



FAWN LAKE COMMUNITY

LAKE OF THE WOODS
COMMUNITY



COLDWELL BANKER
COMMERCIAL
ELITE



DEVELOPMENT OPPORTUNITY

FOR SALE | 10.64 AC

11700 Brock Road, Spotsylvania Courthouse, VA 22553

PRICE:

\$1,750,000

This 10.64-acre land assemblage sits at the signalized corner of Route 3 (Plank Road) and Brock Road in Spotsylvania County, offering dual road frontage along one of the region's most trafficked commercial corridors — approximately 34,000–35,000 vehicles per day per VDOT. Four contiguous parcels assembled into a single opportunity for medical, retail, or mixed-use development. Opportunities of this size, visibility, and access don't come together often in this market.

KEY HIGHLIGHTS

10.64 Acres | Plank Rd & Brock Rd, Spotsylvania

- 10.64 acres | 4 contiguous parcels
- Asking: \$1,750,000
- Dual frontage: Route 3 (Plank Rd) & Brock Road
- Signalized corner intersection
- ~34,000–35,000 VPD on Route 3 (VDOT)
- Prior interest: UVA Medical, VCU Health, Dollar General & others
- Zoned Rural (RU), Spotsylvania County
- Tax Map: 8-5-1 through 8-5-4

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Population	11,295	24,840	87,041
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Households	4,220	9,025	29,503
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$169,070	\$169,867	\$150,037

PROPERTY HIGHLIGHTS

- Rare corner assemblage with dual road frontage on Route 3 and Brock Road
- ~34,000–35,000 vehicles per day — one of Spotsylvania's highest-traffic corridors
- Demonstrated interest from medical, retail, and commercial users
- Signalized intersection with strong ingress/egress potential
- Excellent regional connectivity to I-95, downtown Fredericksburg, and beyond
- Large-scale parcel in a supply-constrained market



3

FREDERICKSBURG

3

Plank Rd



Fas mart

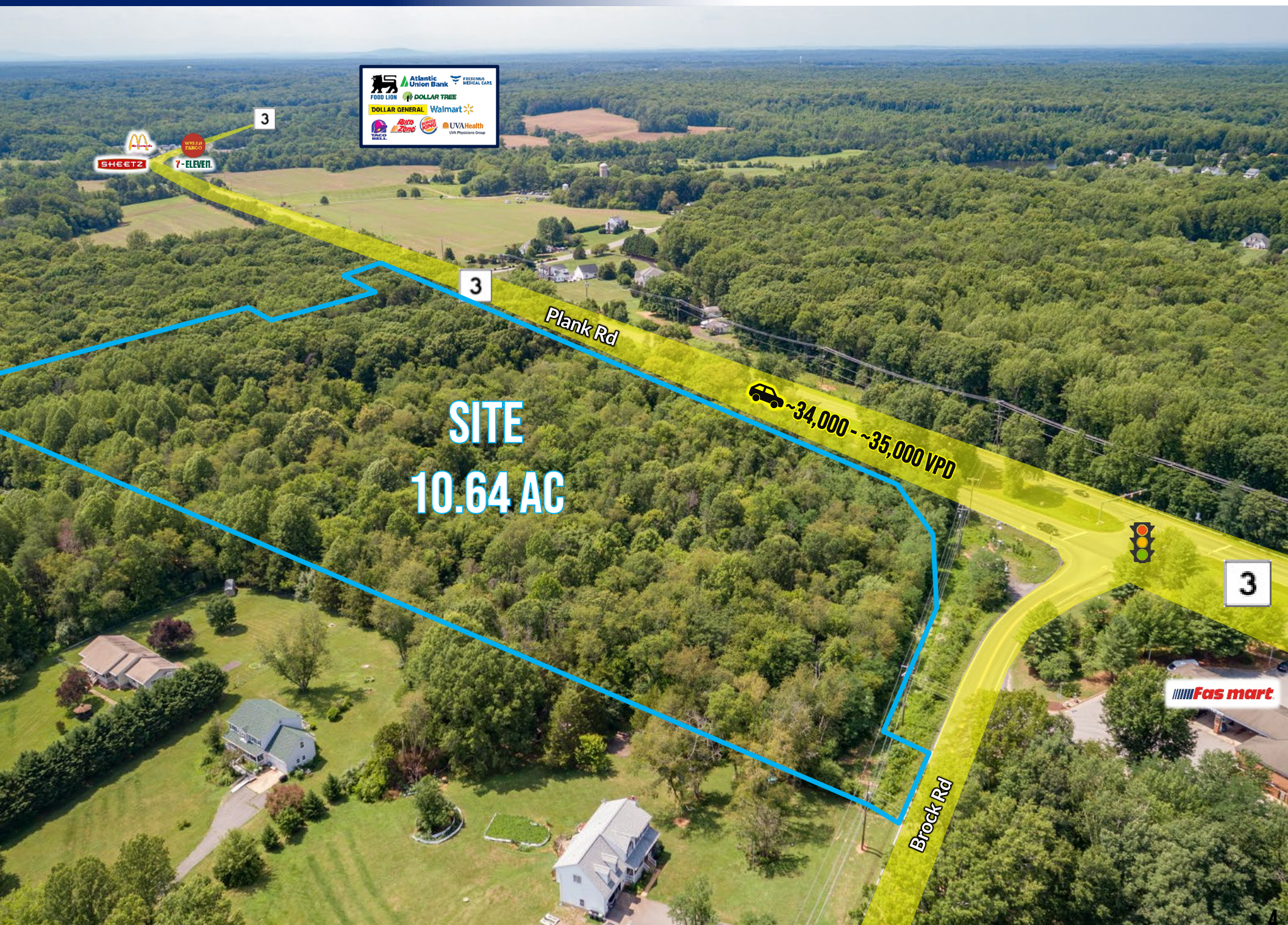
Brock Rd

SITE
10.64 AC

~34,000 - ~35,000 VPD

CULPEPER

3



3

3

Plank Rd

SITE
10.64 AC

~34,000 - ~35,000 VPD



3

Fas mart

Brock Rd

OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

11700 BROCK ROAD, SPOTSYLVANIA COURTHOUSE, VA 22553

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Managing Director

📞 443.340.5966 (Mobile)

✉ ccoleman@cbecommercial.com

<https://cbcelite.com>



RYAN KRAUSE

Sales Associate

📞 540.621.9903 (Mobile)

✉ rkrause@cbecommercial.com

<https://cbcelite.com>



**COLDWELL BANKER
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Owner is a Licensed Real Estate Agent

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it, and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.