



7627 FITZHUGH LN, KING GEORGE, KING GEORGE

ACTIVE

Located in King George VA, Eagle Bay is a vibrant waterfront community nestled along the Potomac River just west of Caledon State Park and to the northwest of Dahlgren Naval Base. This 382 acre offering is presented as a bundle of contiguous parcels around the southwest and northeast of the existing development. Prospective buyers could position the entire tract as an extraordinary waterfront estate parcel, explore conservation easement benefits, expand on the existing neighborhood, or completely re-imagine the property to optimize it for their best desired use. Zoned R-1, A-1 & A-2 with potential to rezone there are a wide range of options for development. The current owners have completed full development concepts and soil studies for a residential expansion to approximately 140 homesites of various lot sizes, from private wooded lots, to waterfront, and water view lots. A current study is underway with a focus on 60+ homesites adjacent to the waterfront and existing water view homes. On site water tower and private utility will convey with the purchase. This stand-alone operation offers additional value as the private water provider for all existing and future development in Eagle Bay. Don't miss this rare opportunity!

MORE DETAILS

Address:

7627 FITZHUGH LN
KING GEORGE, VA 22485

Acreage: 382.0 acres

County: King George

GPS Location:

38.339292 x -77.205927

PRICE: \$12,000,000