Northview Properties, Bowling Green, VA

Northview Properties is offering:

- Approximately 40 acres of Commercial Land
- Zoning B1
- Located adjacent to Fort A.P. Hill Headquarters fronting on U.S. 301, a four lane divided highway.
- The Property is in Bowling Green, Caroline County, VA
- Town is actively engaged in development of public water and sewer utilities. Town is willing to allow pump and haul sewer disposal until sewer is available should there be an immediate development need.
- Dominion Virginia Power and Rappahannock Electric Cooperative are available to the property and can supply more than adequate power for most conceivable industry and commerce.
- Proximity: 100 miles to Baltimore via U.S. 301; 39 miles to Richmond via 301 or I-95; 75 miles to Washington D.C. via Rt. 2 and I-95; Approximately 2 hours to Norfolk/Virginia Beach

**Location:** Bowling Green, VA

**Price:** $4,000,000

**Contact:** Mike Manns at 804-633-6267
CAROLINE COUNTY PARCEL (43-A-42C)

Sources:
- Aerial Imagery: Commonwealth of Virginia 2006-9 or National Agriculture Imagery Program 2008
- Virginia Economic Development Partnership 2011
- Virginia Geographic Information Network 2010

5/27/2011
NORTHVIEW HOTEL SITE
CAROLINE COUNTY, VIRGINIA