

Residential Caroline County

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



PROPERTY HIGHLIGHTS • Townhouses Only

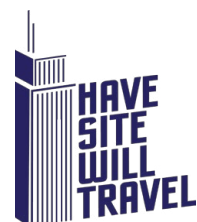
- **Site A:** 19± acres = 75 units - Sale or Rental
 - [Site A - PRD Zoning \(click here\)](#)
- **Site B:** 24± acres = 95 units - Sale or Rental
 - [Site B - PRD Zoning \(click here\)](#)

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



John Jay Schwartz, MCR, RPA
 phone (804) 740-1555
jjschwartz@havesitewilltravel.com
www.HaveSiteWillTravel.com

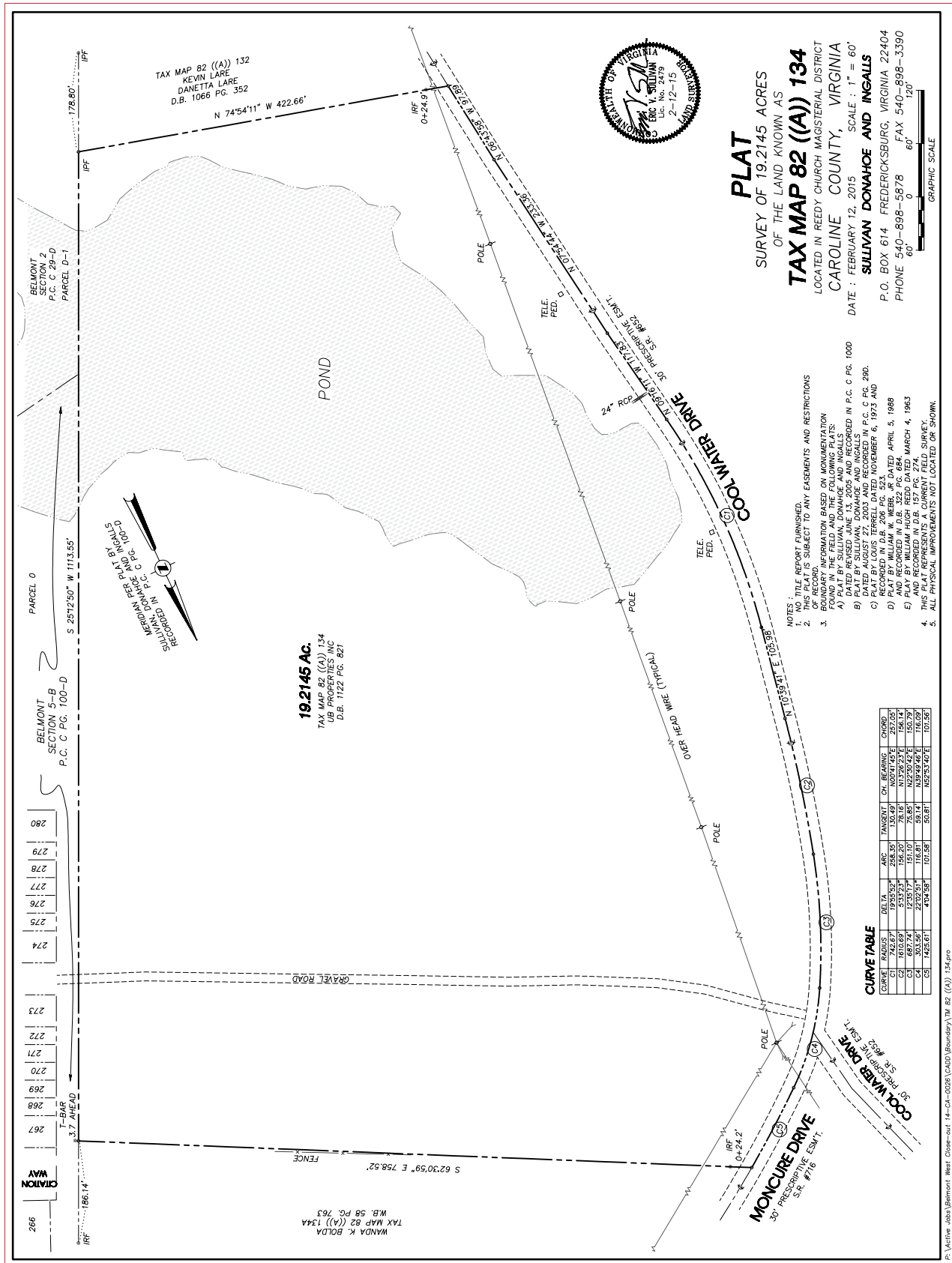
Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.

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Parcel A

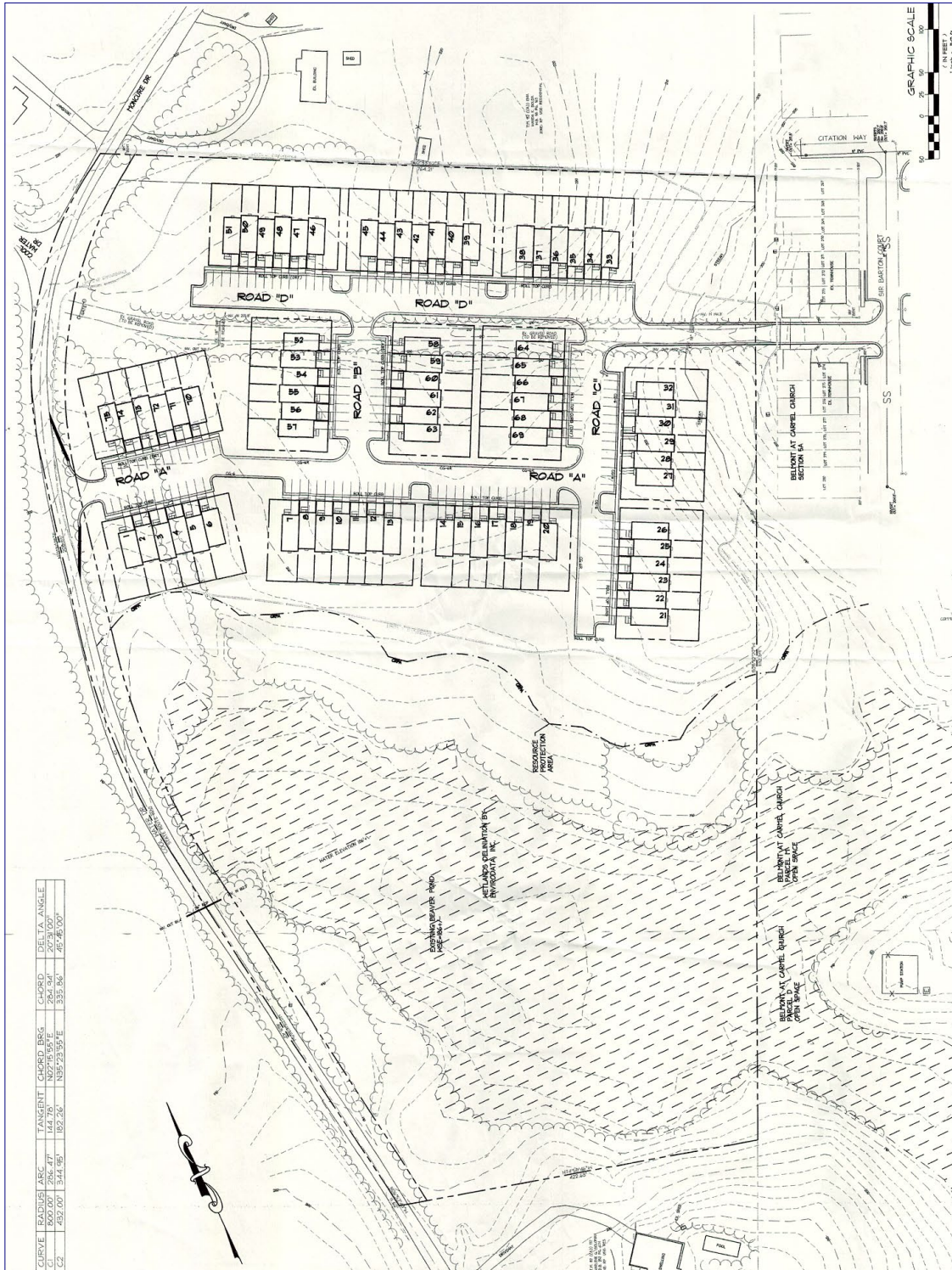


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Proposed Site A 75± Units · Townhouses Only



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