113 Acre Multi Sport Complex

22182 Jefferson Davis Hwy, Ruther Glen, VA 22546
CAROLINE COUNTY
The Virginia Sports Complex is nestled away in the wooded areas conveniently located on RT 1 and only three miles off of I-95. It is 30 miles north of Richmond and 25 miles south of Fredericksburg. The area offers a wide variety hotels, restaurants, and shopping centers in both directions from the complex.

### Overview

- **112.73 Acre Site.** Built in 2005
- **4 Full-sized lighted baseball fields (60’90’) in a “cloverleaf” design,** with observation tower and concession areas for the 4 field quad
- **4 Youth-sized, lighted baseball fields in “cloverleaf” design with observation tower and concession area for the four field quad**
- **40,000 SF indoor baseball, basketball, and volleyball facility,** with restaurant, men’s and women’s locker rooms, offices, pro shop, classrooms, VIP lounge area, and spectator areas
- **40,000 SF indoor facility can be converted to dorm style housing.** (plan on following pages)
- **Direct access off Route 1 with Interstate access 3 miles away at I-95 exit 104**
- **2 existing parking lots to service both the outdoor and indoor facilities**
- **Additional 83-150 acres surrounding the complex for expansion**
- **Kings Dominion Amusement Park and Soak City Water Park located 15 minutes away**
- **Electronic scoreboards and state-of-the-art television-grade lights at each of the 8 fields.**
- **Metal service shed with full-service maintenance and landscaping equipment**
- **Fully equipped kitchen towers and indoor facility (full service food preparation)**
- **Additional land available for future bunk-housing and field development.**

### At a Glance

**Utilities:**

<table>
<thead>
<tr>
<th>Water/Sewer</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>VA Power</td>
</tr>
<tr>
<td>Phone</td>
<td>Verizon/AT&amp;T</td>
</tr>
<tr>
<td>Gas</td>
<td>Not Available</td>
</tr>
</tbody>
</table>

**Site Improvements:**

- Paved roads, Parking lots (2), Concrete sidewalks
Four Large Lighted Baseball Fields
Four Small Lighted Baseball Fields
Outdoor Concession for each quad
8 Outdoor Batting Cages
14 Pitching Warm Up Areas
8 Indoor Turf Batting Cages
13,000 SF of Indoor Turf
Two Basketball Courts
15,000 SF of Court
Indoor Cafe/Lounge
Pro Shop
Men's and Women's Locker Rooms
VIP Area
Offices
Classrooms/Team Meeting Facilities
FIELDHOUSE

CURRENT CONFIGURATION

POSSIBLE BUNKHOUSE RECONFIGURATION

[Diagram of current configuration and possible reconfiguration]
The current complex is divided into Large Field and Small Field sections. The Large Field side features 4 fields—60’/90’. The Small Field side includes 4 fields that can be 46’6”/65’ or 50’/70’. The fields were constructed with natural Grass (Large Fields have grass infields). Lighting is outfitted with state of the art television-grade lights. This configuration represents a partial build-out of the original complex master plan, which was designed to include 20 baseball fields and other visitor amenities.
There is a possibility to expand on the current site, Lot 1 as well as possible options to purchase Lots 2-5. Lot 2 is approximately 66 acres, Lot 3 is approximately 5 acres with frontage on Route 1, Lots 4 and 5 are approximately 15 acres and are divided by a parcel owned by the company that owns the cell tower. Lot 5 is important piece as it covers the end of the road that could be extended to reach additional land behind the complex.
An examination of the local, regional and national competitive sports market revealed that the Virginia Sports Complex is well-located to capitalize on a well-established competitive baseball market in the Mid-Atlantic. In particular, the tournament market is particularly strong, with the area very well located to reach a high percentage of potential teams.

**PRIMARY REGIONAL MARKET (1–2 HOUR DRIVE TIME)**
The Primary Market includes the Washington, D.C. MSA, all of Central Virginia including the entire Richmond, VA MSA, and the Hampton Roads Region of Virginia. The population of drive time is over 9 million.

**REGIONAL MARKET (2–4 HOUR DRIVE TIME)**
Virginia Sports Complex anticipates that the vast majority of facility visitors will come from within a 4-hour range, which includes metropolitan areas such as Baltimore, Raleigh–Durham, Greensboro, as well as Philadelphia and Southern New Jersey, all the way to Harrisburg, PA. The population of drive time is over 26 million.

**EXTENDED REGIONAL MARKET (4–6 HOUR DRIVE TIME)**
When extending to a 4–6 hour drive time, VCS is within driving distance of New York City, the largest metro area in the U.S. all the way south to the Columbia, SC suburbs. This allows for tournaments that include teams from the entire Mid-Atlantic region. Population for this drive time is nearly 65 million.
Virgina Sports Complex

8 MIN - FREDERICKSBURG
27 miles/30 mins

WASHINGTON DC BELTWAY
65.7 miles/1 hour

28.7 miles/30 mins - RICHMOND

8 MIN -
THINGS TO DO
Virginia Sports Complex has plenty to offer the family when not on the field. It is located less than 15 minutes from Kings Dominion Theme Park and Soak City. Kings Dominion has one of the East Coast’s largest collection of roller coasters, Planet Snoopy, featuring Snoopy and the entire PEANUTS™ gang and high energy live shows. Soak City is a 20 acre all ages water park featuring including water slides, rushing rivers, surfable waves and a 650,000-gallon wave pool.
https://www.kingsdominion.com/

Richmond, VA is just over 30 minutes away and has been voted one of the “Best Places to Travel in 2016” in THE WORLD by Travel + Leisure Magazine. Travel + Leisure magazine bestowed the honor upon the Region based on factors including its architecture, art galleries, culture, shopping, craft beer and dining. Take in a tour of one of the city’s many historic neighborhoods or Monument Avenue (listed on the National Register of Historic Places). The city’s booming dining scene, and the unique shopping destinations, such as Carytown have lead to Richmond being an acclaimed travel destination.
https://www.visitrichmondva.com/

NEARBY LODGING INCLUDES
Best Western
Country Inn & Suites
Days Inn
La Quinta Inn & Suites
Hampton Inn & Suites
Sleep Inn & Suites
Hampton Inn & Suites
Comfort Suites
Holiday Inn
Quality Inn & Suites
Courtyard
Candlewood Suites
Wyndam Hotel
For more Information Contact:

JOHN CARPIN
Senior Vice President
804.267.7216
john.carpin@cbre-richmond.com