Six (6) Total Parcels—Potential to Sell Three (3) of the Parcels as Home Sites (5± Acres)

- Zoned RP
- Traffic Counts of 10,000 VPD—Future Development Potential
- Approximately 60 Acres in 10 Year Old Pine and 120 Acres in Natural Regeneration

Price: $540,000

Call for Complete Package

For additional information, please contact Exclusive Agent:

Ryan Fanelli  804.400.6163
RFanelli@CommonwealthCommercial.com

Sam Worley  804.433.1813
SWorley@CommonwealthCommercial.com

Commonwealth Commercial Partners, Inc. represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.
U.S.G.S. 7.5 MINUTE SERIES QUADRANGLES
WOODFORD, VIRGINIA, 1969, PHOTOREVISED 1984
SCALE: 1" = 2000'

NOTE: ALL LOCATIONS ARE APPROXIMATE.

FIGURE 1
SITE LOCATION & TOPOGRAPHY
24 HOUR - 2 DAY AVERAGE
SEPTEMBER 23 & 24, 2003
CAROLINE COUNTY, VIRGINIA
FIGURE 2
TRAFFIC COUNTS
24 HOUR – 2 DAY AVERAGE
SEPTEMBER 23 & 24, 2003
CAROLINE COUNTY, VIRGINIA
FIGURE 3
ROUTE 207 AND 639
24 HOUR - 2 DAY AVERAGE
SEPTEMBER 23 & 24, 2003
CAROLINE COUNTY, VIRGINIA
FIGURE 4
MILL'S RUN TRIP DISTRIBUTION
CAROLINE COUNTY, VIRGINIA

LEGEND

40%
DIRECTIONAL DISTRIBUTION

00
A.M. PEAK HOUR

(00)
P.M. PEAK HOUR
FIGURE 5
2006 TOTAL TRAFFIC ASSIGNMENT
MILL'S RUN
CAROLINE COUNTY, VIRGINIA

2006 A.M. PEAK HOUR
7:45 TO 8:45
ROUTES 207 & 639

2006 P.M. PEAK HOUR
4:45 TO 5:45
ROUTES 207 & 639

RESOURCE
INTERNATIONAL, LTD.
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
P.O. BOX 6160 • 9560 KING'S CHARTER DRIVE • ASHLAND, VA 23005
(804) 560-9290 • FAX (804) 560-9269
2006 A.M. PEAK HOUR
7:45 TO 8:45
ROUTES 639 & 713

2006 P.M. PEAK HOUR
4:45 TO 5:45
ROUTES 639 & 713

FIGURE 6
2006 TOTAL TRAFFIC
ASSIGNMENT (639/713)
MILL'S RUN
CAROLINE COUNTY, VIRGINIA
FIGURE 7
2006 TOTAL TRAFFIC ASSIGNMENT
MILL'S RUN MAIN ENTRANCE
CAROLINE COUNTY, VIRGINIA

RESOURCES
INTERNATIONAL, LTD.
ENGINEERS - SCIENTISTS - SURVEYORS - PLANNERS
P.O. BOX 6160 • 9560 KINGS CHARTER DRIVE • ASHLAND, VA 23005
(804) 550-2620 FAX (804) 550-9259
FIGURE 2
VICINITY MAP
TERRELL PROPERTY
APPROXIMATELY 115 ACRES
CAROLINE COUNTY, VIRGINIA

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(804) 560-9200 • FAX (804) 560-9200

SYMBOL LEGEND
NPL SITE: 0 • WITHIN 1 MILE RADIUS.
CERCLA SITE: 0 • WITHIN 1/2 MILE RADIUS.
VAP SITE: 0 • WITHIN 1/2 MILE RADIUS.
RCRA SSD FACILITIES: 0 • WITHIN 1 MILE RADIUS.
RCRA HAZARDOUS WASTE GENERATORS: 0 ON SUBJECT PROPERTY OR ADJACENT PROPERTIES.
ERSG INCIDENTS: 0 ON SUBJECT PROPERTY.
SOLID WASTE FACILITIES: 0 • WITHIN 1/2 MILE RADIUS.
PSR OR AT SITES: 0 • WITHIN 1/2 MILE RADIUS.
UNDERGROUND STORAGE TANK SITES: 0 ON SUBJECT PROPERTY OR ADJACENT PROPERTIES.
LEAKING UNDERGROUND STORAGE TANK SITES: 0 WITHIN 1/2 MILE RADIUS.

SCALE: 1" = 2000'
NOTE: ALL LOCATIONS ARE APPROXIMATE.
FIGURE 3
SITE LOCATION MAP
TERRELL PROPERTY
APPROXIMATELY 115 ACRES
CAROLINE COUNTY, VIRGINIA

NOTE: ALL LOCATIONS ARE APPROXIMATE.
PHOTOGRAPH 1: CONDITIONS AT "DRY" SAMPLE POINT SPA-1

PHOTOGRAPH 2: CONDITIONS AT "WET" SAMPLE POINT SPA-2
PHOTOGRAPH 3: CONDITIONS AT "DRY" SAMPLE POINT SPC-1

PHOTOGRAPH 4: CONDITIONS AT "DRY" SAMPLE POINT SPC-2
PHOTOGRAPH 5: ABANDONED DWELLING

PHOTOGRAPH 6: INTERIOR OF ABANDONED DWELLING
PHOTOGRAPH 7: HOUSEHOLD TRASH NEAR ABANDONED DWELLING
U.S.G.S. 7.5 MINUTE SERIES QUADRANGLE
WOODFORD, VA
1969, PHOTOREVISED 1972
SCALE: 1" = 1,000'

NOTE: ALL LOCATIONS ARE APPROXIMATE.
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
SOIL SURVEY OF CAROLINE COUNTY
SCALE: 1" = 2000

SOILS LEGEND

15E - KEMPSTON-EMPORIA-SMIX COMPLEX, 15 TO 50 PERCENT SLOPES
11B - KEMPSTON-EMPORIA, 2 TO 6 PERCENT SLOPES
11C - KEMPSTON-EMPORIA, 6 TO 10 PERCENT SLOPES
23C - SAGE-KEMPSTON COMPLEX, 2 TO 15 PERCENT SLOPES

NOTE: ALL LOCATIONS ARE APPROXIMATE.

FIGURE 2
SCS SOIL SURVEY OF CAROLINE COUNTY
TERRILL PROPERTY
APPROXIMATELY 145 ACRES
CAROLINE COUNTY, VIRGINIA

RESOURCE
INTERNATIONAL, LTD.
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
P.O. BOX 8150 • 2000 KING'S CHASE DRIVE • ALEXANDRIA, VA 22302
(504) 550-5000 • FAX (504) 550-5020

SUBJECT PROPERTY
PHOTOGRAPH 1: CONDITIONS AT "DRY" SAMPLE POINT SPA-1

PHOTOGRAPH 2: CONDITIONS AT "WET" SAMPLE POINT SPA-2