

# AVAILABLE

## Rt. 639 & I-95 · Ladysmith, VA (Caroline County)

*Immediate Interstate Access @ Exit 110: Ladysmith Road*

- **200.23 Acres +/- For Sale**
- **Technology Zone Location**
- **Fiber Optics @ 500-1,000 ft.**
- **Sewer Lines @ SW Corner**
- **Electric Lines Overhead**
- **Water Line Across Rt. 639**

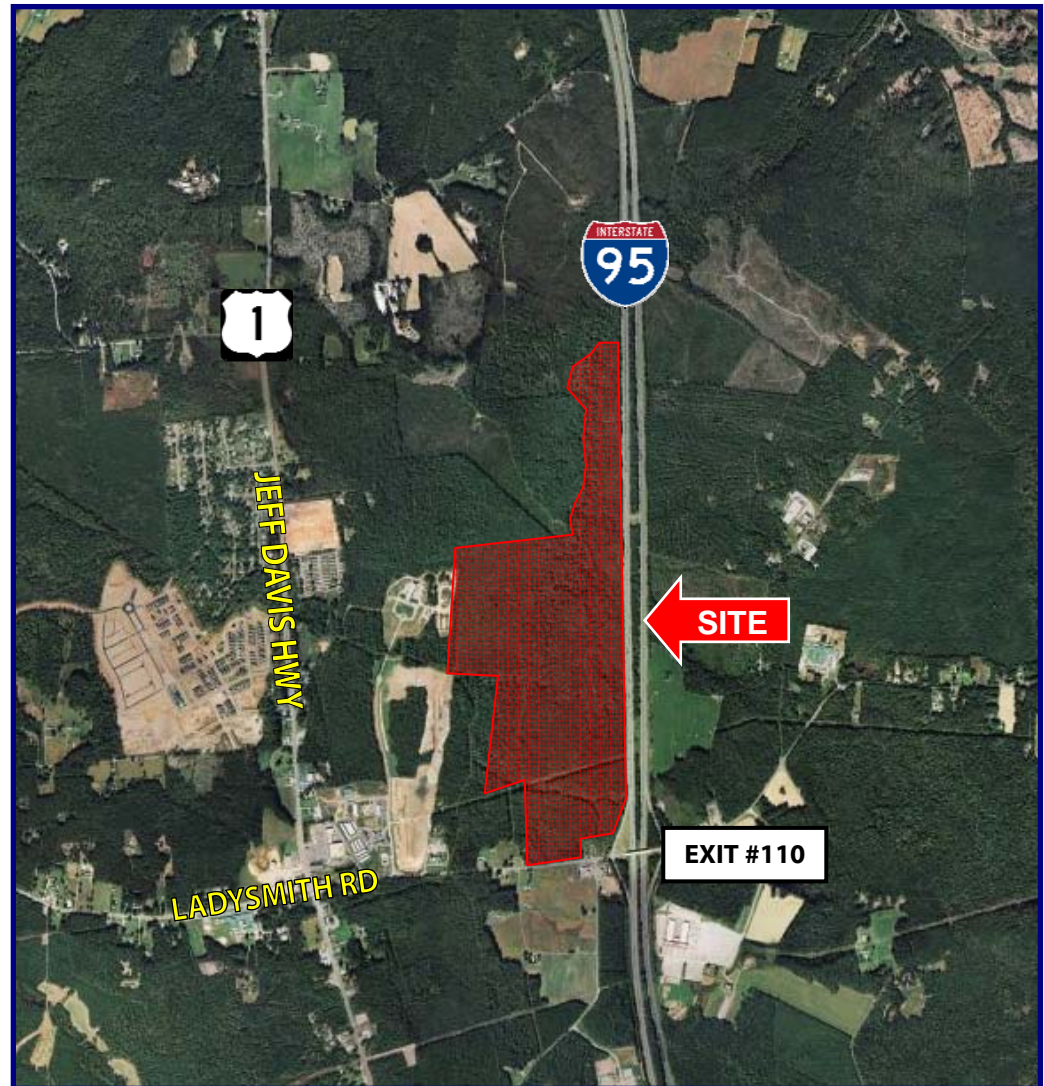
Contact Exclusive Agents:

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## LAND DATA SHEET

LOCATION: Rt. 639 & I-95 Northwest Corner  
Ladysmith, VA  
Caroline County

ACREAGE: 200.23 Acres

ZONED: B-1, M-1, RP

TAX ID: 19787 – 162.83 Acres  
36 – 25.9 Acres  
7939 – 11.5 Acres

SEWER: Sewer line across SW corner of property

ELECTRIC: Overhead line across property

WATER: Water line located across Rt. 639

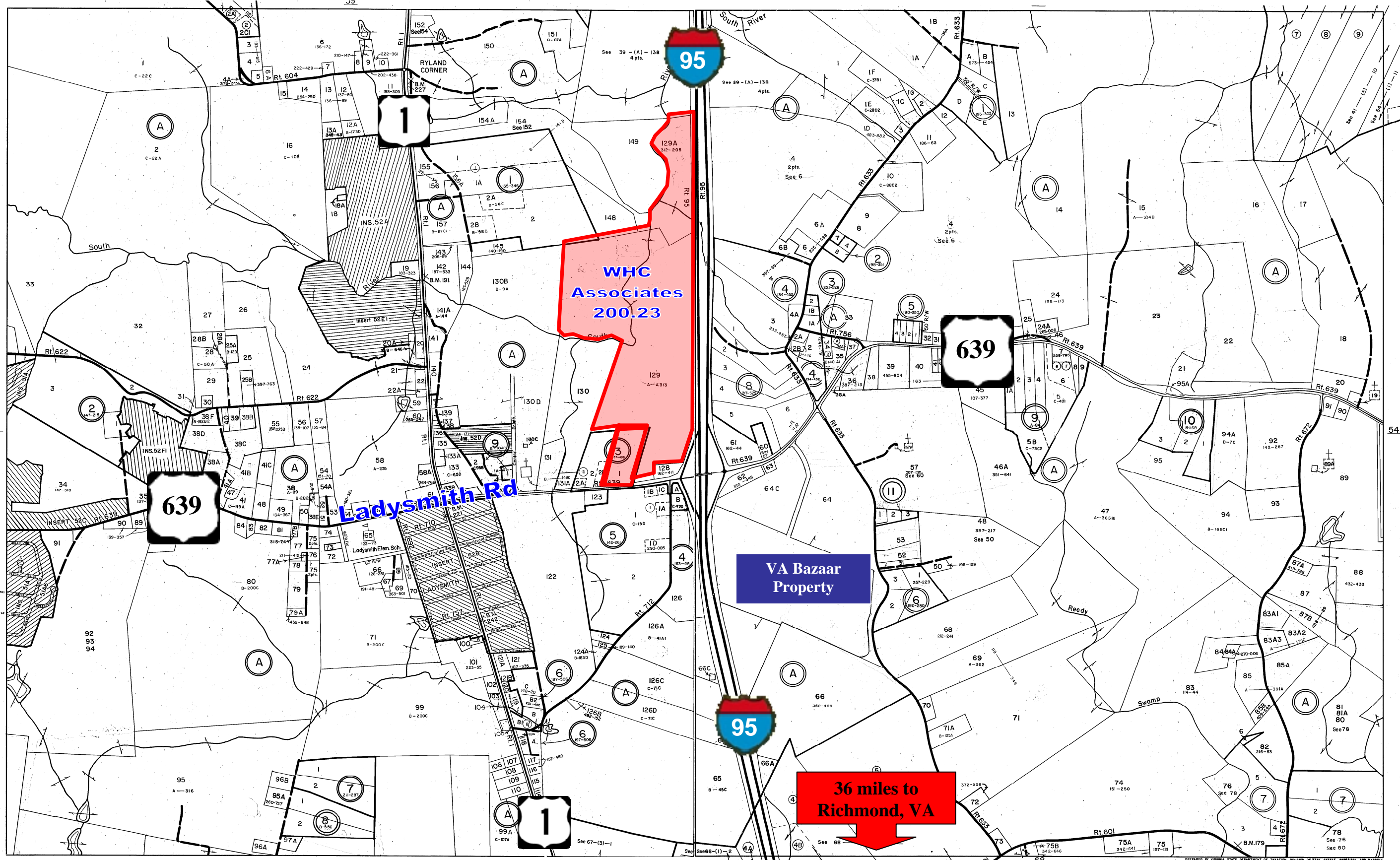
ACCESS: Ladysmith Rd at I-95 Interchange

FOR SALE: \$10,000,000

For Further information,  
contact:

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|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Location:</b> I-95 Route 639, Ladysmith Exit 110                                       | <b>Water Service Provider:</b> Caroline County                     |
| <b>Suitable for Construction:</b> 200 +/-                                                 | <b>Public Water:</b> Yes                                           |
| <b>Site Sub-Dividable:</b> Yes                                                            | <b>Distance from Site:</b> On-Site                                 |
| <b>Largest Contiguous Parcel:</b> 200 Acres                                               | <b>Line Size:</b> 16 inches                                        |
| <b>Zoning:</b> Rural Preservation                                                         | <b>Wells on Site:</b> No                                           |
| <b>Structures:</b> None                                                                   | <b>Well Capacity:</b> N/A                                          |
|                                                                                           | <b>Treatment Facility:</b> Caroline County Utilities               |
| <b>Industrial Park:</b> No                                                                | <b>Treatment Capacity:</b> 1,300,000 gpd                           |
| <b>Range of Site Sizes:</b> Varies                                                        | <b>Available Treatment Capacity:</b> 770,000 gpd                   |
| <b>Comprehensive Plan:</b> Commercial/Industrial                                          | <b>Current Storage:</b> 960,000 gpd                                |
| <b>Ground Cover:</b> 25 Cleared, 50 Wooded, Gently Rolling                                | <b>Available Capacity to Site:</b> 770,000 gpd                     |
| <b>Environmental Audit:</b> No                                                            | <b>Pressure at Hydrant, Static:</b> +/- 51psi, residual +/- 50 psi |
| <b>Watershed Survey:</b> No                                                               | <b>Surface Water on Site:</b> Yes                                  |
| <b>Soil Borings:</b> yes                                                                  | <b>Source of Surface Water:</b> Pond                               |
| <b>100 Year Flood Plain:</b>                                                              | <b>Waste Water Treatment Provider:</b> Caroline County             |
|                                                                                           | <b>Public Sewer:</b> No                                            |
| <b>Electric Power:</b> Rappahannock Elec. Co-op                                           | <b>Sewer Distance from Site:</b> 600 + ft                          |
| <b>Distance to Distribution Line:</b> 0                                                   | <b>Line Size:</b> 10 inches                                        |
| <b>Voltage to Distribution Line:</b> 3 phase, 7,200/12,500KV                              | <b>Septic System Practical:</b> Yes                                |
| <b>Natural Gas Supplier:</b> Columbia Gas Supplier                                        | <b>Treatment Facility:</b> Caroline County W.W. Treatment          |
| <b>Gas on Site:</b> No                                                                    | <b>Total Treatment Capacity:</b> 1,500,000 gpd                     |
| <b>Distance from Site:</b> 4 miles                                                        | <b>Available Treatment Capacity:</b> 1,000,000 gpd                 |
| <b>Line Size:</b> 24 inches                                                               | <b>Available Capacity to Site:</b> 1,000,000 gpd                   |
| <b>Pressure:</b> High                                                                     |                                                                    |
|                                                                                           | <b>Receiving Stream:</b>                                           |
| <b>Telecommunications Supplier:</b> Verizon                                               |                                                                    |
| <b>Digital Switching:</b> Yes                                                             | <b>Rail Road Services:</b> No                                      |
| <b>Fiber Optics on Site:</b> No                                                           | <b>Name of Service:</b> N/A                                        |
| <b>Distance from Fiber Optic Line:</b> 500-1,000 ft                                       | <b>Distance from Site:</b> N/A                                     |
| <b>ISDN Available:</b> Yes                                                                | <b>Can Rail Siding be Installed:</b> No                            |
| <b>Other Features:</b>                                                                    | <b>Highway Distance to Nearest Interchanges:</b> 0 Miles           |
|                                                                                           | <b>Interstate Name:</b> I-95                                       |
| <b>Distance to Nearest Commercial Airport:</b> 35 miles, Richmond International           | <b>Name of Interchange:</b> Ladysmith, Exit 110                    |
| <b>Distance to Nearest General Aviation Airport:</b> 18 miles, Hanover Airport (4,660 ft) | <b>Distance to Nearest 4 Lane Arterial:</b> 1 Mile – Route 1       |
| <b>Reagan Washington National:</b> 65 miles                                               | <b>Name of Arterial:</b> US Route 1                                |
| <b>Dulles International:</b> 60 miles                                                     | <b>Highway Serving Site:</b> 639                                   |
|                                                                                           | <b>Industrial Access Road Needed:</b> No                           |
|                                                                                           | <b>Site Served by Public Transportation:</b> No                    |
|                                                                                           |                                                                    |