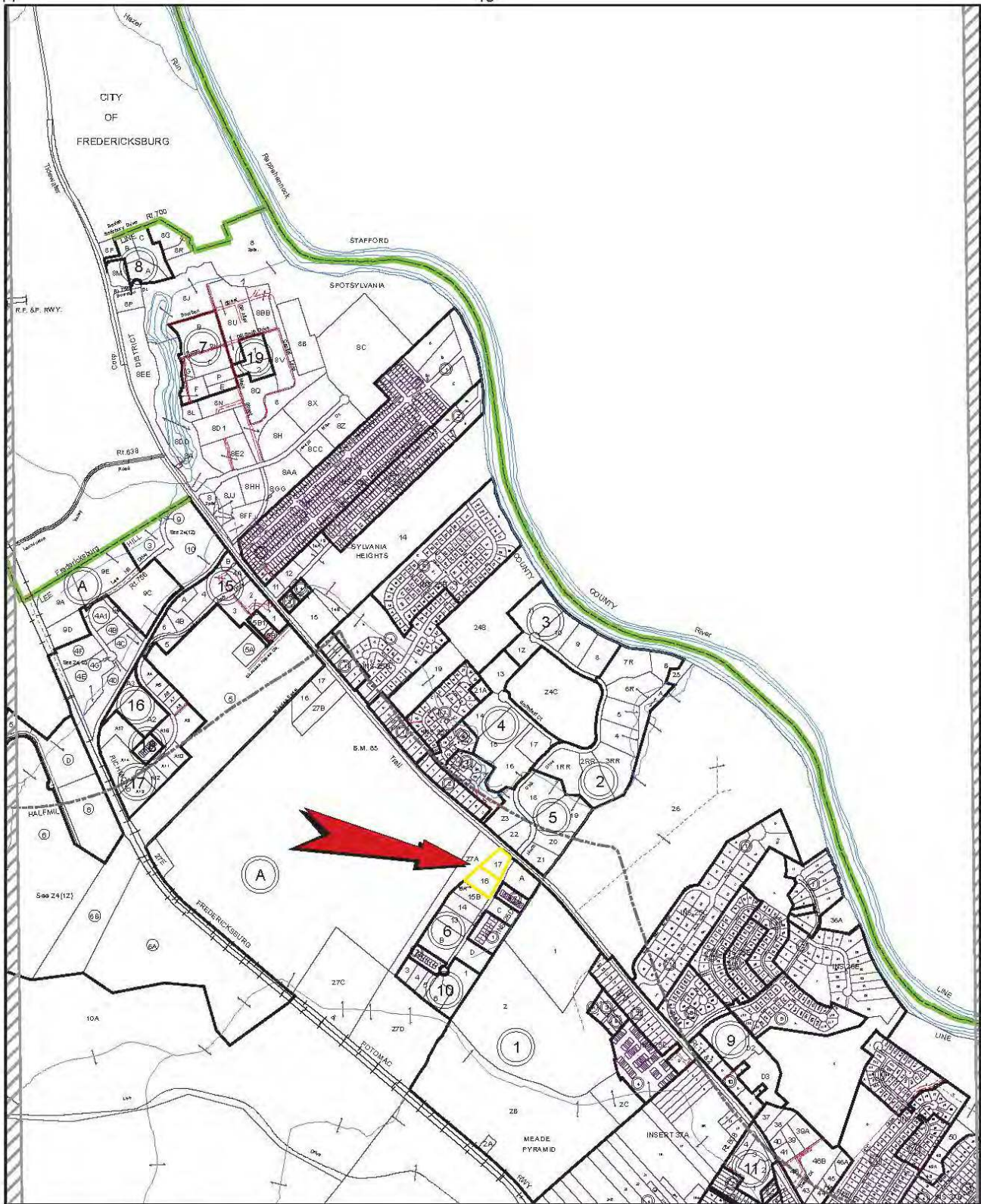
Area Map Location



Tax Map Location

14

15



26

38

Scale in Feet
625 0 625 1,250 1,875
Feet

1 inch = 1,875 feet

Spotsylvania County Tax Maps

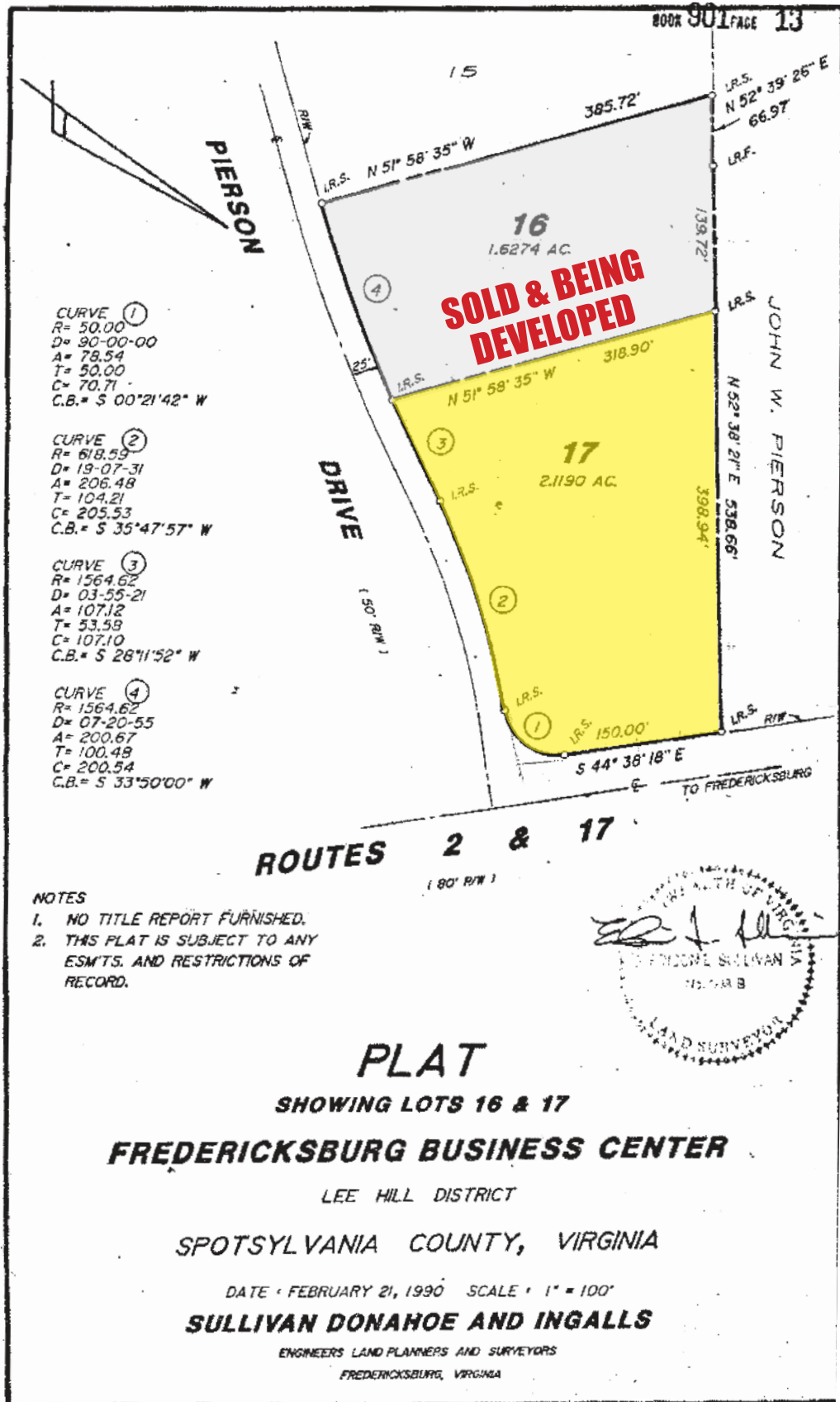
Provided By: Spotsylvania County IS Department, GIS Division

<http://www.spotsylvania.va.us/departments/infoserv/gis>

January 01, 2019

Map Number 25

Fredericksburg Business Center Plat



Aerial Map Location



SPOTSYLVANIA COUNTY, VA
DIVISION 18. COMMERCIAL 2 (C-2) DISTRICT

Sec. 23-6.18.1. Purpose and intent.

The purpose of the commercial 2 (C-2) district is to provide for areas of general commercial activity in the county to meet local and regional commercial needs of the county at medium intensity.

(Ord. No. 23-66, 10-24-95)

Sec. 23-6.18.2. Permitted uses.

The following uses may be established as permitted uses in the commercial 2 (C-2) district, subject to site plan approval:

- (1) Amusement arcades;
- (2) Car wash;
- (3) Convents, monasteries, seminaries and nunneries;
- (4) Eating establishment, carry out/fast food without drive-through window;
- (5) Funeral home;
- (6) Furniture or carpet store;
- (7) Hospital and nursing home;
- (8) Hotels, motels;
- (9) Indoor, athletic facilities;
- (10) Indoor commercial recreation facilities;
- (11) Medical care facilities;
- (12) Places of worship;
- (13) Private schools;
- (14) Shopping centers;
- (15) Theaters;
- (16) Any permitted C-1 uses set forth in section 23-6.17.2 of this chapter.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99)

Sec. 23-6.18.3. Special uses.

The following uses may be established as special uses in the commercial 2 (C-2) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Assisted living facility;
- (2) Bus or railroad stations;
- (3) Civic and sports arena;
- (4) College or university;
- (5) Dormitory, fraternity, sorority houses, rooming/boardingshouses or other similar residence halls;
- (6) Helistops;
- (7) Live entertainment;
- (8) Mini-warehousing establishment;
- (9) Outdoor sports and recreation, commercial;
- (10) Parking, commercial off-street, as a principal use;
- (11) Vehicle major service establishment;
- (12) Any C-1 special uses set forth in section 23-6.17.3 of this chapter;

- (13) Wetland mitigation bank;
- (14) Maximum building height exceeding fifty-five (55) feet.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-97, 10-23-01; Ord. No. 24-104 (Errata), 3-11-03)

Sec. 23-6.18.4. Use limitations.

- 1. Amusement arcades shall be permitted by right only when such use is located under the roof of the main structure of a shopping center.
- 2. All business, service, storage, and display of goods shall be permitted only on the same lot with and ancillary to a permitted or special use. The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. The outdoor storage and display of goods shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery and mulch.
- 3. All refuse shall be contained in completely enclosed facilities.
(Ord. No. 23-66, 10-24-95)

Sec. 23-6.18.5. Lot size requirements.

- 1. Minimum lot area: Twenty thousand (20,000) square feet.
- 2. Minimum lot width: One hundred (100) feet.
- 3. The board of supervisors may waive or modify the lot size requirements by special use.
- 4. The lot size requirements do not apply to development in accordance with a proffered generalized development plan (GDP). The board of supervisors may waive or modify the lot size requirements by special use.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03)

Sec. 23-6.18.6. Bulk regulations.

- 1. Maximum building height: Fifty-five (55) feet subject to increase to seventy-five (75) feet as may be permitted by the board of supervisors in accordance with the provisions of section 23-6.18.3.
- 2. Minimum yard requirements.
 - A. Front yard: Forty (40) feet.
 - B. Side yard: No requirement.
 - C. Rear yard: Twenty (20) feet.
 - D. Development in accordance with a proffered generalized development plan (GDP) shall be subject to the minimum yard requirements only with respect to development along its peripheral lines and in such cases parking lots shall be located no closer than thirty (30) feet to any public street or highway right-of-way.
- 3. Maximum floor area ratio: 0.70.
- 4. The board of supervisors may waive or modify the floor area ratio limitations by special use.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-84, 2-22-00; Ord. No. 23-104, 3-11-03; Ord. No. 23-104(Errata), 3-11-03 Ord. No. 23-105, 6-24-03)

Sec. 23-6.18.7. Open space.

- (a) Fifteen (15) percent of the gross area shall be landscaped open space. As used herein, "gross area" refers to either the total parcel area or, where applicable, the total aggregate land area subject to a proffered generalized development plan.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03)

Sec. 23-6.18.8. Additional requirements.

1. General development standards: Refer to article 5.
2. Landscaping and screening: Refer to article 5, division 5.
3. Off-street parking: Refer to article 5, division 9.
4. Signs: Refer to article 5, division 8.
5. Curb, gutter and sidewalk: Refer to article 5, Design Standards Manual.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99)