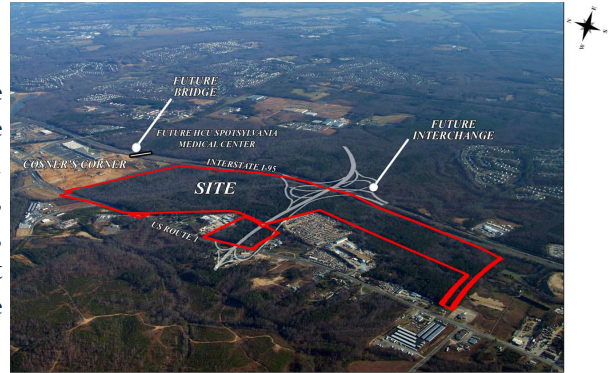## DEVELOPMENT SITE FOR SALE

Offering: The site is a 241 acre premier mixed-use development site located in Fredericksburg, Spotsylvania County, Virginia, the 13th fastest growing county in the nation.

Site: Approximately 241 acres in size, comprised of two phases.

Location: The site is prominently located between I-95, US Route 1, US Route 17 and the Spotsylvania Parkway, **directly adjacent to Cosner's Corner Retail Center**, which comprises 1,500,000 square feet of big box retail space featuring; Super Target, Kohl's, Marshall's, Best Buy, PetSmart, Ross, Staples.

In addition to Cosner's Corner, the site is also **adjacent to the Spotsylvania Regional Medical Center Complex**, a 126-bed general acute care hospital which is currently under construction and is slated to be completed by 2010.

Development Potential:

Phase I – 38 Acres
The magnet site is likely to be developed in multiple phases (see conceptual mater plan). Phase I would include approximately 38 acres adjacent to Cosner's Corner Retail Center, which stands independent from the bulk of the site and can be developed immediately under existing By-Right zoning ("I-1"), which allows up to a 1.0 FAR.

Phase II – 203 Acres
The bulk of the site is likely to be developed with high density, mixed-use uses in multiple phases under new Urban Development Area zoning ("UDA"). **This site is currently being recommended as one of the five UDA's which Spotsylvania County will be obliged to adopt in their Comprehensive Plan by 2011.**

Under a UDA classification, development density is expected to be at a **minimum of 0.4 FAR (3.5 million square feet for Phase II),** designed to foster places for people to "live, work, and play" most likely in under a town center style concept. The County Planning Officials are very receptive to the Sponsor's proposed development concept, and have indicated that the Sponsor can begin the process for mixed-use development utilizing the existing Planned Development Commercial (PDC) zoning ordinance in anticipation of the UDA.