



RELATIONSHIP
DRIVEN
REAL ESTATE

LAKE ANNA STATE PARK

LAKE ANNA

LAWYERS RD

208

208

LAKE ANNA WINERY

COURTHOUSE RD

LEWISTON RD

EXCLUSIVE OFFERING FROM CPG

5947 COURTHOUSE ROAD
SPOTSYLVANIA COURTHOUSE, VA 22551

628.80 Acres of Land for Sale

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CONTENTS

BUSINESS TERMS

EXECUTIVE SUMMARY	03
LAND USE AND ZONING	04
COMPARABLE SALES & PROPERTIES	05
MAPS	08
DEAL TEAM	10

SALE PRICE	\$2,750,000
PRICE PER ACRE	\$4,373
DEPOSIT	5% OF PURCHASE PRICE
STUDY PERIOD	30 DAYS
SETTLEMENT	NO LATER THAN 30 DAYS AFTER STUDY PERIOD

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.

CPG Realty, LLC (“CPG”), acting as exclusive representative, is pleased to present for your consideration to purchase 5947 Courthouse Road in Spotsylvania Courthouse, VA. 5947 Courthouse Road is a 628.80 acre property that is conveniently located with frontage on a major regional thoroughfare, Courthouse Road, that has an average daily traffic count of 10,000 vehicles per day. The property is located two minutes from Lake Anna Winery and is a 5 minute drive to Lake Anna and Lake Anna State Park. Large tracts of land that are strategically located near the I-95 corridor of the Washington, DC Metropolitan area rarely come to market. Contact CPG Realty to learn more about this unique property.

PROPERTY OVERVIEW

PROPERTY ADDRESS:

5947 Courthouse Road, Spotsylvania Courthouse, VA 22551

SIZE:

628.80 Acres

PIN(S):

71-A-12 (279.51 acres), 71-A-14 (213.29 Acres), 71-A-42 (136.00 Acres)

ZONING:

Agricultural 3 District (A-3)

STATUS:

Vacant, Wooded

TOPOGRAPHY:

Gently Rolling

ENVIRONMENTAL FEATURES:

A stream runs through the center of the property creating resource protection area (RPA) and floodplain. Refer to map on page 8.



Property is zoned Agricultural 3 (A-3). The purpose of the A-3 district is to promote and protect large lot size parcels to maintain the rural character of the County and to protect, support, and enhance the agricultural economy of the County.

The Property has a Future Land Use Category of Agricultural and Forestal which promotes agricultural uses and environmental conservation. This land use category is primarily intended for cultivation of crops and livestock purposes, as well as forestry operations, open space, agritourism and other agribusiness, and by-right as zoned rural residential uses.

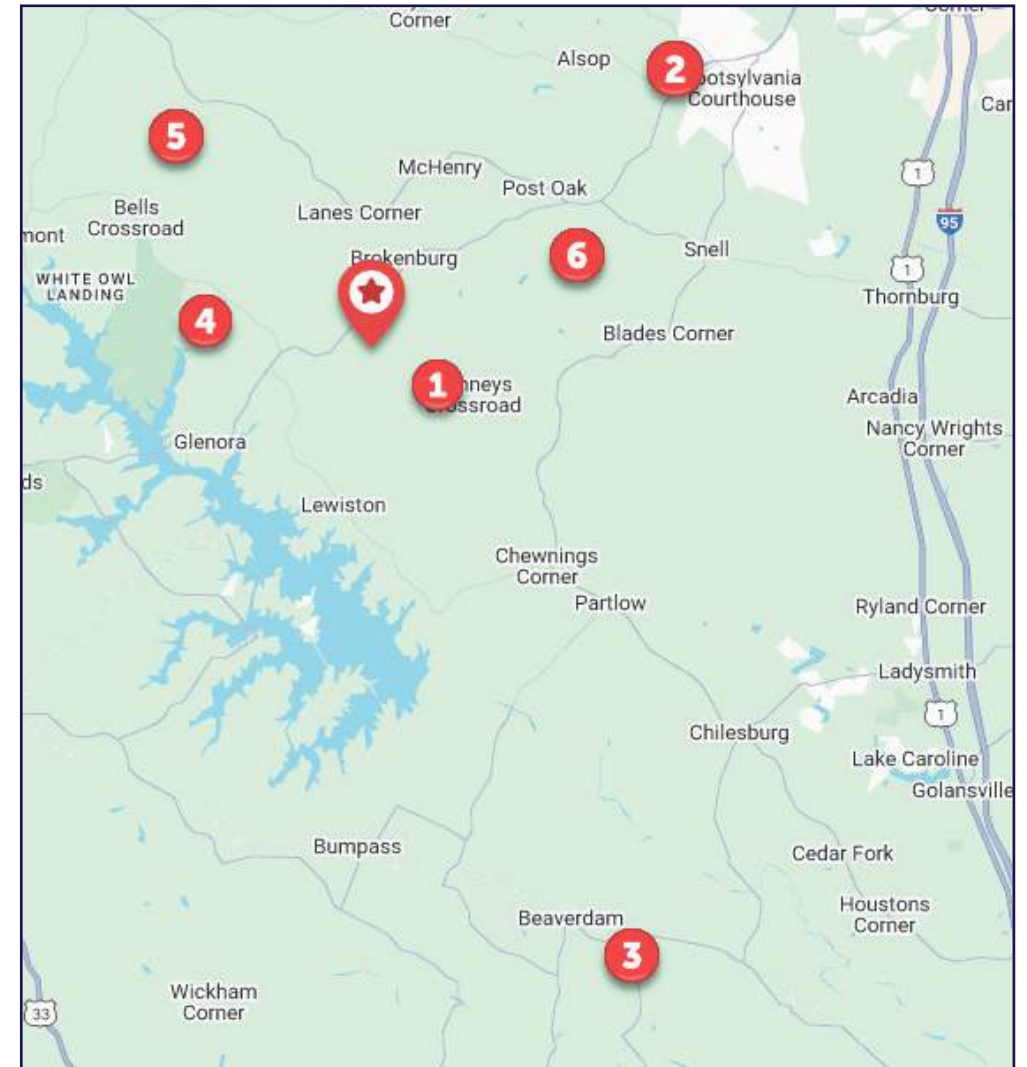
The maximum residential density for the A-3 zone is one dwelling unit per ten gross acres.

Noted Permitted Uses Include: agriculture, bed and breakfast, single family detached dwellings, equestrian facility, game preserves, garden center, golf driving range
 Noted Special Uses Include: animal shelter, assisted living facility, camp or recreation ground, community center, country club, cultural center, equestrian event facility, feed mill, golf course and clubhouse, livestock exchange, lumber yard, place of worship, private school, public school, religious retreat center, solar energy facility.



There were six Spotsylvania County land listings that were over 100 acres in MLS. There are three properties that are currently under contract and three properties that closed within the last 180 days. The average price per acre for the three closed listings is \$4,616.07 per acre.

#	1	2	3	4	5	6
Status	Under Contract	Under Contract	Under Contract	Closed	Closed	Closed
Address	Dickerson Rd	Lake Anna Pwky	Mt. Olive Rd	5500 Ridge Rd	7840 Stubbs Bridge Rd	6600 Block House Rd
City	Partlow	Spotsylvania	Beaverdam	Spotsylvania	Spotsylvania	Spotsylvania
County	Spotsylvania, VA	Spotsylvania, VA	Spotsylvania, VA	Spotsylvania, VA	Spotsylvania, VA	Spotsylvania, VA
Lot Size AC	103.93	555.36	170.91	164	187	123.38
Zoning	A3	A3	A3	A3	A3	A3
Asking \$	\$490,000	\$2,350,000	\$549,900	\$639,000	\$650,000	\$799,000
Close \$	-	-	-	\$639,000	\$650,000	\$799,000
Price / AC	\$4,714.71	\$4,231.49	\$3,217.48	\$3,896.34	\$3,475.94	\$6,475.93
DOM	343	71	976	45	119	155







LAKE ANNA STATE PARK



LAKE ANNA WINERY

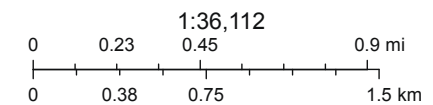


January 31, 2025

 Tax County Boundary  AE

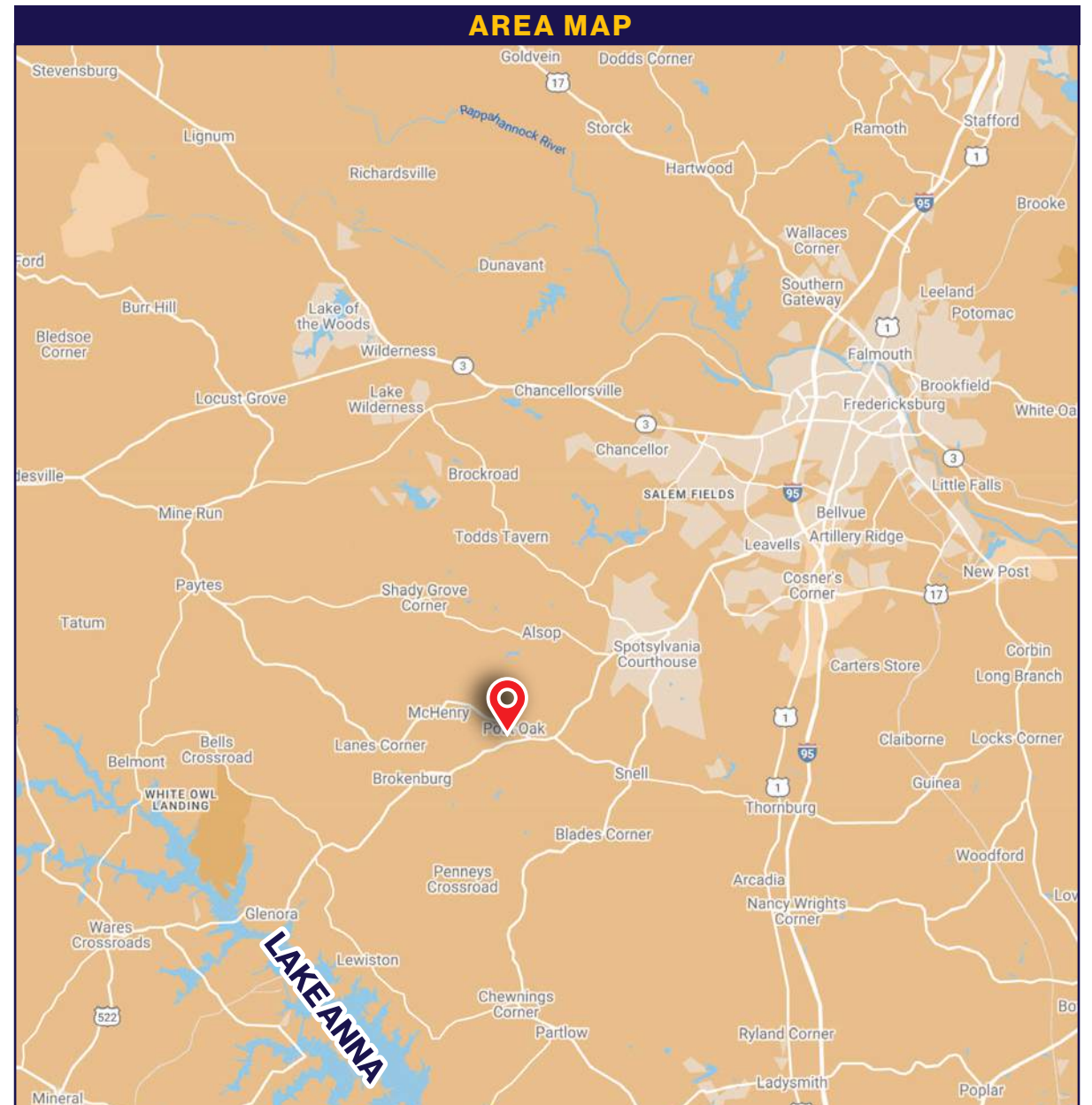
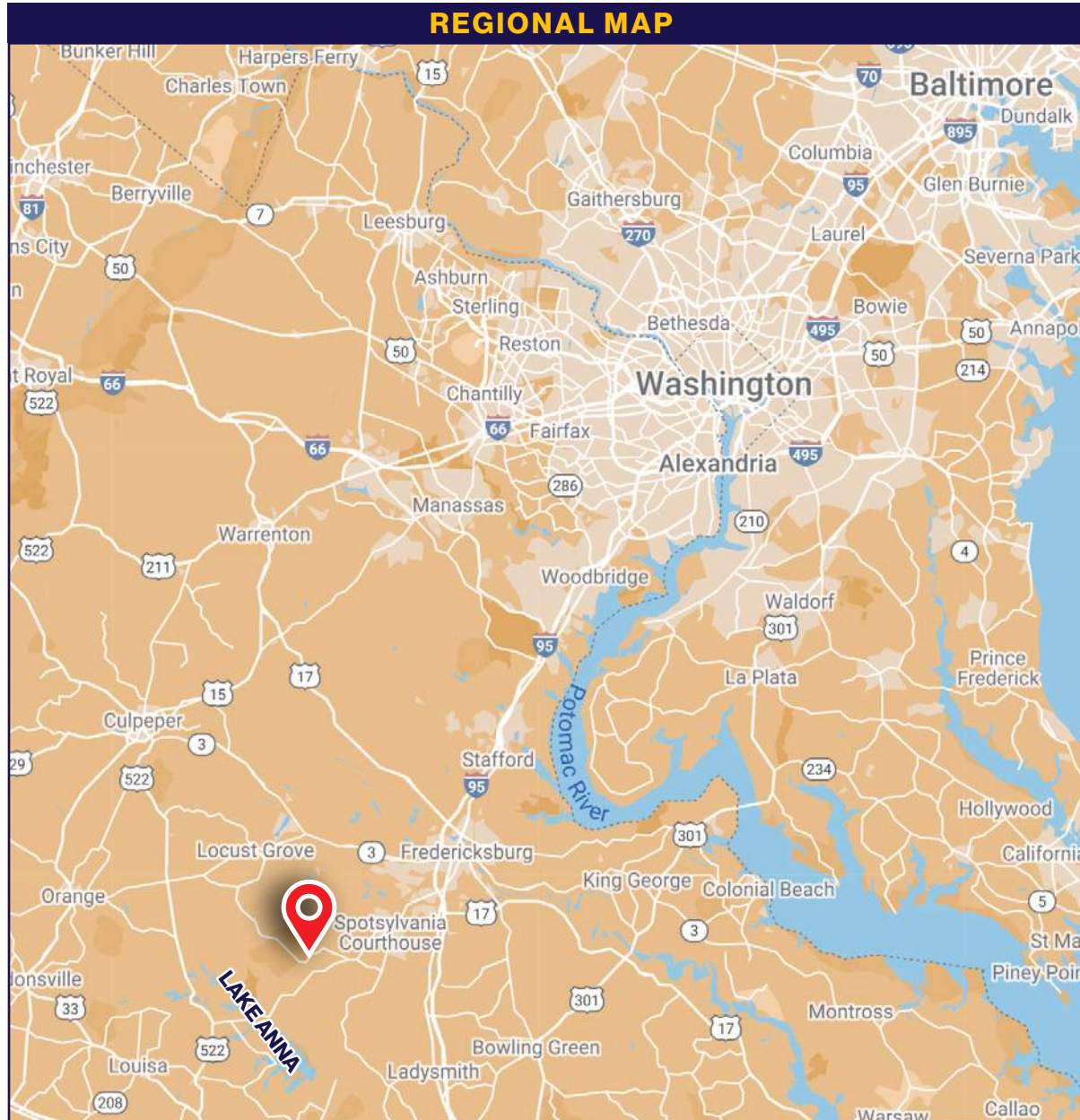
100 Year Flood Zone (FEMA)

 A



None

source: Spotsylvania County GIS Map



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