

For Immediate Release

## **Spotsylvania Land Sells for Development of One of the Largest Veterans Affairs Facility in the United States**

**FREDERICKSBURG, VIRGINIA, February 24, 2021** – Cushman & Wakefield | Thalhimer is pleased to announce the sale of approximately 48.75 acres of land along Rt. 1 and I-95, at 5317 Jefferson Davis Highway, in Spotsylvania County, Virginia.

Carnegie Management and Development Corporation, an Ohio Corporation, purchased the acreage from SH-Thompson, L.P. and JDH, LLC for \$8,500,000. The developer plans to construct one of the largest Veterans Affairs facility in the United States. The new 450,000-square foot four-story outpatient clinic, occupied fully by the U.S. Department of Veterans Affairs, will feature 2,600 parking spaces and create more than 550 jobs. Construction is expected to begin in 2021 and estimated to be complete in late 2023.

Jamie A. Scully, CCIM of Cushman & Wakefield | Thalhimer represented the purchaser; Adam Nelson and Virgil G. Nelson, CCIM, also with Thalhimer, handled the sale negotiations on behalf of the seller.

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