**FOR SALE > LAND - 10.67± ACRES**

Rogers Clark Boulevard

RUTHER GLEN, VIRGINIA 22546 | CAROLINE COUNTY

**Property Features**

- 10.67± acres
- 514’ of frontage on Rogers Clark Boulevard
- Zoned R-P, owner will sell subject to rezoning & will consider subdividing
- Public water and sewer
- Above grade and rolling topography
- VDOT approved curb cut from Route 207
- For Sale: $1,725,000

**Demographic Facts**

<table>
<thead>
<tr>
<th>DEMOGRAPHIC FACTS</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>1,024</td>
<td>5,699</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>394</td>
<td>2,071</td>
</tr>
<tr>
<td>AVERAGE HH INCOME</td>
<td>$58,546</td>
<td>$73,709</td>
</tr>
<tr>
<td>TRAFFIC COUNTS</td>
<td>I-95 @ Rogers Clark Exit - 94,000 VPD</td>
<td></td>
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</tbody>
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**Colliers International**

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**Agent:** BILL MATTOX, SIOR
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RICHMOND, VA
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Rogers Clark Boulevard

RUTHER GLEN, VIRGINIA 22546 | CAROLINE COUNTY

514' frontage
903'