



OVERVIEW

Walnut Hill is a planned single family home community located on Owens Dr just off Dahlgren Road in King George County, Virginia. The subdivision is planned to offer 42 SFH lots that will be approximately 1 Acre each. The lots are available for purchase individually or in multiple lot takedowns. Currently all lots are available for purchase as a whole, offering a great residential builder opportunity. The lots will be served by county water and sewer.

Ideally located within minutes of Dahlgren NSWC, with a daytime employee/base population over 9,000. Caledon Crossing provides a rural setting while being convenient to work and shopping. The property is also located near Caledon State Park, the Potomac River and just 6 miles from Maryland (via 301 Harry Nice Bridge).

- 1 Acre Lots
- No Proffers, Impact Fees, nor Infrastructure Payments
- Great Builder Opportunity with multiple lots available
- Lots Served by County Water & Sewer

42 LOTS
AVAILABLE
FOR SALE

**BUILDER
OPPORTUNITY**
**1 ACRE LOTS ON
COUNTY WATER &
SEWER**

CONTACT

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Jarrell Properties, Inc.



LOTS & COMMUNITY

Walnut Hill will feature 42 single family home lots, each of which will approximately 1 Acre in size. Lots are available for purchase as individual lots as well as multi lot purchase opportunities for residential builders. All lots are currently available and can be purchased as a whole!

AMENITIES

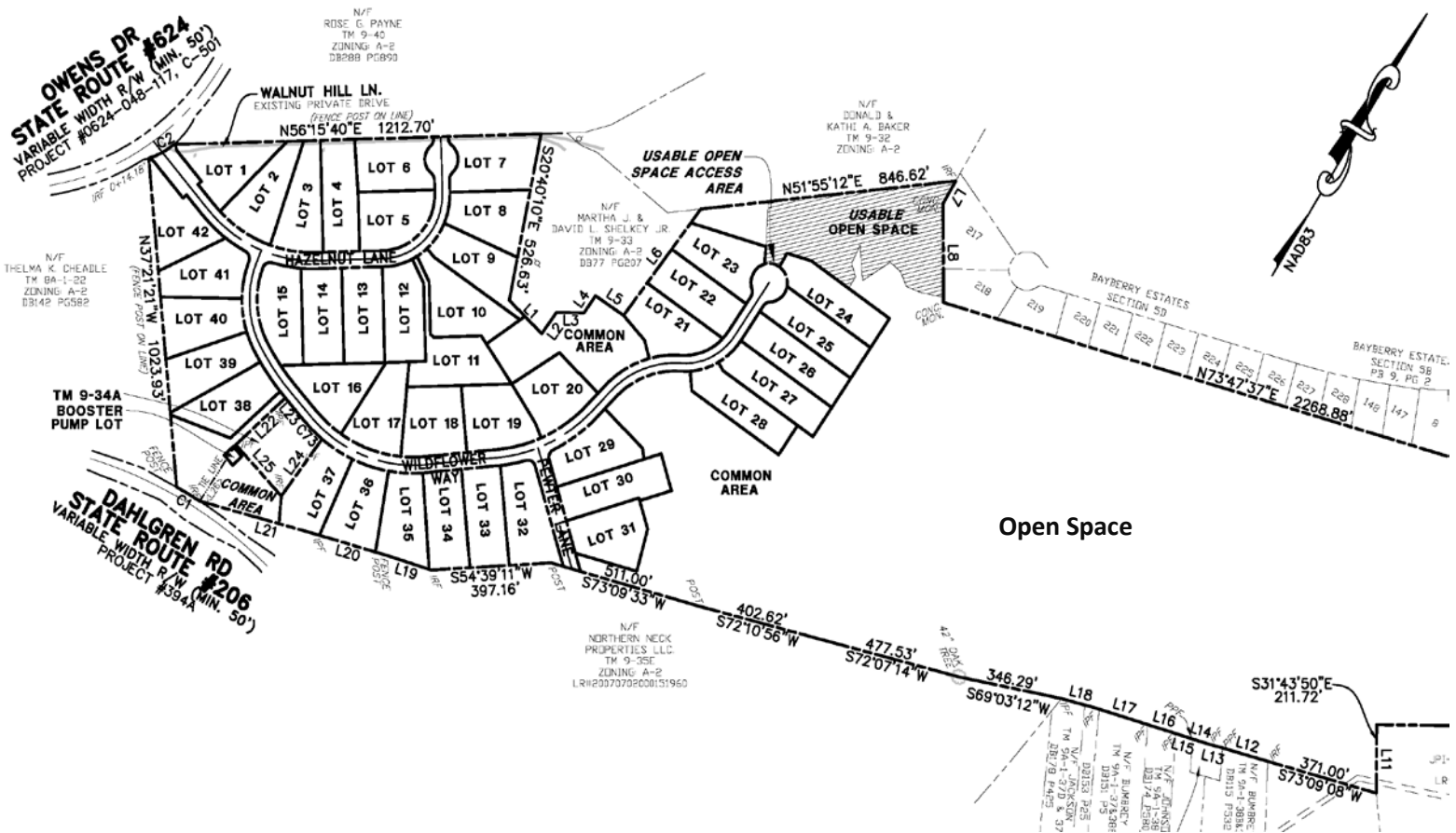
- Large 1 Acre Lots
- Great open green spaces/common areas with potential for park or playground
- Walking Distance to Dahlgren Railroad Heritage Trail
- County Water & Sewer
- Rural Setting + Convenient Location
- Walking Distance to the Potomac River

SCHOOLS

- Potomac Elementary
- King George Middle
- King George High



COMMUNITY | LOT PLAN



Open Space

SPECS

- **Lot Size:** 1 Acre
- **Tax Map Parcels:** 9-34 & 34A
- **Utilities:** County Water & Sewer
- **Proffer/Impact Fees:** No proffers, Impact Fees Nor Infrastructure Payments
- **Number of Units:** 42 Finished Lots
- **Offering Terms:** Single/Multiple Lots Available, Takedowns Available

CALL FOR LOT AVAILABILITY



WALNUT HILL

KING GEORGE, VA

Jarrell Properties

Real Estate Development

LOCATION

KING GEORGE COUNTY, VA

Walnut Hill is located off Owens Drive and Route 206/ Dahlgren Road near its intersection with Route 301 in King George County, Virginia. The new subdivision is situated within short driving distance to NSWC (Naval Surface Warfare Center) Dahlgren, University of Mary Washington Dahlgren Campus, and other major employment centers. The community benefits from the comforts of a rural setting just minutes from the Potomac River while also convenient to shopping, dining and many recreational amenities.

- Just off of Route 206/Dahlgren Road (on Owens Dr.) near its intersection with Route 301
- Only 2 miles from NSWC Dahlgren
- Nearby Caledon State Park, the Dahlgren Railroad Heritage Trail, Fairview Beach (~5 Miles), and multiple access points to the Potomac River
- Less than 5 miles to the Harry Nice Bridge crossing the Potomac River into Maryland
- Convenient to King George Gateway Shopping Center (2.15 Miles) and University of Mary Washington Dahlgren Campus
- Close Proximity to Historic Downtown Fredericksburg



**WITHIN MINUTES
OF THE HARRY
NICE BRIDGE TO
CROSS POTOMAC
INTO MARYLAND**



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