

**OVERVEIW**

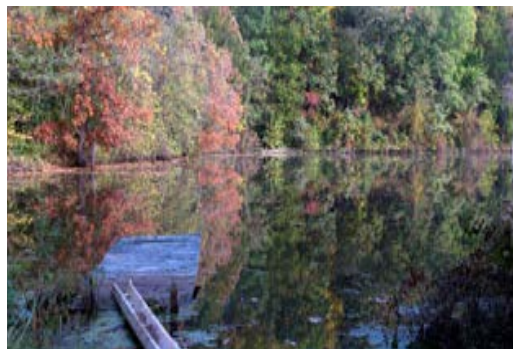
Lake Caledon is a newly approved 97 lot subdivision located on Route 218/ Caledon Road across from Caledon State Park in King George, Virginia. Lake Caledon is a community of 1 acre well and septic lots located in a rural environment full of recreational activities. In addition to the state park, the community is adjacent to the 15 mile long Dahlgren Railroad Heritage Trail and has access to the adjacent 47 acre Lake Caledon.

Ideally located between The City of Fredericksburg and the Dahlgren NSWC Lake Caledon 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. Lake Caledon offers an excellent builder opportunity with all 97 lots available for purchase.

- 1 Acre Lots
- No Proffers, Impact Fees, nor Infrastructure Payments
- Great Builder Opportunity with multiple lots available



**BUILDER  
OPPORTUNITY**



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Jjarrell Properties, Inc.



## LOTS & COMMUNITY

Lake Caledon will feature 97 single family home lots, each of which will be +/- 1 Acre in size. Lots are available for purchase as individual lots as well as multi lot purchase opportunities for residential builders.

## AMENITIES

- 97 Acre Recreational Area
- Access to Dahlgren Railroad Heritage Trail
- Trail Access to Lake Caledon
- Walking Distance to Potomac River
- Sports Field/Park
- Nature/Walking Trails
- Rural Setting
- Open Green Space & Water features

## SCHOOLS

- Potomac Elementary
- King George Middle
- King George High





# LAKE CALEDON

KING GEORGE, VA

# Jjarrell Properties

Real Estate Development

## LOCATION

KING GEORGE COUNTY, VA

Lake Caledon is located off Route 218/ Caledon Road at its intersection with Indiantown 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 on the 15 mile long Dahlgren Railroad Heritage Trail
- Adjacent to the 47 Acre Lake Caledon, directly across from Caledon State Park, Fairview Beach (~5 Miles), and multiple access points to the Potomac River
- Approximately 6 miles to Route 301/James Madison Pkwy and 9 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



**WITHIN WALKING  
DISTANCE TO  
CALEDON STATE  
PARK & THE  
BEAUTIFUL  
POTOMAC RIVER**



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