

LAND FOR SALE

531 Acres Of Agricultural Land In Warrenton

8721 MEETZE RD, WARRENTON, VA 20187



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

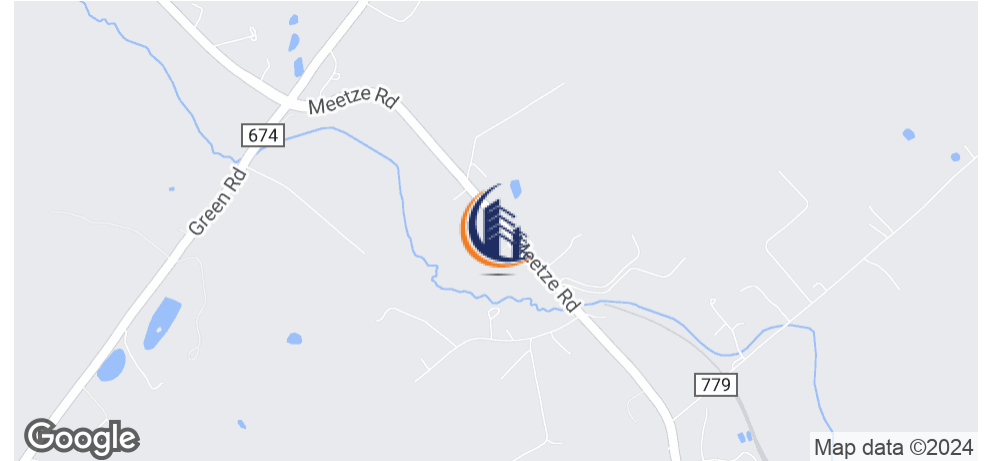
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**OFFERING SUMMARY**

Sale Price: \$5,995,000

Lot Size: 531.0 Acres

Zoning: AGRICULTURE

Price / SF: \$0.26

PROPERTY OVERVIEW

K & M Commercial as the exclusive listing firm is happy to present this 7 parcel, 528 acre land for SALE. Zoned agriculture which allows for many uses. No easements and potential for subdivision. Located 2 miles from the Town of Warrenton. Shop/equipment buildings in excellent condition. Elec & well water on site. 2 houses sold "as is"

PROPERTY HIGHLIGHTS

- 7 Parcels on 531 Acres
- Zoned Agriculture
- Located 2 miles from the Town of Warrenton
- No easements and potential for subdivision
- Electric and Well on site.





Section 2

LOCATION INFORMATION

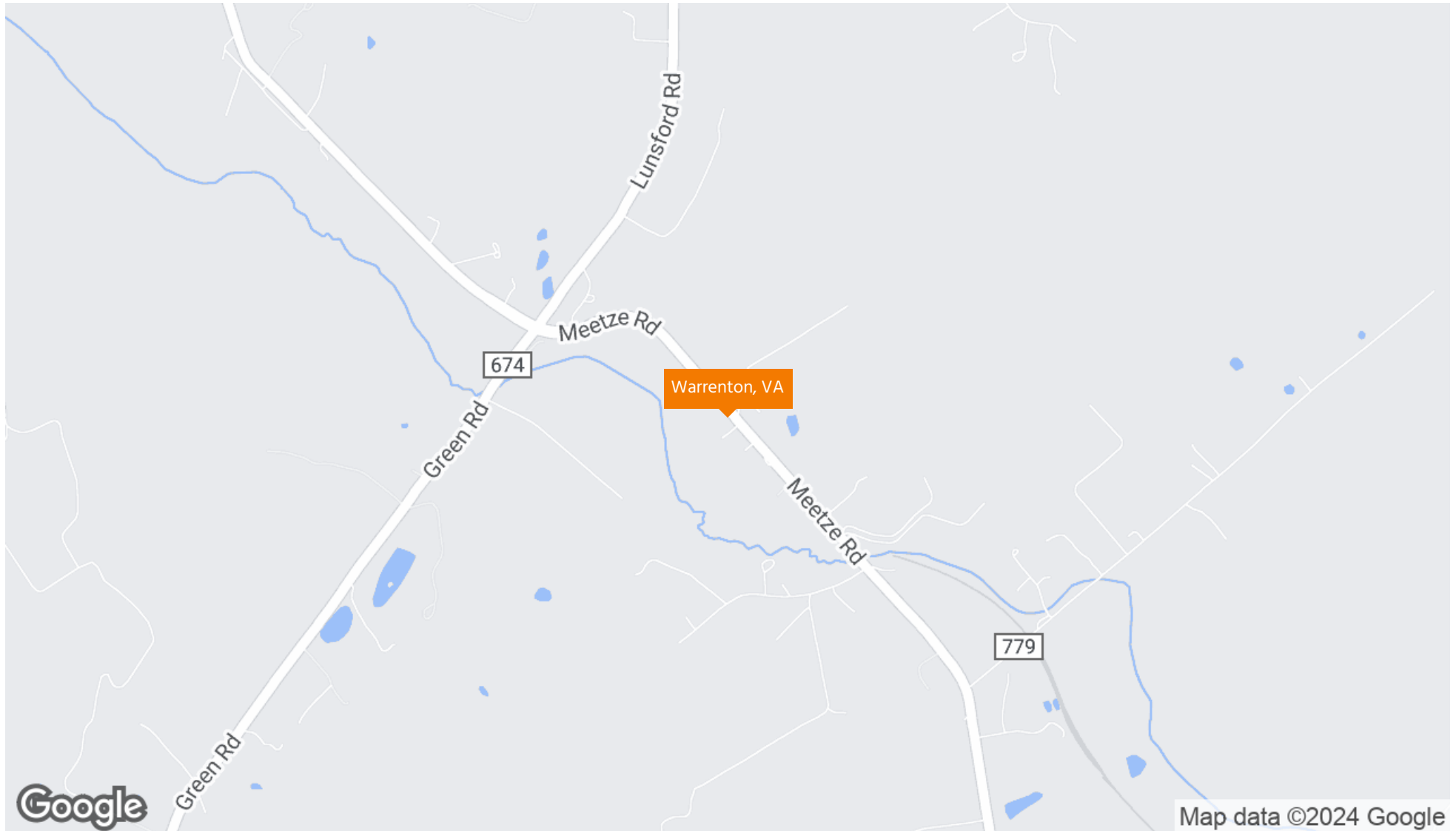
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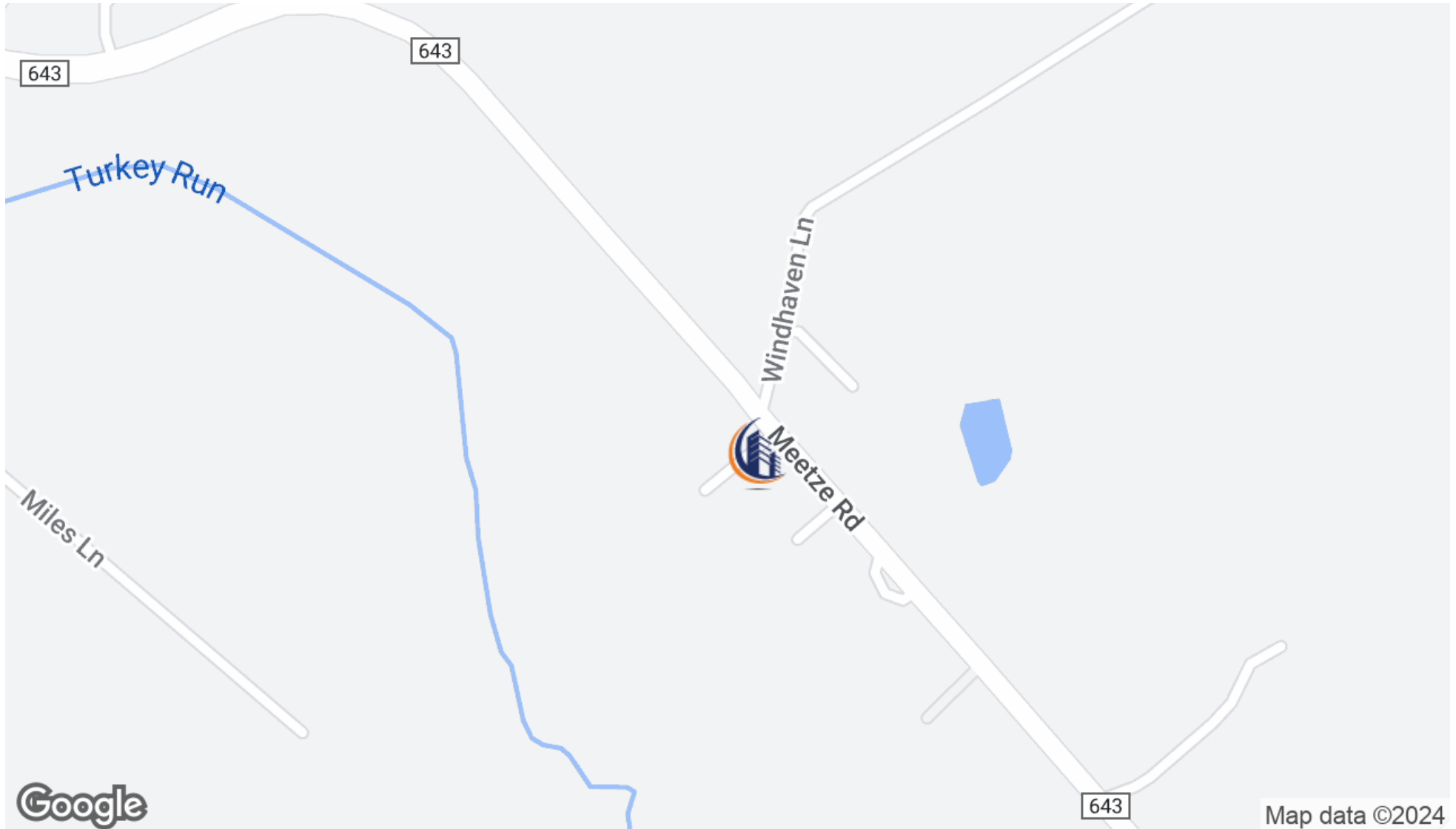
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LOCATION MAP



531 acres of agricultural land in warrenton **page 8**







Section 3

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

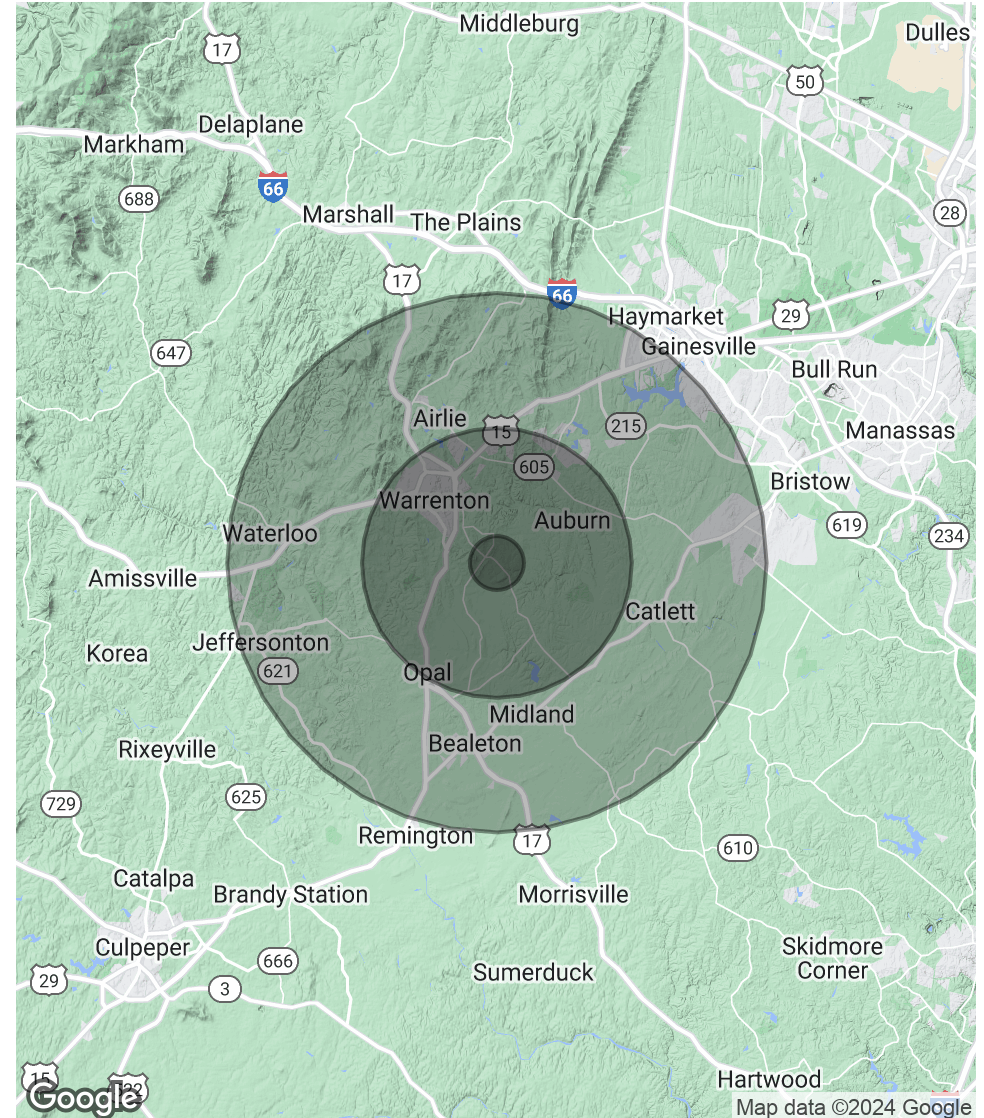
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	269	22,191	69,106
Average Age	45.4	40.0	40.7
Average Age (Male)	37.3	38.1	38.7
Average Age (Female)	50.5	42.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	106	7,960	24,392
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$94,494	\$120,772	\$129,016
Average House Value	\$373,983	\$420,556	\$448,206

2020 American Community Survey (ACS)





Section 4

ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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