

OVERVIEW

Caledon Crossing is a new single family home community located in King George, Virginia. There are currently (44), 1.0 to 2.0 acre lots available for sale, which can be purchased individually or as a builder opportunity for multiple lot purchases. The lots are served by well and septic with no proffers in place.

Ideally located between The City of Fredericksburg and the Dahlgren NSWC Caledon Crossing provides a rural setting while being convenient to work and shopping. The property is also located near Caledon State Park and the Potomac River in King George County. With 44 of the 65 lots available, Caledon Crossing offers an excellent opportunity for a builder to establish a base of operations.

- 1 to 2 Acre Lots
- No Proffers
- Great Builder Opportunity with multiple lots available



BUILDER OPPORTUNITY

44 LOTS
AVAILABLE



CONTACT

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LOTS & COMMUNITY

Caledon Crossing features single family home lots available individually or available for multiple lot purchase. There are currently 44 lots available that range from 1.0 to 2.0 acres. The community road infrastructure has been fully completed and lots are available immediately.



AMENITIES

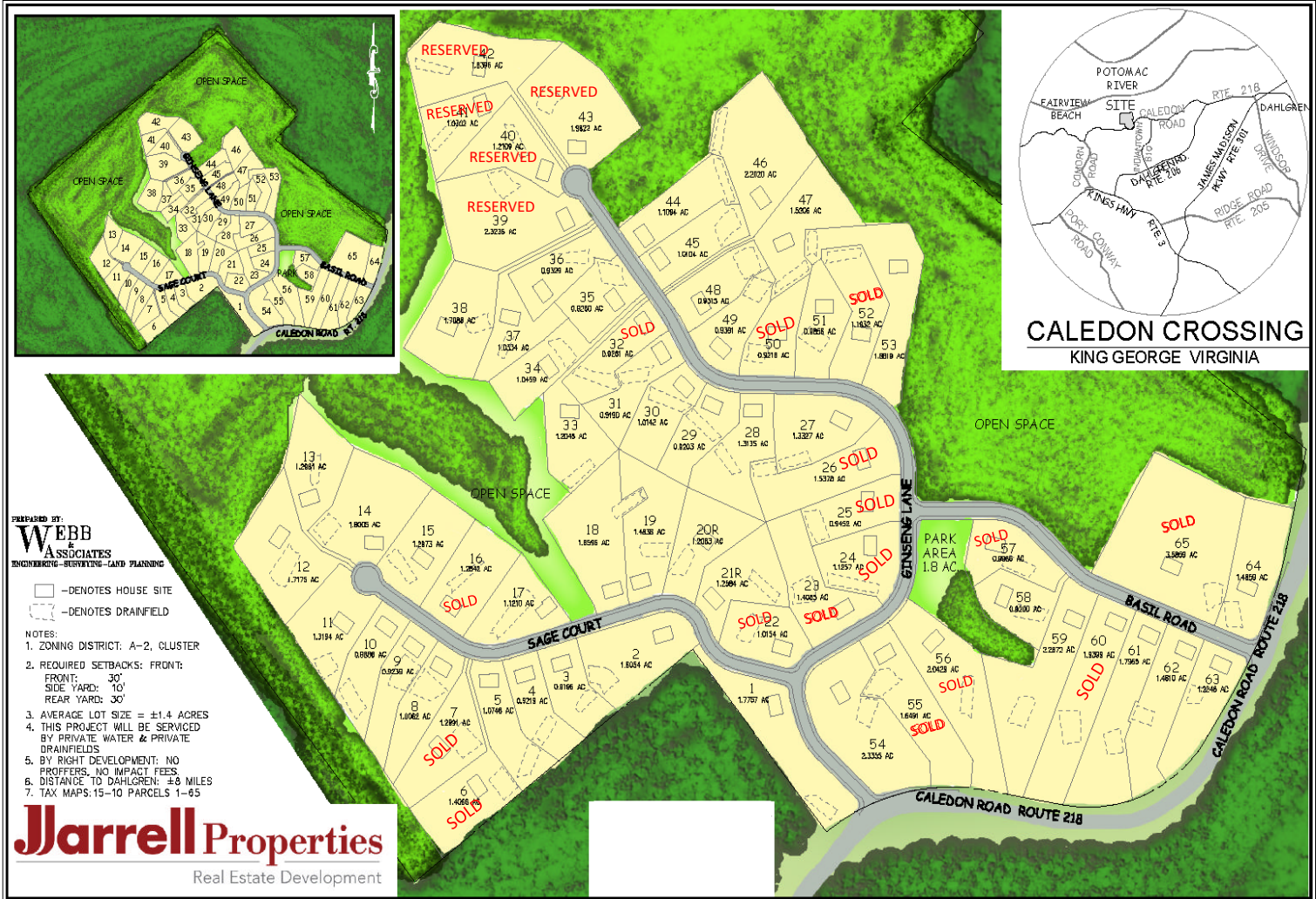
- Large open green spaces throughout
- 1.8 Acre Park Area
- Walking Distance to Potomac River and the Dahlgren Railroad Heritage Trail
- Large Lots (can be delivered as finished pad)
- Nature/Walking Trails
- Rural Setting

SCHOOLS

- Sealston Elementary
- King George Middle
- King George High



COMMUNITY | LOT PLAN



SPECS

- **Lot Size:** 1.0 to 2.0 Acres
- **Tax Map Parcels:** 15-10-1 thru 64 (except 23, 52, 55)
- **Utilities:** Well & Septic
- **Proffer/Impact Fees:** No proffers

- **Number of Units:** 65 Finished Lots (44 lots currently available)
- **Offering Terms:** Single/Multiple Lots Available, Takedowns Available, Creative financing possible

CALL FOR LOT AVAILABILITY



CALEDON CROSSING

KING GEORGE, VA

Jarrell Properties

Real Estate Development

LOCATION

KING GEORGE COUNTY, VA

Caledon Crossing is located off Route 218/Caledon Road in King George County, Virginia, situated midway between Fredericksburg and Dahlgren NSWC. The community benefits from the comforts of a rural setting while also convenient to shopping, dining and many recreational amenities.

- Only Minutes from Dahlgren NSWC and University of Mary Washington – Dahlgren Campus (Built 2014)
- Situated nearby Caledon State Park, Fairview Beach (~4 Miles), and multiple access points to the Potomac River
- Approximately 7 miles to Route 301/James Madison Pkwy and 10 ½ miles to the Harry Nice Bridge crossing the Potomac River into Maryland
- Convenient to King George Gateway Shopping Center
- Close Proximity to Historic Downtown Fredericksburg



**GREAT LOCATION
SITUATED JUST
MINUTES FROM
THE POTOMAC
RIVER**



CONTACT