

UNDER CONTRACT



## Ladysmith Residential Development

108.18 +/- Acres | Caroline County, VA | \$3,750,000



### ADDRESS

5259 Ladysmith Road  
Ruther Glen, VA 22546

### LOCATION

From Richmond take I95N to Exit 110. Follow VA-639 for 3.4 miles to 5259 Ladysmith Road

### PROPERTY SUMMARY

Caroline County Residential Development Opportunity! 108 +/- Acres located in the County's designated growth area of Ruther Glen. All public utilities including water and sewer are located directly across Ladysmith Road. When rezoned, 1/4 Acre residential lots are allowed if both public water and sewer are utilized. 1/2 Acre lots are allowed if water OR sewer is utilized, and 1 Acre lots are allowed if using well and septic. There is a Verizon tower on this property generating existing income and providing access to high-speed internet, yet the tower can be immediately removed upon request. The property has several thousand feet of road frontage on Ladysmith Road (State Route 639) and is about 3 miles to the town of Ladysmith and Interstate 95. Roughly 30 minutes to both Fredericksburg and Richmond, the location for this development opportunity is hard to beat.

[nationalland.com/listing/ladysmith-residential-development](https://nationalland.com/listing/ladysmith-residential-development)



**National Land Realty**  
2920 West Broad Street  
Richmond, VA 23230  
[NationalLand.com](https://NationalLand.com)



**Lee Kegley**  
Office: 540-516-3604  
Cell: 540-798-4799  
Fax: 864-331-1610  
[Lkegley@NationalLand.com](mailto:Lkegley@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty assumes no liability for error, omissions or investment results.