



WOODSTOCK INVESTMENT - VALUE ADD

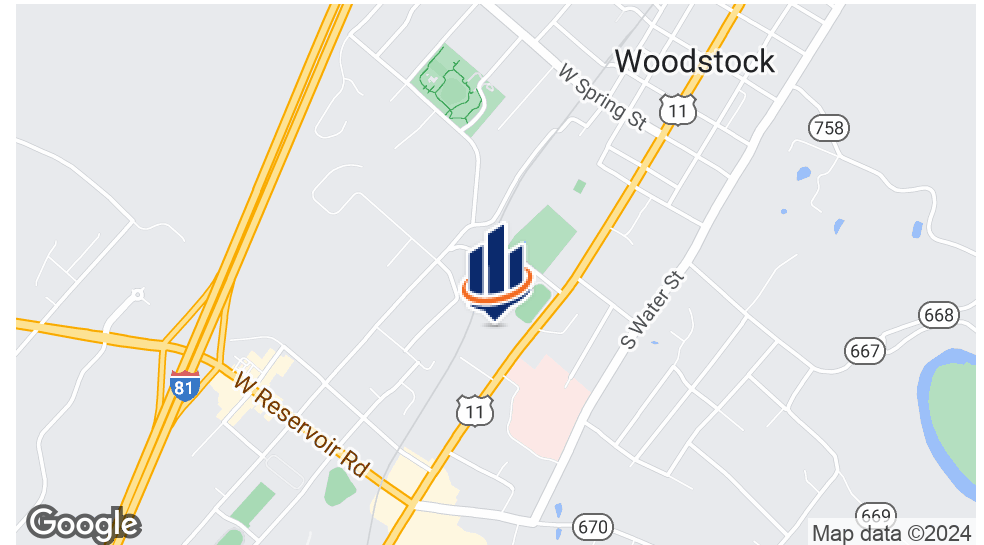
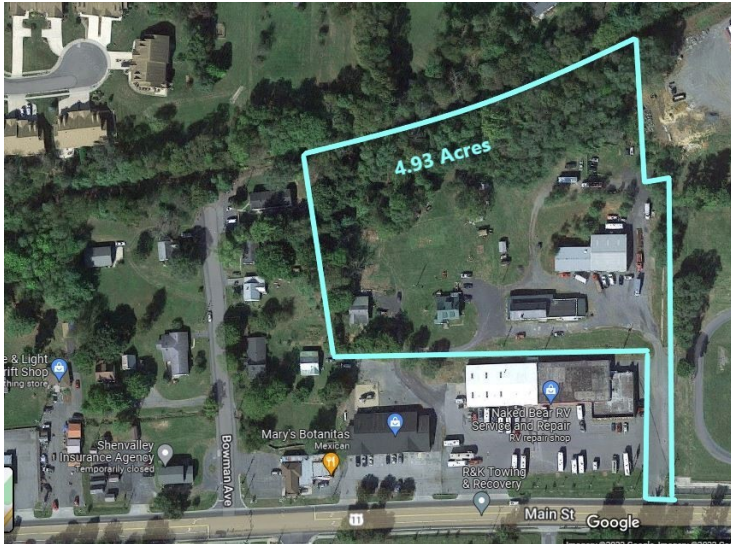
754-758 SOUTH MAIN ST.
WOODSTOCK, VA 22664

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4.93 Acres



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	4.93 Acres
Price / Acre:	\$314.00
Zoning:	B2

PROPERTY OVERVIEW

Woodstock corridor of growth, just south of Downtown, next to Massanutten Military Academy. The property in front of this 5 acre parcel was previously approved SUP for a mixed use project, containing 48 apartments over commercial, paving the way for additional development at this site. SUP has expired July 2023, needs renewed! Add to this central location the much touted "Rails to Trails" project that runs along the western border of this property if and when it is finally approved. The 5 acres is improved by two houses, one apartment building and metal commercial building leased to a body shop and towing company. The property is fully leased contributing a current income of over \$106,000. Terrific income, while you rezone this property with a TND Overlay plan and phase in your Multi-Family redevelopment project at this site. Asking price is \$1,550,000 at a 7.2% Cap Rate. Below market rents and the Multi-Family development potential at this site makes this a project you will want to take a closer look at. Imagine the possibilities!

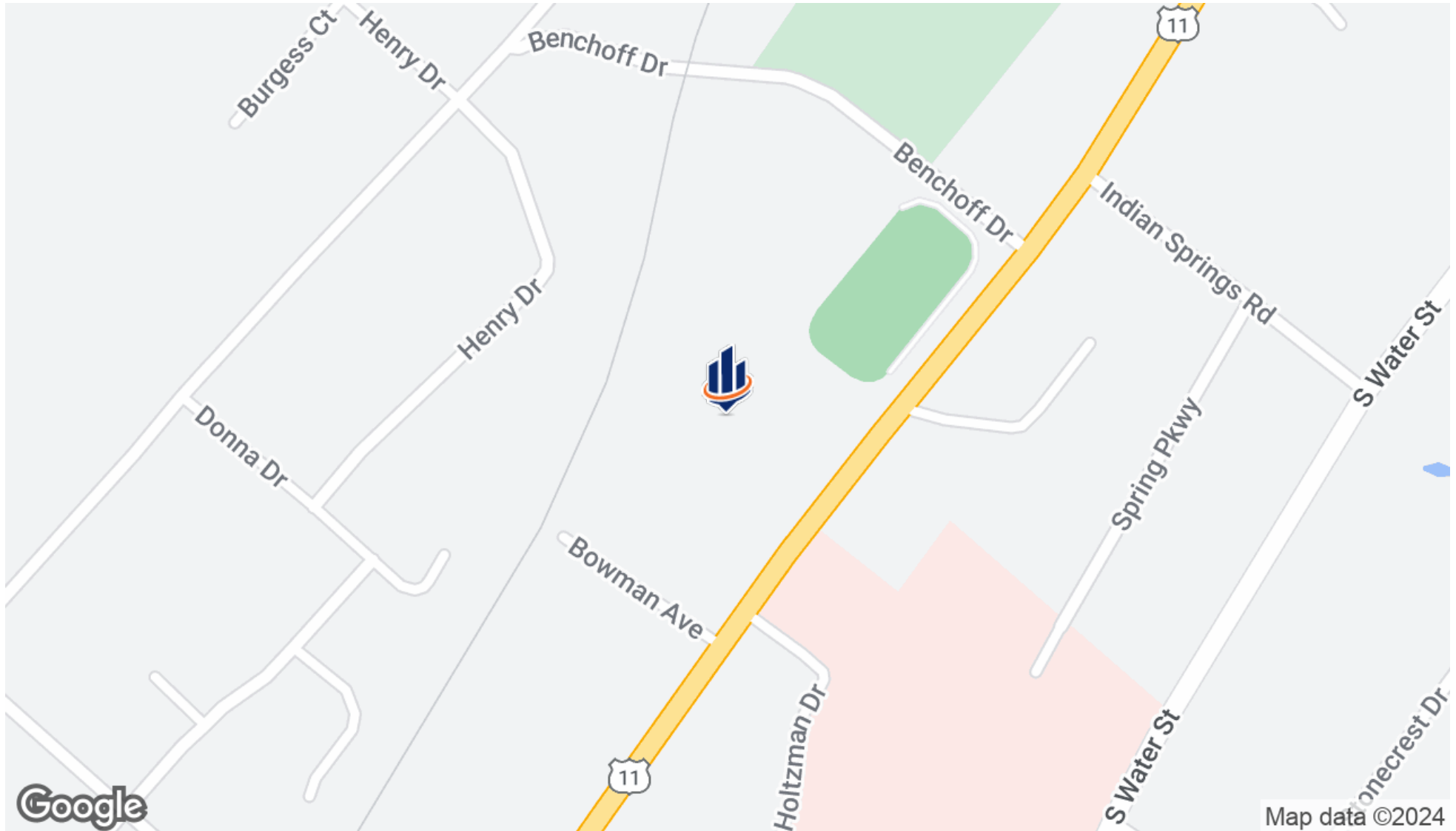
PROPERTY HIGHLIGHTS

- Five acres, which could be combined with the additional two acre mixed use for seven acres of development
- Rezone to Town Neighborhood District Overlay [TND] to maximize use of space
- \$110,536 in income available, while you plan the redevelopment

Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,187	22,190	43,223
Average Age	43.3	44.5	45.3
Average Age (Male)	40.2	42.3	42.5
Average Age (Female)	45.5	45.8	46.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,053	10,501	21,138
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$153,831	\$106,069	\$80,482
Average House Value	\$341,328	\$339,126	\$299,631

* Demographic data derived from 2020 ACS - US Census

