

DRAFT - Stafford County School Site Search

Sites Reviewed

| Site | Parcel | Owner | Address | City | Acres | Zoned | Status | Urban Service Area? | Utilities | Intersection of | Distance to 17 (miles) | Distance to I-95 (miles) | Status | Ask Price | Nearest High School | Distance (miles) | Nearest Grade School | Distance (miles) | Nearest Middle School | Distance (miles) | Comments |
|------|--|------------|------------|----------------|--------|----------|----------------------|---------------------|--------------|---------------------|------------------------|--------------------------|------------|---------------|---------------------|------------------|----------------------|------------------|-----------------------|------------------|---|
| 1 | 45 127 | [REDACTED] | [REDACTED] | Fredericksburg | 36.77 | A1 | Raw Land | Yes | Under Review | Truslow Rd | 2.5 | 0.6 | On Market | \$3,400,000 | Stafford High | 1.20 | Rocky Run | 3.80 | T. Benton Gayle | 1.90 | Also 3.8 miles from Falmouth Elementary. Too close to existing HS Assemblage would require 3-5 abutters. |
| 2 | 35 1 | [REDACTED] | [REDACTED] | Fredericksburg | 109.62 | A1 | Raw Land | No | Under Review | Route 17 | 1.4 | 8.1 | Off-Market | N/A | Mountain View | 5.40 | Hartwood | 2.60 | T. Benton Gayle | 6.00 | In the target area but no utilities. Comprised of 2 Parcels: Adjacent to 70+ acres owned by Godfrey (with frontage on 17). Also adjacent to 21.36 acre winery (307 Hartwood) for sale \$1,125,000 |
| 3 | 46-62 | [REDACTED] | [REDACTED] | Fredericksburg | 181 | A1 | Raw Land | Yes | Under Review | Leeland | 4.9 | 4.3 | Owned | N/A | James Monroe | 5.60 | Conway | 1.50 | T. Benton Gayle | 7.00 | Interesting because roadway goes right into the center of it. Southeast corner of the county. Not in the target area. |
| 4 | 26-24B | [REDACTED] | [REDACTED] | Fredericksburg | 86.19 | A1 | Raw Land | No | Under Review | Hartwood | 2.8 | 12.2 | Owned | N/A | Mountain View | 9.70 | Hartwood | 2.40 | T. Benton Gayle | 8.40 | A little to the North of the target area. Raw land but adjacent to Curtis Park 183.52 acres developed with pool etc. |
| 5 | 43-73A | [REDACTED] | [REDACTED] | Fredericksburg | 71.93 | A1 | Raw Land | No | Under Review | Rocky Run | 2.6 | 7.7 | Owned | N/A | Stafford HS | 5.70 | Rocky Run | 1.80 | T. Benton Gayle | 3.60 | All small lots abutting it. Would require assemblage with too many owners and is too far off the beaten path. |
| 6 | 35-58Q, 35-61, 35-61A | [REDACTED] | [REDACTED] | Fredericksburg | 55.8 | A1 | Raw Land | No | Under Review | Shackleford Well Rd | 0.62 | 6.7 | For Sale | \$1,255,000 | Mountain View | 7.30 | Hartwood | 1.00 | T. Benton Gayle | 6.30 | Would require assemblage with more than 3 other land owners. |
| 7 | 17-10 | [REDACTED] | [REDACTED] | Fredericksburg | 33 | A1 | Raw Land | No | Under Review | Hartwood Church Rd | 0.4 | 8.1 | For Sale | \$759,000 | Mountain View | 5.40 | Hartwood | 3.90 | T. Benton Gayle | 6.00 | Would require assemblage with more than 3 other land owners. Three lots over from site 2 |
| 8 | 38-18A, 38-23B, 38-23C, 38-23D, 38-23E, 38-23F, 38-23G, 38-23H | [REDACTED] | [REDACTED] | Fredericksburg | 34.81 | M1 / B2 | Raw Land | Yes | Under Review | Route 1 | 5.3 | 0.84 | For Sale | Not Disclosed | Stafford HS | 2.30 | Conway | 3.90 | T. Benton Gayle | 5.20 | Requires negotiation with multiple land owners but utility infrastructure is there. |
| 9 | 35-86E | [REDACTED] | [REDACTED] | Fredericksburg | 15.17 | A1 | Raw Land | Yes | Under Review | Poplar Rd | 0 | 4 | For Sale | \$2,500,000 | Stafford HS | 6.10 | Rocky Run | 2.60 | T. Benton Gayle | 4.00 | Located in the middle of the target area. Amazing access. |
| 10 | 36-37 | [REDACTED] | [REDACTED] | Fredericksburg | 127.97 | A1 | Raw Land | No | Under Review | Warrenton Rd (17) | 2.2 | 5 | Off-Market | N/A | Stafford HS | 2.70 | Rocky Run | 3.80 | T. Benton Gayle | 0.50 | In the target area but not supported by utility infrastructure. 2 Abutters to negotiate with. |
| 11 | 36-34 | [REDACTED] | [REDACTED] | Falmouth | 104 | A1 | Raw Land | No | Under Review | Summer Breezer Ln | 2.2 | 3.7 | Off-Market | N/A | Stafford HS | 2.80 | Rocky Run | 3.50 | T. Benton Gayle | 0.90 | In the target area but not supported by utility infrastructure. Only 2 abutters to negotiate with |
| 12 | 53-119 | [REDACTED] | [REDACTED] | Stafford | 99.92 | R1 | Brooks Memorial Park | Yes | Under Review | River Rd | 0 | 1.9 | Owned | N/A | James Monroe | 1.40 | Grafton Village | 1.70 | Walker Grant | 1.90 | Falmouth Elementary is 1.9 miles away. Many improvements in place. Land cleared. Long shot would absorb two parks and is abutted by USA owned land. Area seems well served for schools |
| 13 | 38-33 & 38-13 | [REDACTED] | [REDACTED] | Fredericksburg | 66.02 | A1 | Raw Land | Yes | Under Review | Centreport Pkwy | 5.5 | 4.5 | For Sale | \$2,500,000 | Colonial Forge | 3.20 | Winding Creek | 2.80 | H.H. Poole | 4.10 | Assemblage with other parcels will require negotiations with 10+ land owners. A little too far South East for the target |
| 14 | 44-147 | [REDACTED] | [REDACTED] | Fredericksburg | 38.99 | M1 | Raw Land | Yes | Under Review | I-95 | 3 | 0.2 | For Sale | \$3,000,000 | Stafford HS | 3.60 | Rocky Run | 3.50 | T. Benton Gayle | 2.80 | Half is wetlands and the rest of the parcels are small around it. |
| 15 | 52-3 | [REDACTED] | [REDACTED] | Fredericksburg | 86.11 | M1 | Raw Land | Yes | Under Review | I-95 | 3 | 0.1 | For Sale | \$3,000,000 | Stafford HS | 3.50 | Rocky Run | 3.40 | T. Benton Gayle | 2.70 | Abuts City Land. A little outside of the target area but sometimes nego. With city government easier than private sector. |
| 16 | 38-14B | [REDACTED] | [REDACTED] | Stafford | 231 | R2/A1/B2 | Raw Land | Yes | Under Review | I-95 | 8.4 | 0.1 | For Lease | N/A | James Monroe | 2.00 | Falmouth | 5.60 | Walker Grant | 0.90 | River splits down the middle of the land. Outside of the target area to east. Proposed industrial park |
| 17 | 52-1 | [REDACTED] | [REDACTED] | Stafford | 248.47 | RB | Raw Land | Yes | Under Review | Scotts Ford Ln | 0.9 | 1.9 | Off-Market | N/A | James Monroe | 7.10 | Rocky Run | 4.00 | T. Benton Gayle | 5.20 | Inside the target area. Single parcel meets criteria. |
| 18 | 42-8 | [REDACTED] | [REDACTED] | Fredericksburg | 104.42 | A1 | Raw Land | No | Under Review | Holly Berry Rd | 3 | 6.3 | Off-Market | N/A | Stafford HS | 11.50 | Rocky Run | 4.90 | T. Benton Gayle | 9.40 | Equal distance to Mtn View HS. Not served by utility infrastructure and the status of the land requiring extensive site work. Site falls within the target area. |
| 19 | 37-38 | [REDACTED] | [REDACTED] | Falmouth | 118 | A1 | Improved | No | Under Review | Mountain View Rd | 5 | 1.7 | Off-Market | N/A | Stafford HS | 4.10 | Winding Creek | 5.30 | Edward E. Drew | 4.70 | Improved with 7+ single family homes with separate owners |

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| 20 | 42-12 | [REDACTED] | [REDACTED] | Fredericksburg | 166.49 | A1 | Partially Improved | No | Under Review | River Ridge Ln | 3.7 | 7 | Off-Market | N/A | Stafford HS | 9.70 | Rocky Run | 5.60 | T. Benton Gayle | 4.70 | 6.55 acres wetlands. Pretty far off the beaten path. Concerned about lack of utility infrastructure and wetlands |
| 21 | 37-16 | [REDACTED] | [REDACTED] | Fredericksburg | 142.12 | A1 | Partially Improved | No | Under Review | Lakebreeze Way | 2.6 | 3.2 | Off-Market | N/A | Stafford HS | 3.00 | Rocky Run | 3.60 | T. Benton Gayle | 1.40 | Abuts 248 acres of Stafford owned land. Very close to existing schools |
| 22 | 37-80 | [REDACTED] | [REDACTED] | Stafford | 231.84 | A1 | Raw Land | Yes | Under Review | Centreport Pkwy | 4.9 | 1.9 | Off-Market | N/A | Stafford HS | 4.00 | Falmouth | 5.30 | Edward E. Drew | 4.60 | Very close to existing schools |