

Virginia Land Investments

Land Available ~ Caroline County

Potential T.O.D.

Fact sheet

- Growth Area "USA Today 10th Fastest Areas"
- 1 hr to Washington DC
- 30 mins. North of Richmond
- Commuter Rail Potential
- 2.5 miles I95 frontage
- 8 Million people within 100 miles
- 100,000 vpd along I-95
- Zone - M1 (Mixed Use Potential)
- Virginia is a right-to-work state
- Utilities at south west quadrant



M.R. FOLEY

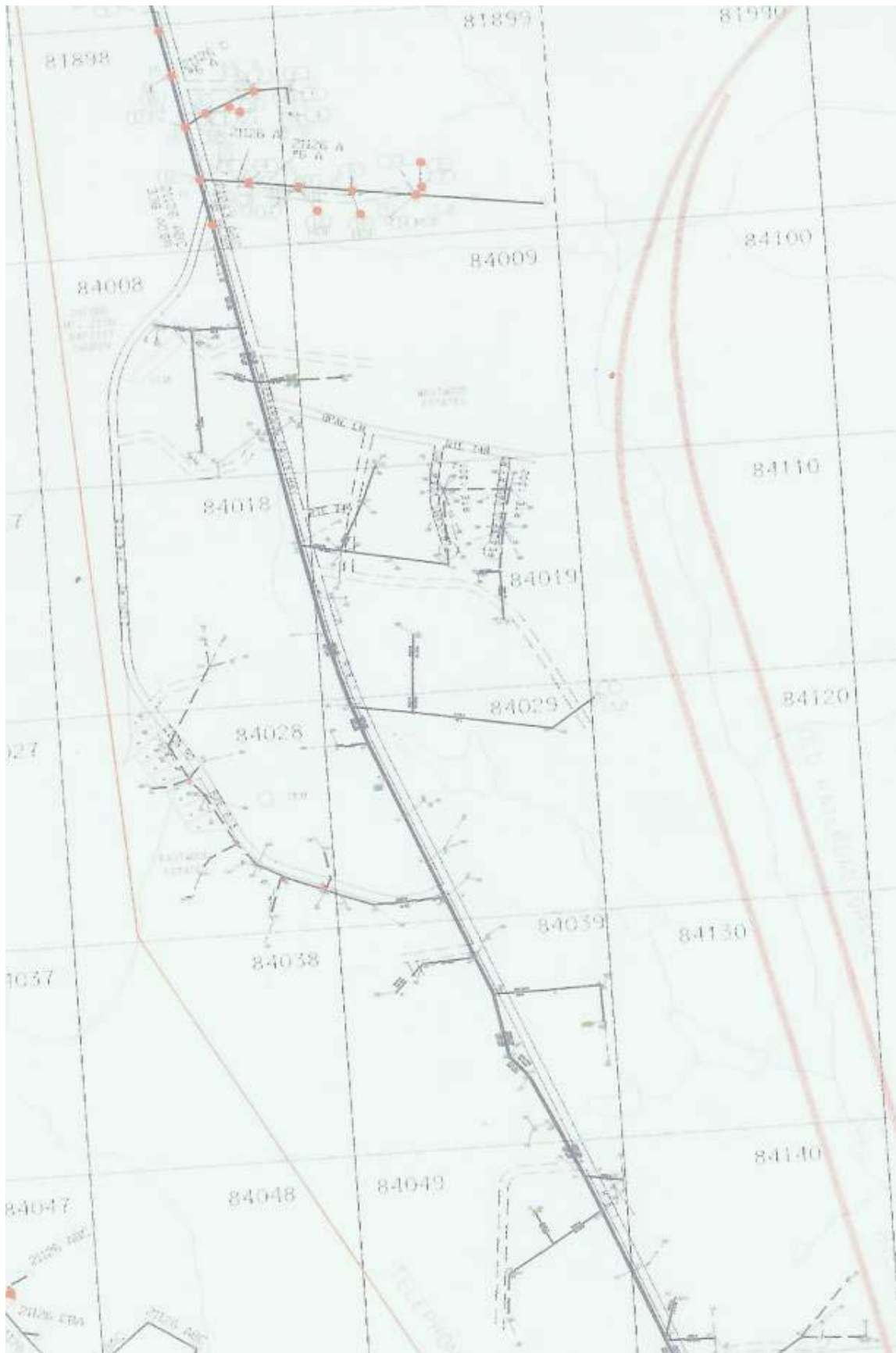


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Richmond, VA 23230

MORE INFORMATION CONTACT

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Office: 804.359.1221
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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing



**CARMEL CHURCH STATION
POTENTIAL
(PARCELS 'A' & 'C' on AERIAL)**

Land Area: ± 800 acre

Access: US Route 1 (at least 2 points)
State Route 207
VDOT plans call for a 2nd point on 207

Rail: ± 2.6 Miles CSX main North/South line
Double track (3rd high speed in future)

Utilities: Fiber Optic on site (Verizon)
Water: County: Huge Capacity
Sewer: County: Alan Ramsey, Director of Public Works
Caroline County, Va (804) 633-4386
Power: Rappahannock Electric Co-op
Richard Collawn (804) 632-5509
Gas: Less than one mile along Rt. 207
Columbia Gas of Va. Dave Bowman (804)357-6184

Zoning: Currently M-1(industrial)... RP 116 ac.
Sub-Area Planning Commission currently reviewing
comprehensive plan (proposed mixed-use)

County District: Reedy Church: "Maxie" Rozell, Supervisor

Contact Information: Rusty Foley, Broker
M R Foley & Associates LLC
P O Box 11499 Richmond, VA 23230
O.(804) 359-1221 C.(804)387-0743 email: rusty@mrfoleyandassoc.com

Important Contact Information:

Caroline County

Economic Development

- Director: Gary Wilson (804) 633-4074

County Administrator:

- Percy Ashcraft (804) 633-5380

Web Resources:

**County of Caroline
Health Department
VA Dept. of Transportation
Soil Survey Online**

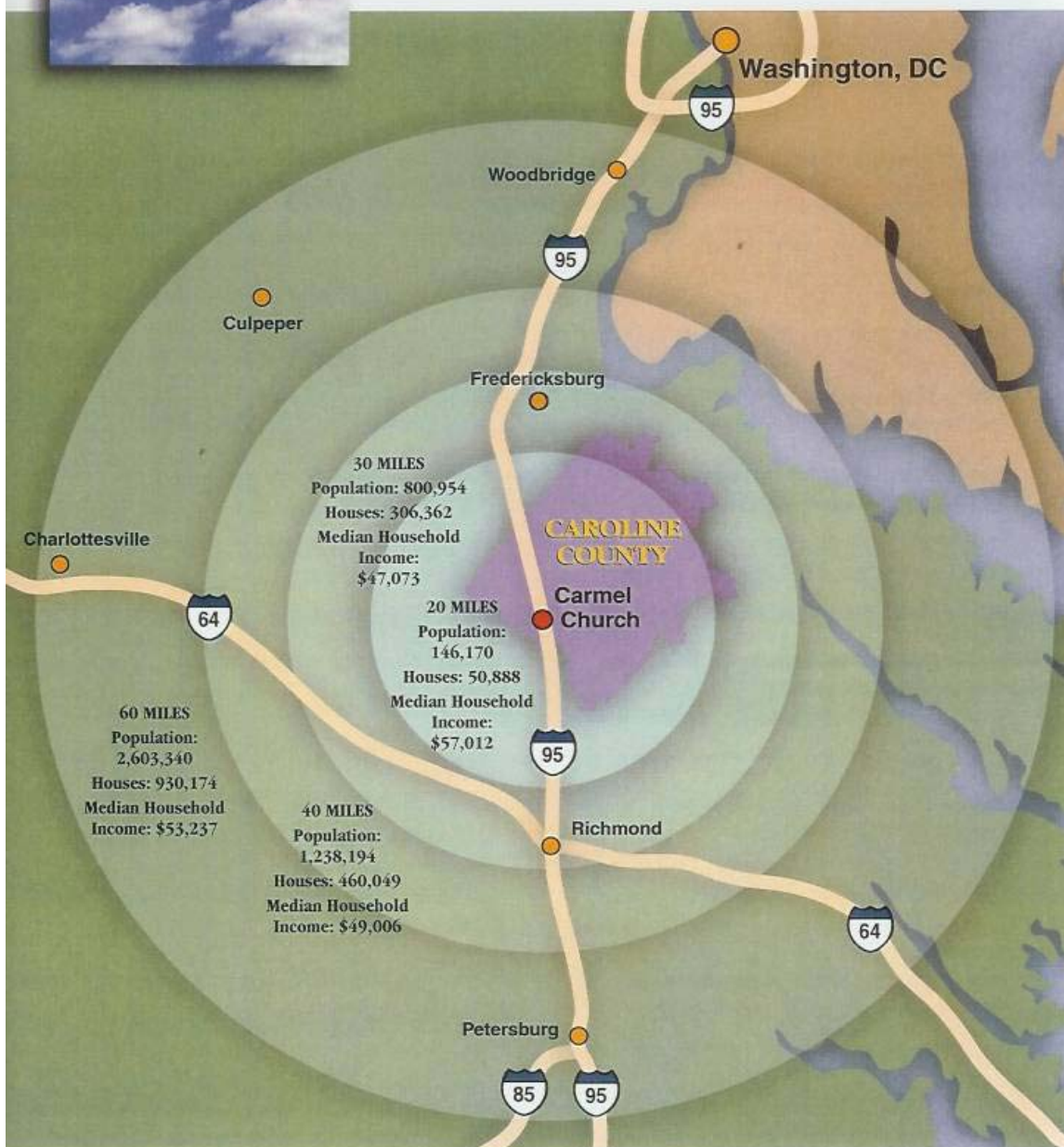
www.visitcaroline.com
www.vdh.state.va.us
www.vdh.state.va.us
www.va.nrcs.usda.gov



Disclaimer:

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Caroline County Labor and Customers



Based on Adjusted 2000 US Census Data

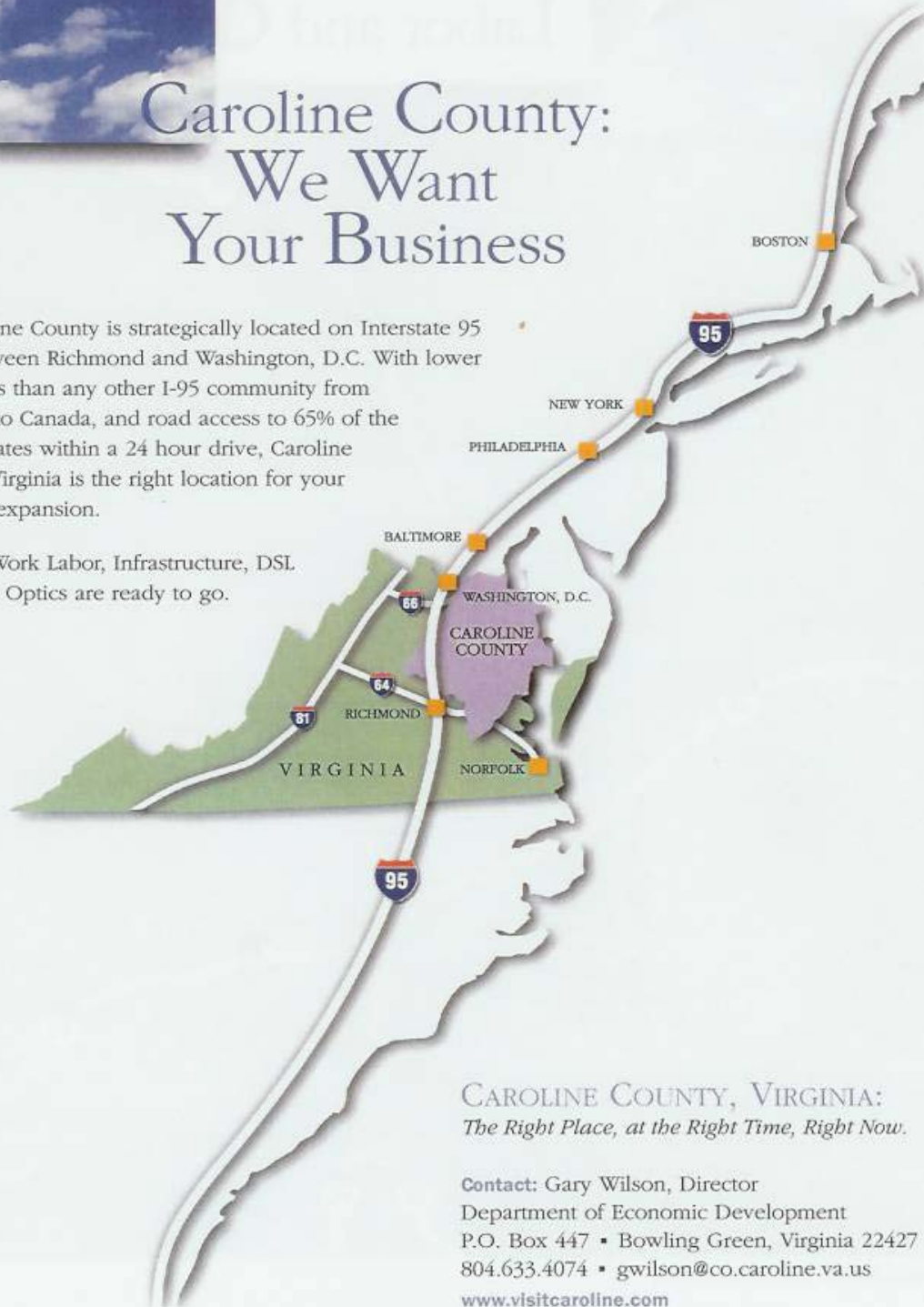
Caroline County: 10th Fastest Growing Community in America



Caroline County: We Want Your Business

Caroline County is strategically located on Interstate 95 between Richmond and Washington, D.C. With lower taxes than any other I-95 community from Caroline to Canada, and road access to 65% of the United States within a 24 hour drive, Caroline County, Virginia is the right location for your business expansion.

Right to Work Labor, Infrastructure, DSL and Fiber Optics are ready to go.



CAROLINE COUNTY, VIRGINIA:
The Right Place, at the Right Time, Right Now.

Contact: Gary Wilson, Director
Department of Economic Development
P.O. Box 447 • Bowling Green, Virginia 22427
804.633.4074 • gwilson@co.caroline.va.us
www.visitcaroline.com



Proximity: Where You Need to Be

Washington, D.C. is a little more than an hour's drive (72 miles via I-95) from Caroline County. If your firm has any connection with government, Caroline County offers immediate access without the congestion of the D.C. metropolitan area. As the world comes to Washington to work, your company will be positioned to host global opportunities.

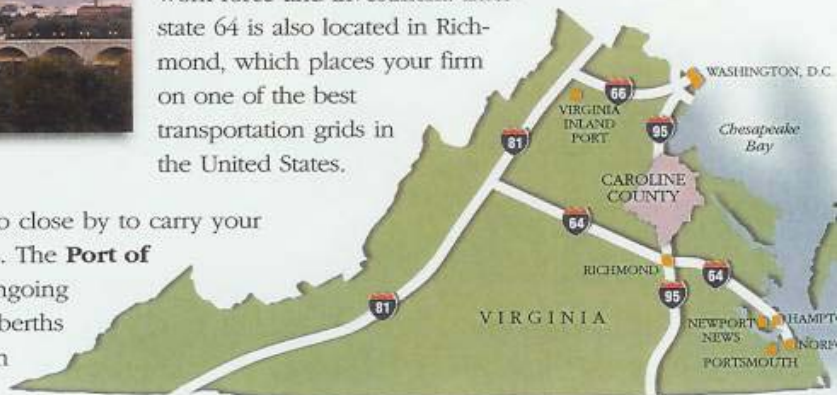


Richmond, Virginia is only thirty minutes away from Caroline County. The capital of Virginia is important to any firm operating in the state. As a center of population and business opportunity in the Commonwealth, Richmond provides every resource a dynamic industry could want as well as additional work force and investment. Interstate 64 is also located in Richmond, which places your firm on one of the best transportation grids in the United States.

Deep Water Ports are also close by to carry your products to world markets. The **Port of Richmond** receives oceangoing vessels in 1250 foot wide berths and will store shipments in a quarter million square foot warehouse.

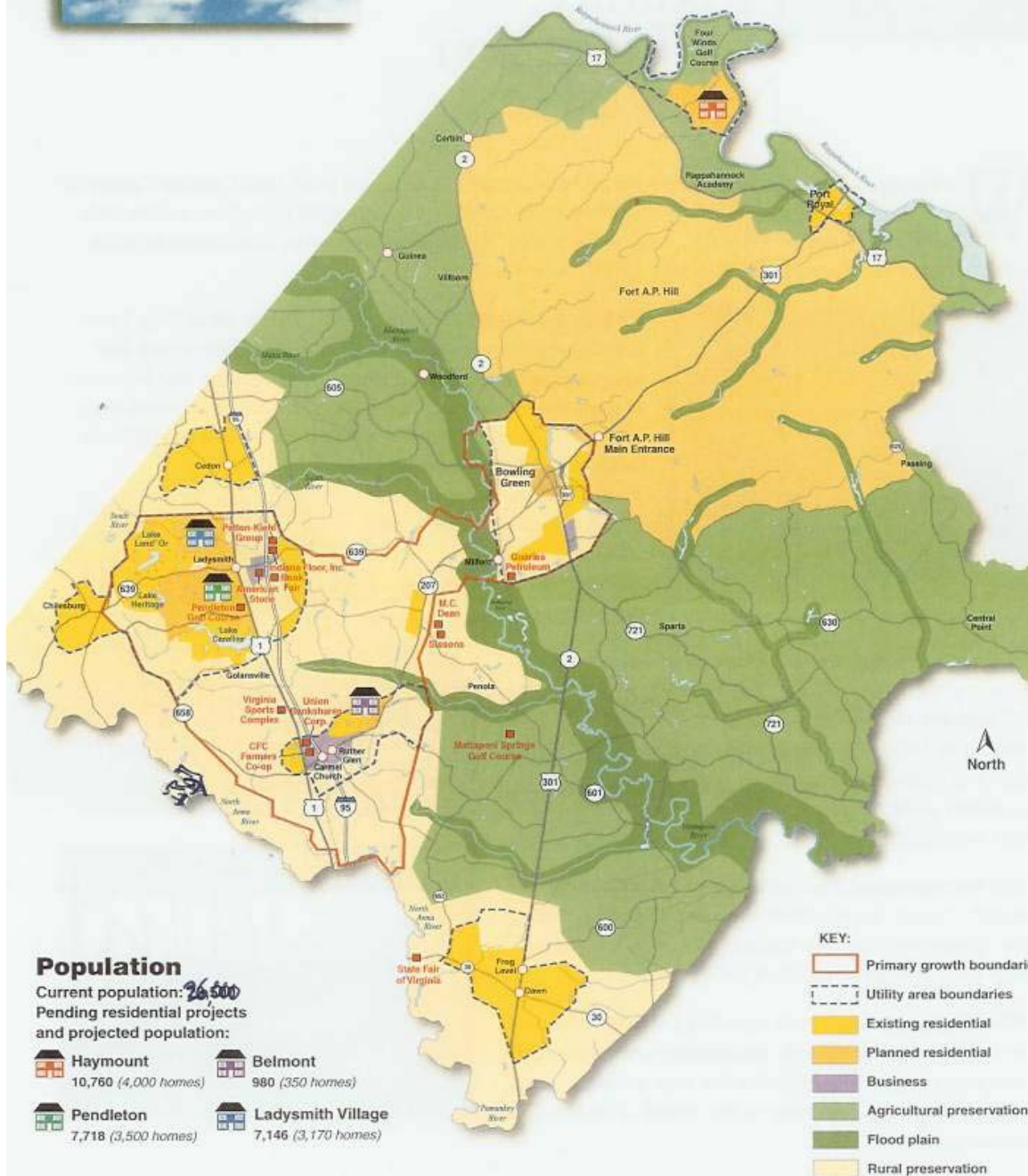
The International Port of Hampton Roads is the world's second largest natural deepwater harbor. Only two hours from Caroline County, Hampton Roads can ship your product to any spot on the globe.

The Virginia Inland Port provides customs clearance and truck cargo transfer to oceangoing containers. Only two hours away, VIP treatment for your goods is just a part of Caroline's proximity to the world of international





Caroline County Development



Population

Current population: **26,500**
 Pending residential projects
 and projected population:

 Haymont 10,760 (4,000 homes)	 Belmont 980 (350 homes)
 Pendleton 7,718 (3,500 homes)	 Ladysmith Village 7,146 (3,170 homes)

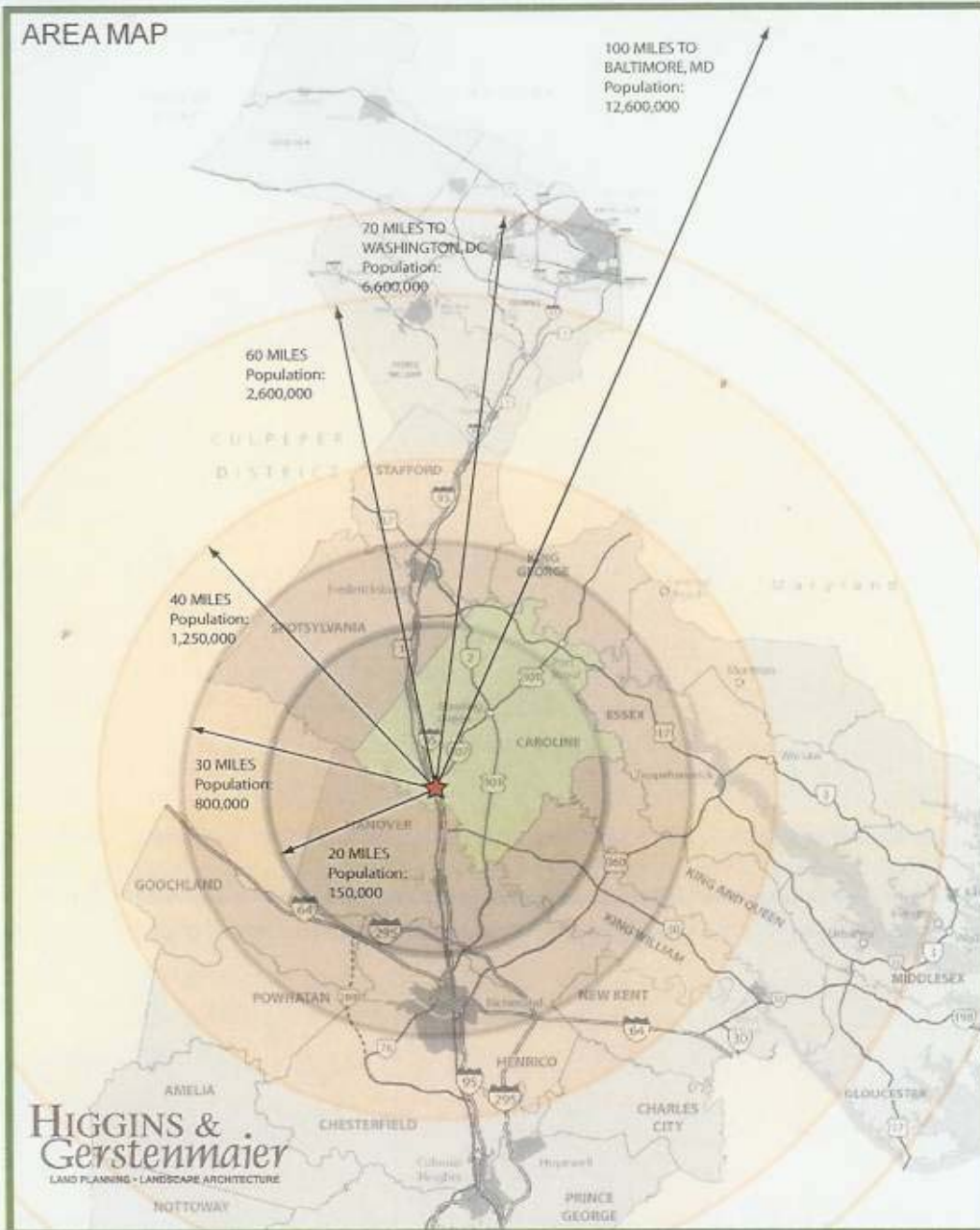
KEY:

-  Primary growth boundaries
-  Utility area boundaries
-  Existing residential
-  Planned residential
-  Business
-  Agricultural preservation
-  Flood plain
-  Rural preservation



Virginia Land Investments

AREA MAP



HIGGINS & Gerstenmaier
LAND PLANNING - LANDSCAPE ARCHITECTURE

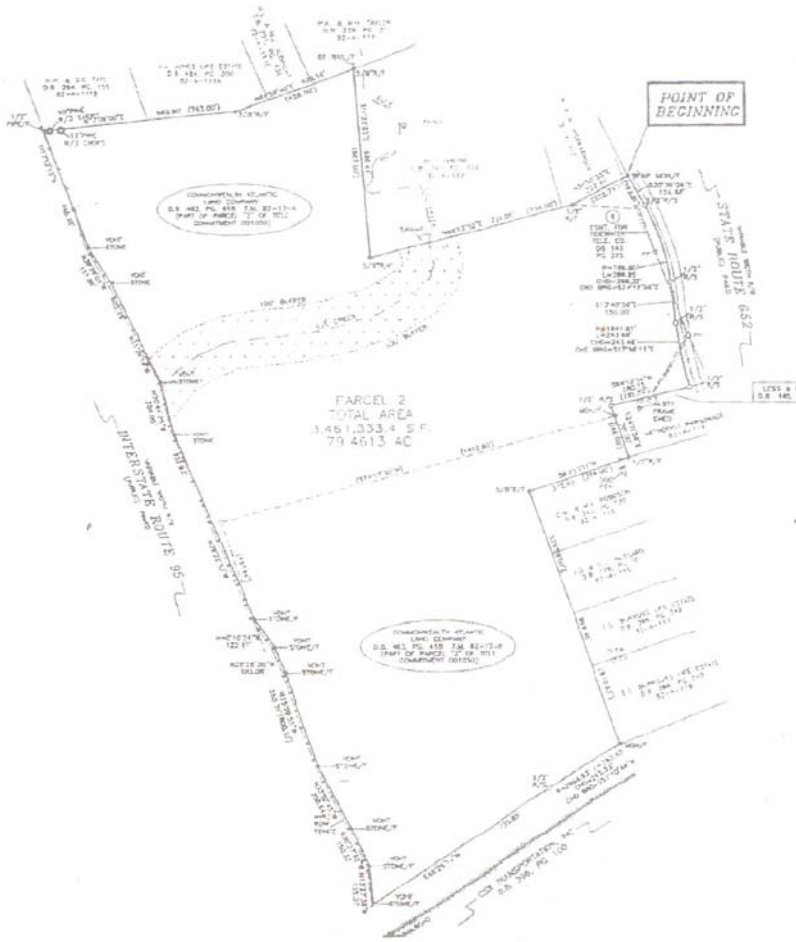
- +/- 1000 Acres available
- Caroline County, Virginia
- 3 miles fronting I-95
- Future Rail Transit Station
- +/- 140 Acres Retail
- +/- 115 Acres Office
- +/- 25 Acres Mixed Use Town Center
- +/- 15 Acres Hotel/Conference Center
- +/- 400 Acres Residential (varying densities)

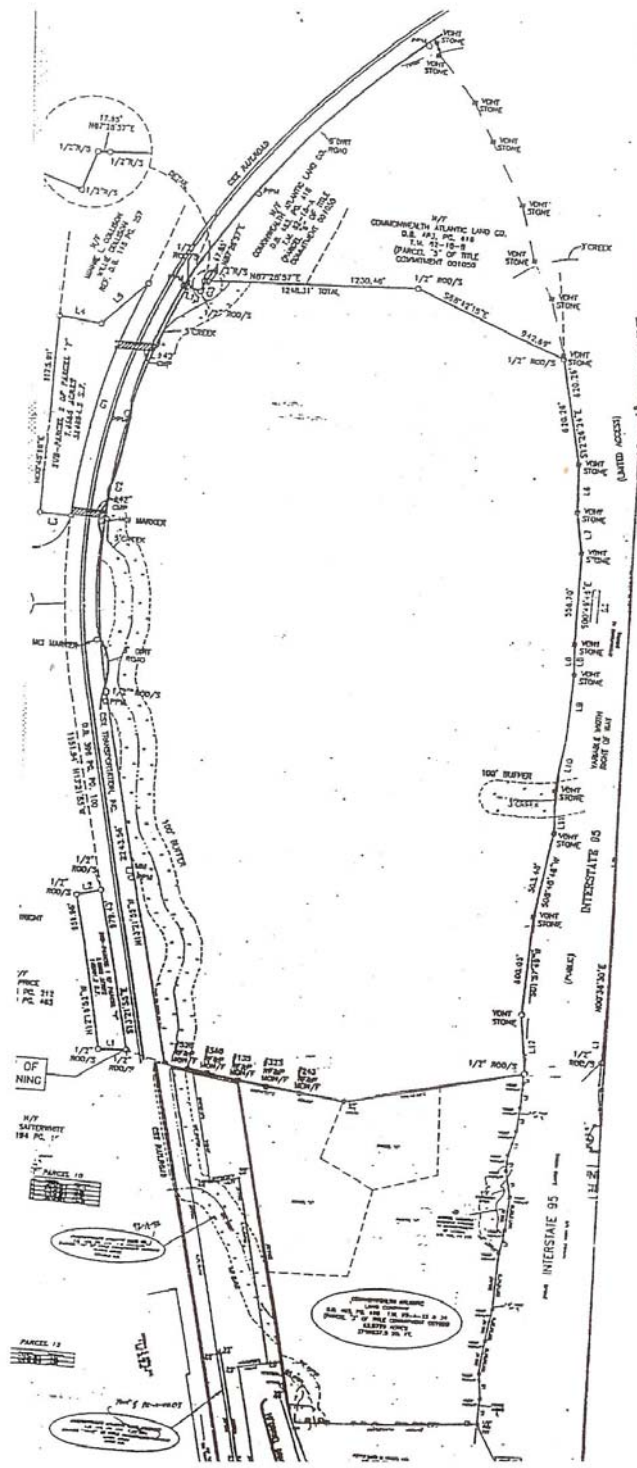
For information, contact:
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 or
Tommy Thompson
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 Richmond, VA 23228
tommy@virginialandinvestments.com
 Office: 804.864.8443
www.virginialandinvestments.com



- (A) Size: 255+/- Acres
 Zoning Industrial
 Utilities Water and Sewer available
 Rail YES
 Interstate Frontage ± 3,300 feet
 Access 125'(w) road from SR 207 w/ light
 60' expandable to 120' along US Rt.1
- (B) Size 79 +/- Acres
 Zoning Industrial
 Utilities Water/Sewer within ½ mile
 Interstate Frontage ± 3,000 feet
 Rail YES
 Access Frontage along SR 652 (Ruther Glen Rd)
- (C) Size 545+/- Acres
 Zoning Industrial (429) Rural Preservation (116)
 Utilities Well / Septic
 Interstate Frontage ± 8,100 feet
 Rail YES
 Access US Rt. 1
- (D) Size 131 +/- Acres
 Zoning Industrial(113) RP (18)
 Utilities Well / Septic
 Access Private Road off SR 652 (Ruther Glen Rd.)

B





Northern Portion
of AREA
C

OF NING

1/4\"/>

PARCEL 10

PARCEL 11

PROPOSED ALIGNMENT
FOR THE
CONSTRUCTION OF A
NEW BRIDGE OVER
THE RIVER AT
STATION 1+00 TO 1+50
AS SHOWN ON PL. 100

INTERSTATE 95

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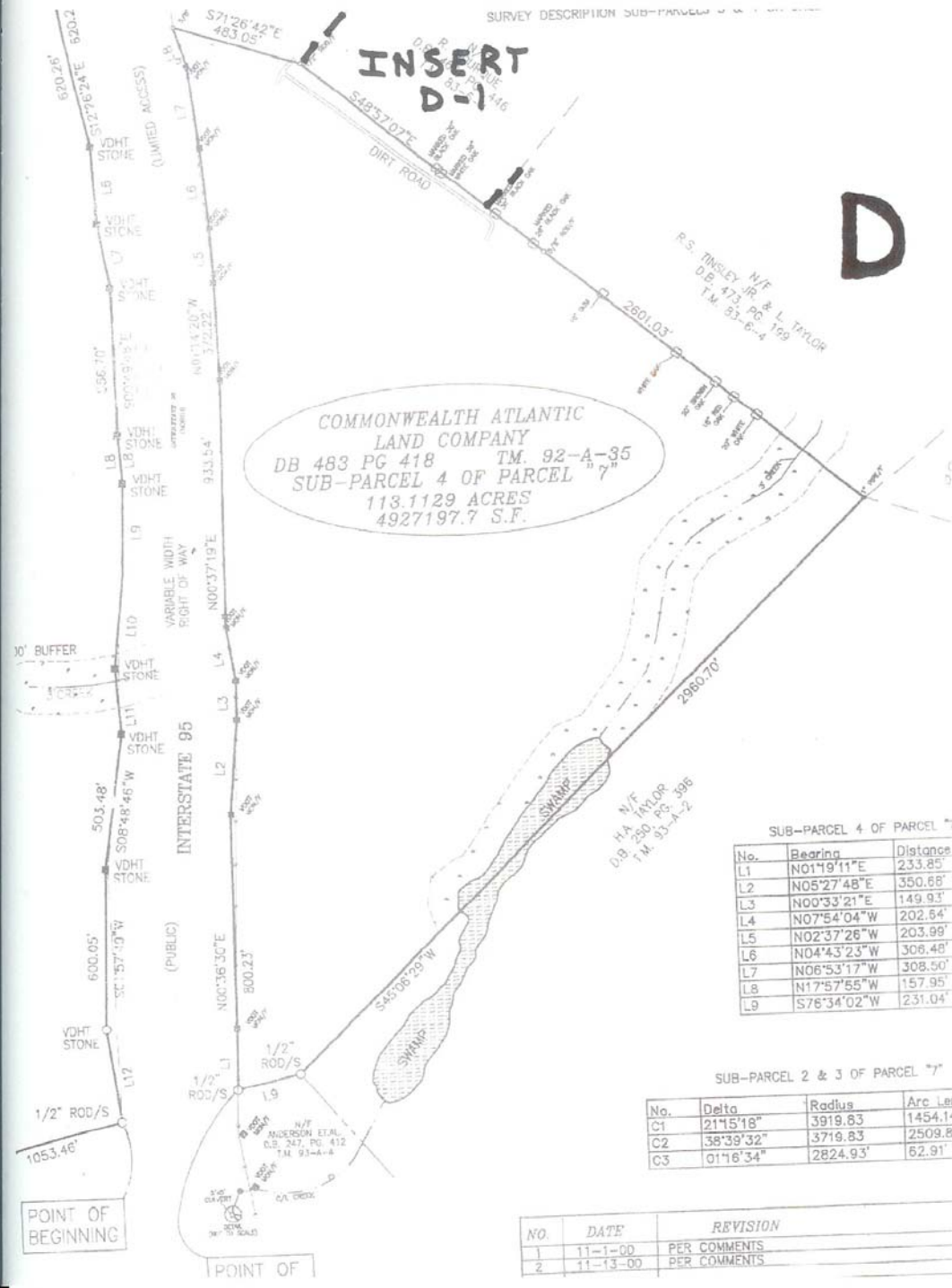
INTERSTATE 95

INTERSTATE 95

**INSERT
D-1**

D

COMMONWEALTH ATLANTIC
LAND COMPANY
DB 463 PG 418 TM. 92-A-35
SUB-PARCEL 4 OF PARCEL "7"
113.1129 ACRES
4927197.7 S.F.



SUB-PARCEL 4 OF PARCEL "7"

No.	Bearing	Distance
L1	N01°19'11"E	233.85'
L2	N05°27'48"E	350.68'
L3	N00°33'21"E	149.93'
L4	N07°54'04"W	202.64'
L5	N02°37'26"W	203.99'
L6	N04°43'23"W	306.48'
L7	N06°53'17"W	308.50'
L8	N17°57'55"W	157.95'
L9	S76°34'02"W	231.04'

SUB-PARCEL 2 & 3 OF PARCEL "7"

No.	Delta	Radius	Arc Len
C1	21°15'18"	3919.83	1454.14
C2	38°39'32"	3719.83	2509.8
C3	01°16'34"	2824.93'	62.91'

NO.	DATE	REVISION
1	11-1-00	PER COMMENTS
2	11-13-00	PER COMMENTS

