

LAND FOR SALE

COMMERCIAL PARCEL ON RT 15/29

James Madison Hwy, Warrenton, VA 20186



PROPERTY DESCRIPTION

Great opportunity for a variety of Commercial Businesses to own and build from scratch.

1.8 Acres of Commercial Highway Land fronting Rt 15/29. In Opal service District.

Commercial Highway offers a variety of uses including some Automotive uses - please consult Fauquier Co Zoning Use Table

PROPERTY HIGHLIGHTS

- WSA confirms new owner can pay for sewer tap
- Well test has not been performed and public water is not available.
- Property has deeded right of way on Della Street

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,016	4,835	8,959
Total Population	2,467	12,888	24,191
Average HH Income	\$98,858	\$110,847	\$121,188

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ED MARTIN, CCIM

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Each Office Independently Owned and Operated kwcommercial.com

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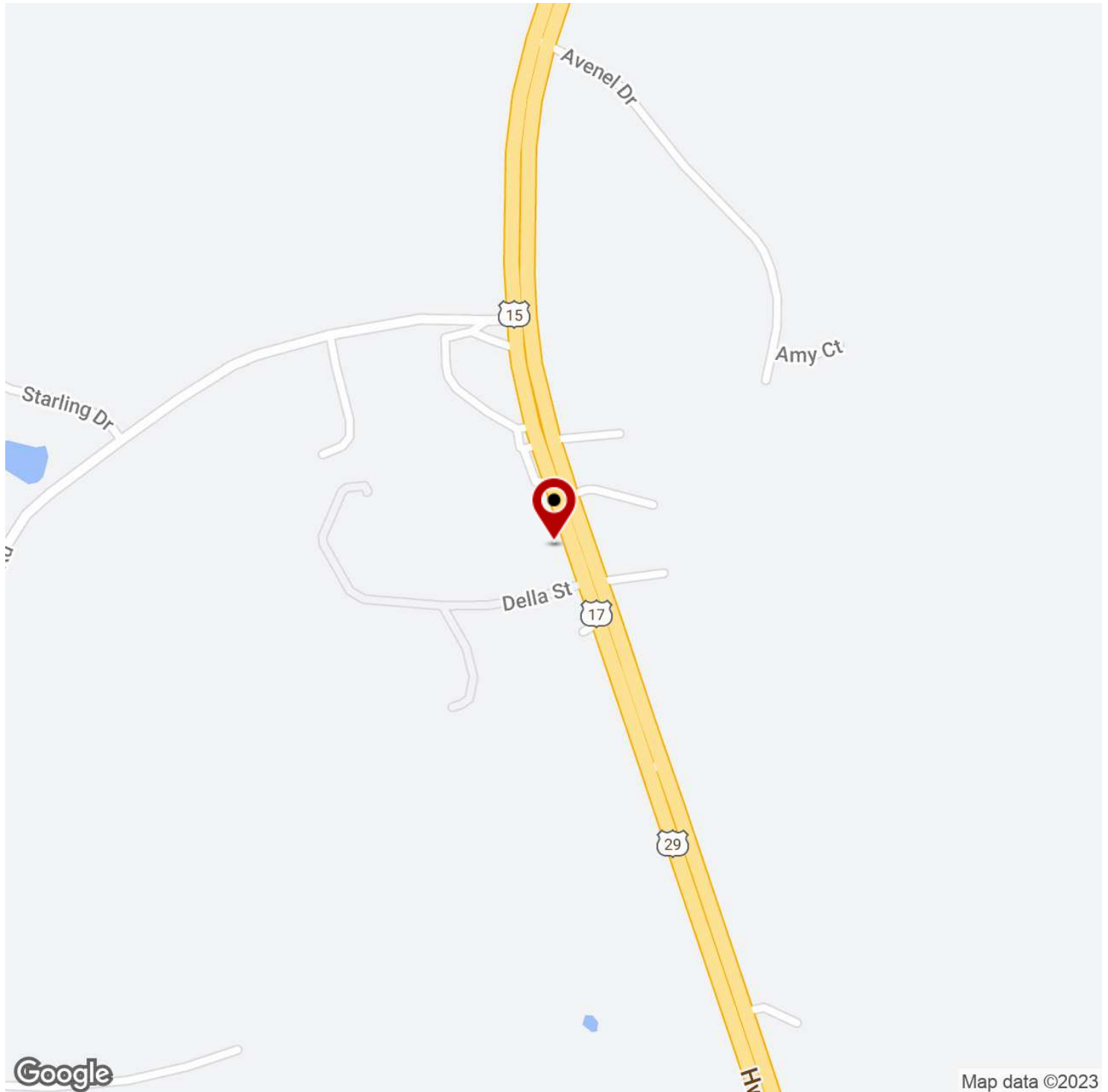
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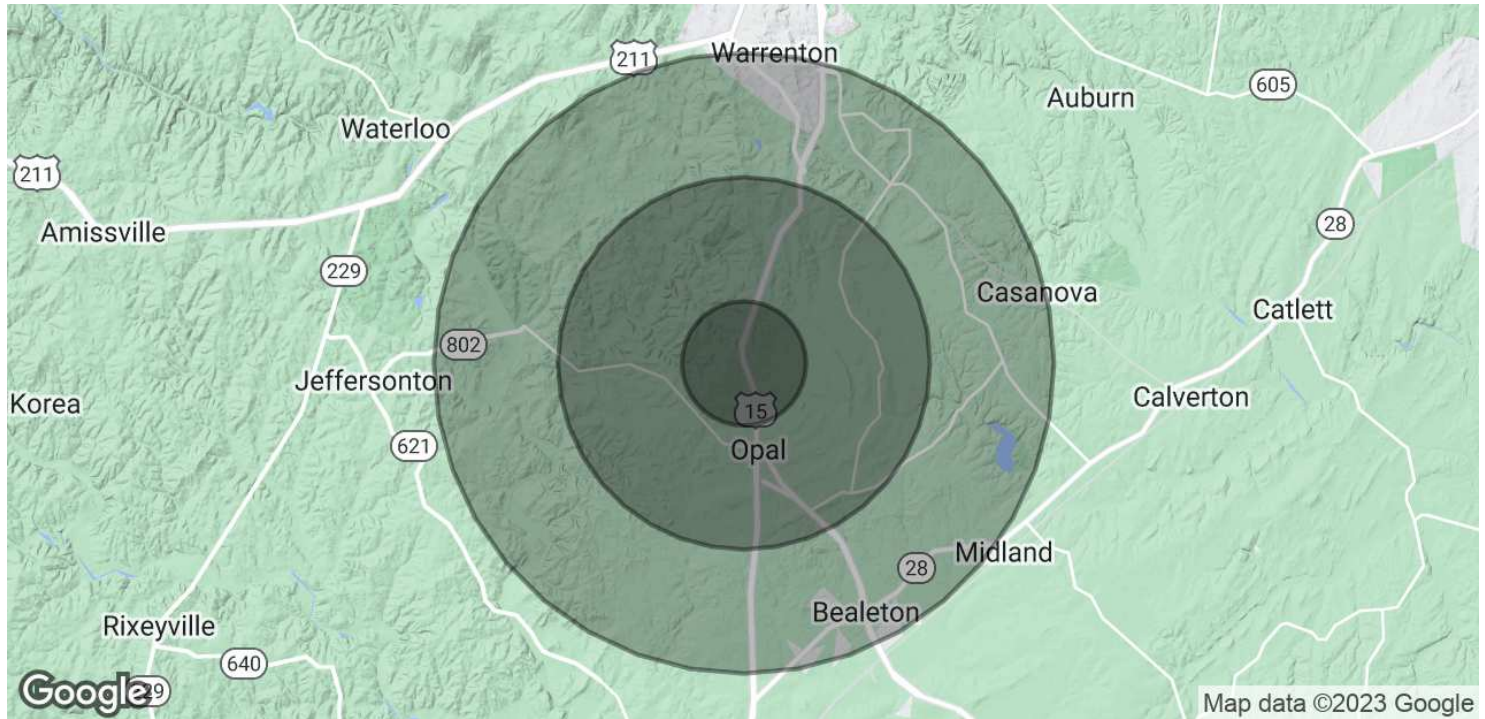
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,467	12,888	24,191
Average Age	46.0	40.1	41.2
Average Age (Male)	45.4	39.3	38.7
Average Age (Female)	47.6	42.0	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,016	4,835	8,959
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$98,858	\$110,847	\$121,188
Average House Value	\$335,676	\$407,935	\$415,291

** Demographic data derived from 2020 ACS - US Census*

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