

# Multi-Family Land Caroline County

Carmel Church Loop Road / Cool Water Drive / Citation Way  
Caroline County, Virginia



**THE MAN WITH  
SQUARE FEET**

Celebrating 40 years with 40 million sq. ft.



## PROPERTY HIGHLIGHTS • Townhouses Only

- **Site A:** 19± acres = 75 units - Sale or Rental
  - Site A - PRD Zoning ([click here](#))
- **Site B:** 24± acres = 95 units - Sale or Rental
  - Site B - PRD Zoning ([click here](#))

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	1,024	5,699	23,082
Average HH Income	\$58,546	\$73,782	\$85,630

## TRAFFIC COUNTS

I-95 @ Rogers Clark Exit #104 94,000 VPD



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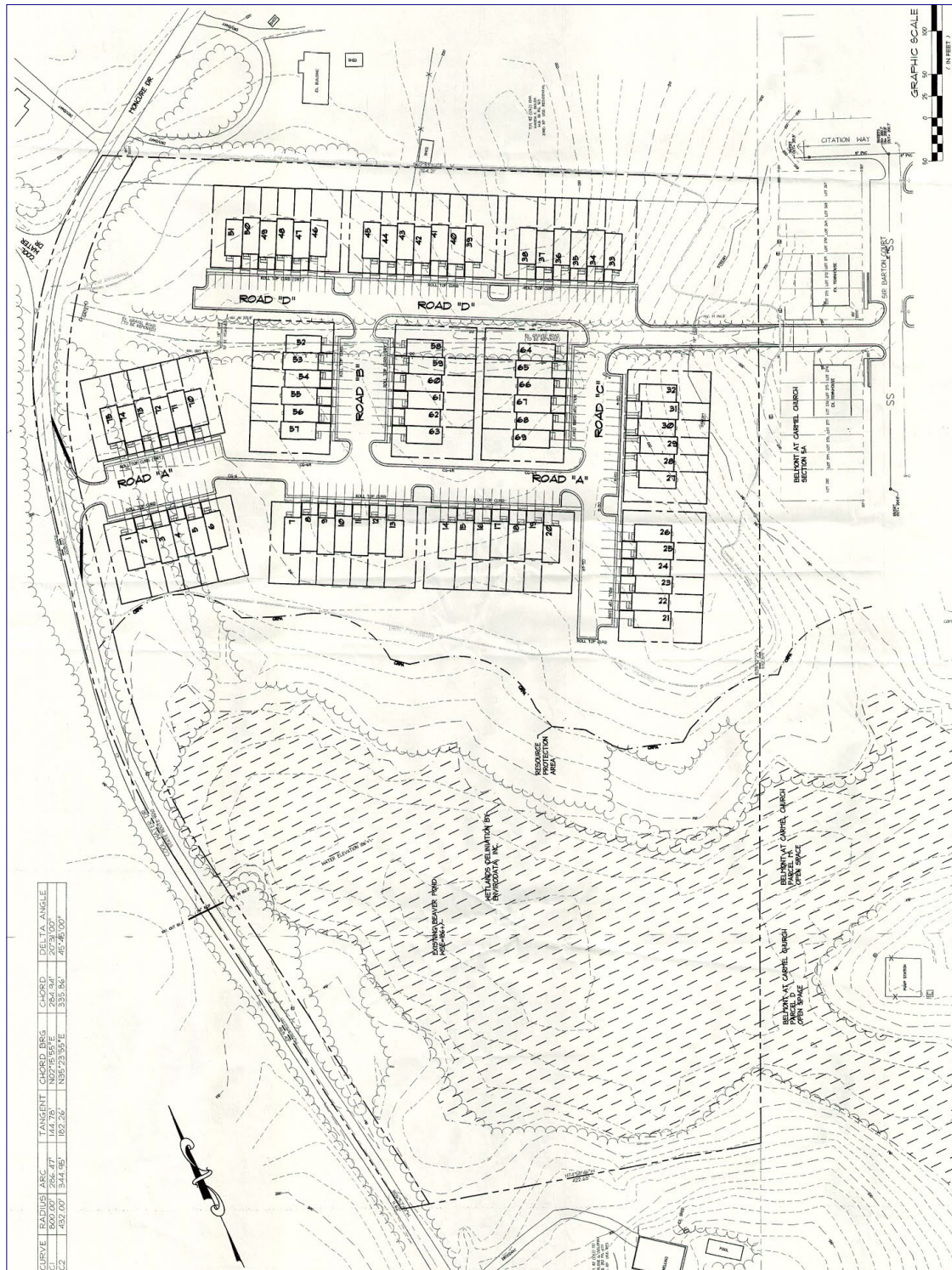
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## Proposed Site A 75± Units · Townhouses Only



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