

LAND - 18.90 AC FOR SALE

COMMERCIAL DEVELOPMENT SITES

0 Tasker Road, Winchester, VA 22602



SALE PRICE:

\$2,900,000

LOT SIZE:

18.89 Acres

APN #:

76 A 48A

PROPERTY OVERVIEW

Commercial B2 zoned site consisting of 18.89 AC with frontage on Tasker Road. Adjacent to residential development site allowing up to 319 residential units. 179,000 SF commercial development as part of Master Development plan approved in 2007 for Tasker Woods.

Adjacent site available on corner with Rt. 522 frontage - 30.45 Acres.

Allowed uses include grocery, storage, churches, library, recreational, office.

PROPERTY FEATURES

- 18.89 AC - Zoned B2, General Business
- Adjacent to future development site for up to 319 residential units
- Excellent visibility on Tasker Road and access off Rt. 522
- Next to WalMart SuperCenter and Home Depot distribution

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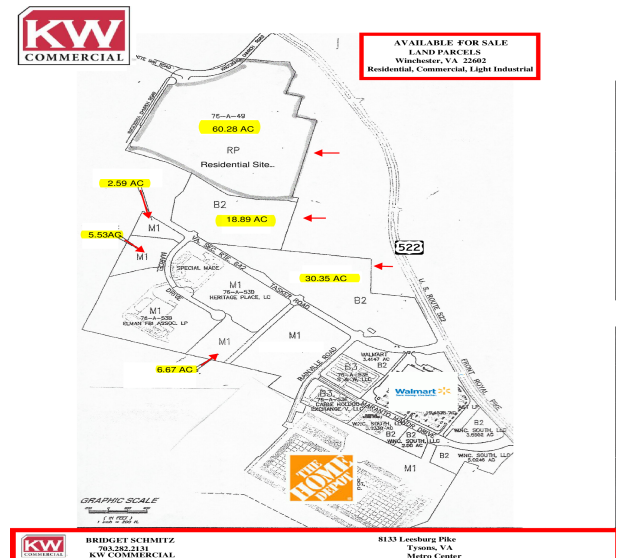
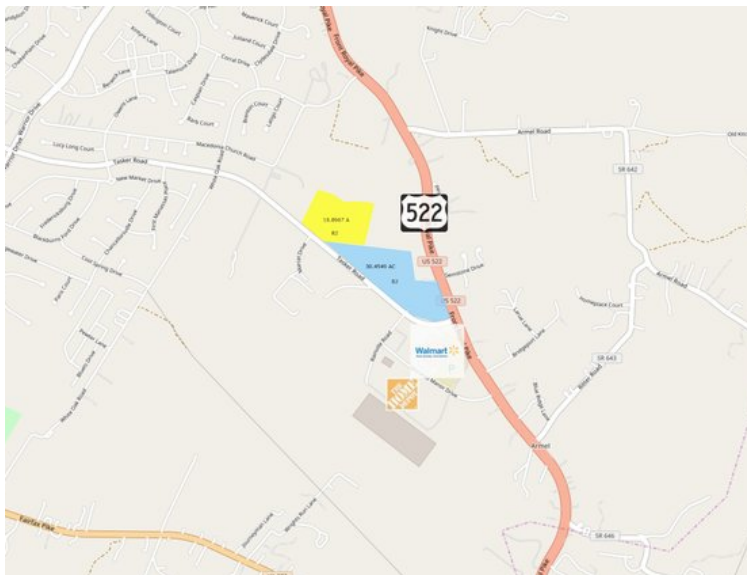
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COMMERCIAL SITE - B2 ZONED FOR SALE

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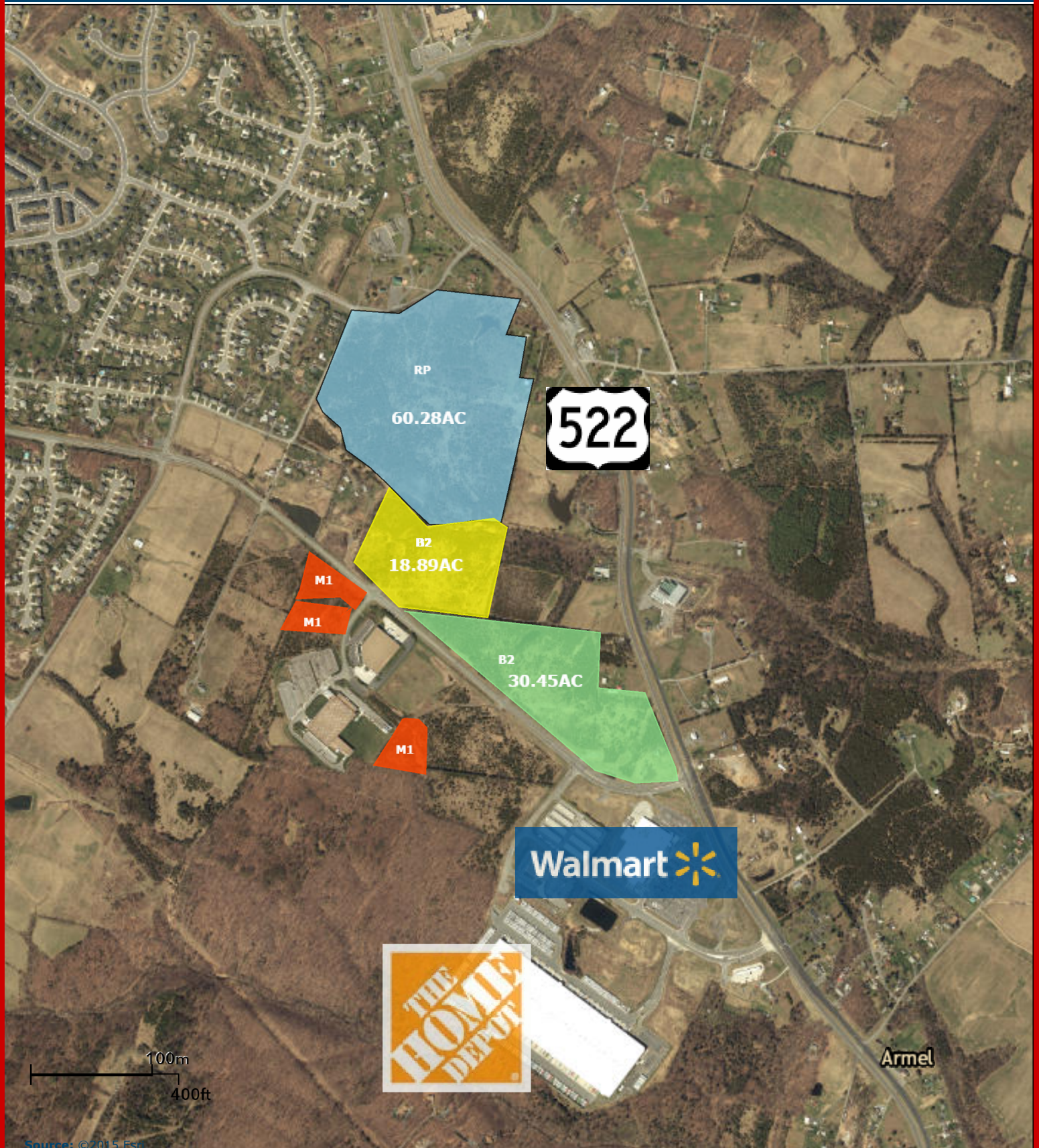
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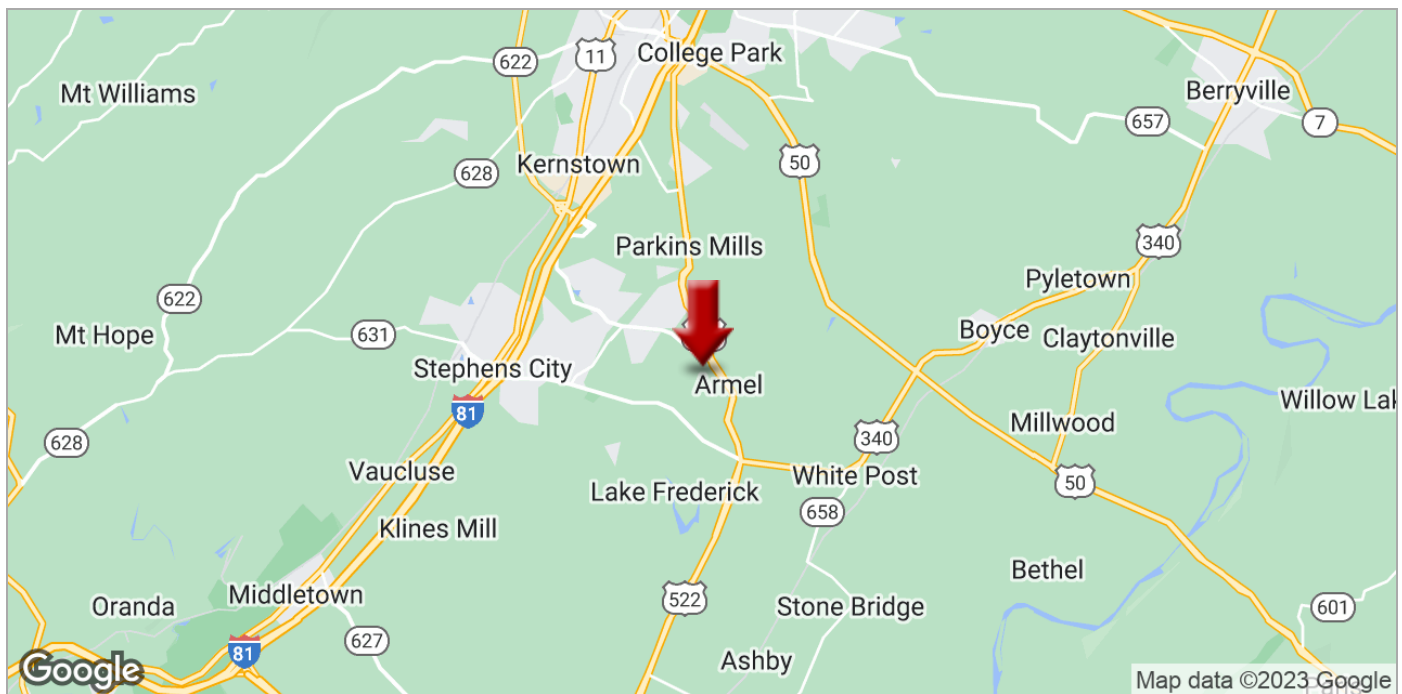
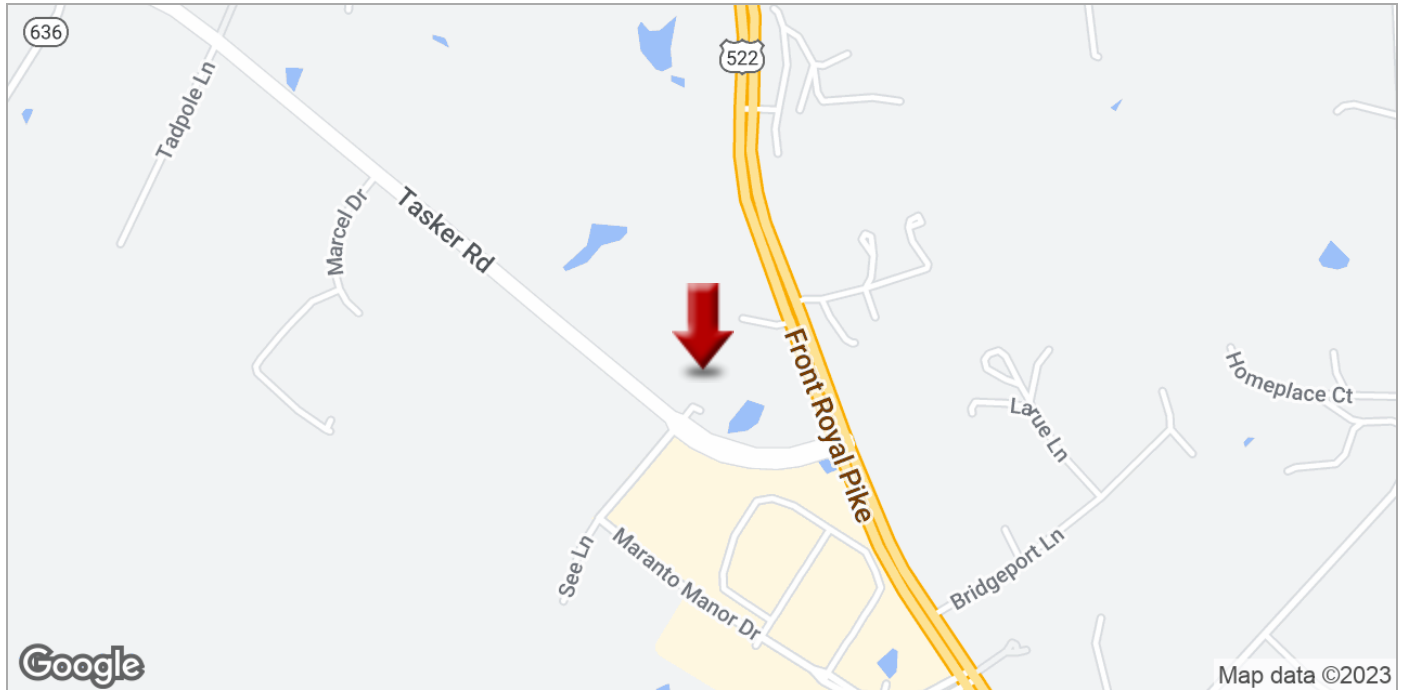
LAND PARCELS - FOR SALE Winchester, Va



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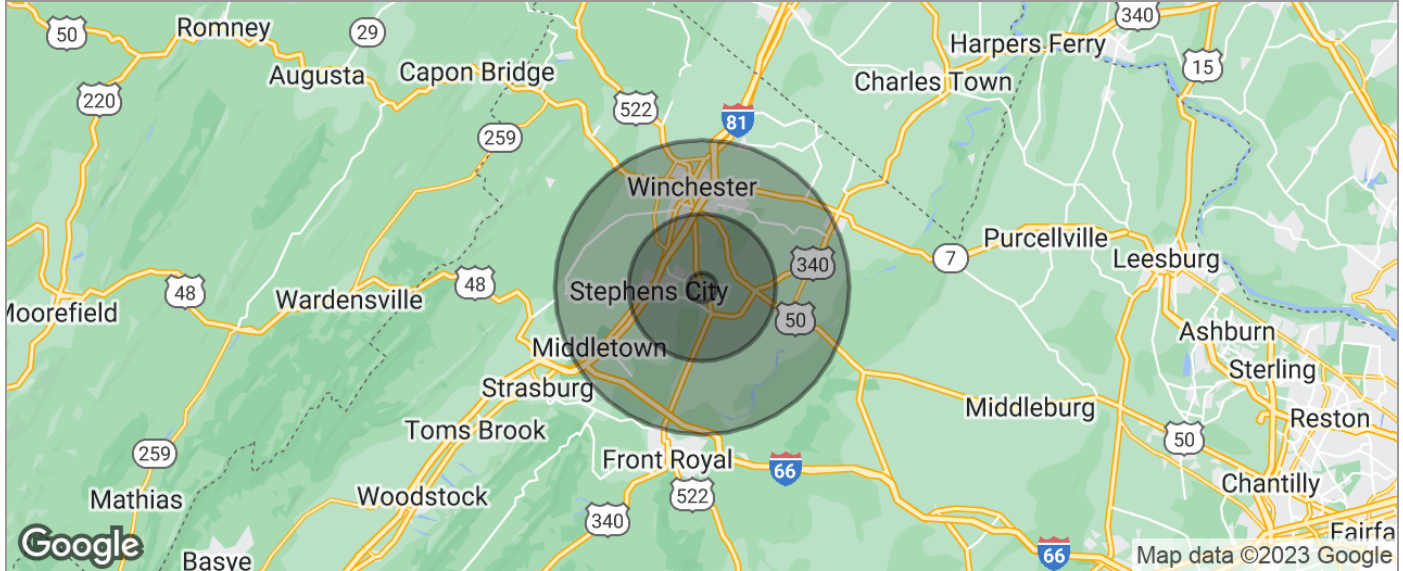
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,848	31,254	113,441
MEDIAN AGE	35.9	36.7	37.5
MEDIAN AGE (MALE)	35.6	35.7	36.3
MEDIAN AGE (FEMALE)	37.7	38.1	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,004	11,912	42,895
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$78,853	\$71,961	\$72,187
AVERAGE HOUSE VALUE	\$257,531	\$260,756	\$310,260
RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.2%	91.2%	87.1%
% BLACK	5.4%	5.3%	6.9%
% ASIAN	1.9%	1.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.3%	0.5%
% OTHER	0.0%	1.1%	2.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	8.4%	10.1%	9.5%

* Demographic data derived from 2020 ACS - US Census

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Each Office Independently Owned and Operated [metrocentercre.com](https://www.metrocentercre.com)

§ 165-603.02. Allowed uses.

Allowed uses shall be as follows:

	Standard Industrial Classification
Allowed Uses	(SIC)
Veterinary offices with all activities and animals kept within the fully enclosed primary structure, excluding the following: [Amended 8-24-2004]	074
Veterinary services livestock	0741
Animal specialty services, except veterinary, with all activities and animals kept within the fully enclosed primary structure [Added 1-10-2001]	0752
Communication facilities and offices, including telephone, telegraph, radio, television and other communications, excluding the following: ¹ [Amended 8-24-2004]	48
Communications services, not elsewhere classified	4899
Paint, glass and wallpaper stores	523
Hardware stores	525
Retail nurseries and lawn and garden supply stores	526
General merchandise stores	53
Food stores, excluding the following: [Amended 8-24-2004]	54
Fruit and vegetable stands	5431
Automotive dealers and gasoline service stations	55
Apparel and accessory stores	56
Home furniture, furnishings and equipment stores	57
Restaurants	58
Miscellaneous retail, except for the following:	59
Fuel dealers	598
Flea markets, operated outdoors [Added 11-10-2010]	-
Finance, insurance and real estate offices	-
Hotels and motels	701

1. Editor's Note: The entry for electric, gas and other utility facilities and offices, SIC No. 49, excluding sanitary services, SIC No. 495, which immediately followed this entry, was repealed 8-24-2004.

	Standard Industrial Classification
Allowed Uses	(SIC)
Organization hotels and lodging	704
Personal services, including laundry and funeral services, excluding the following:	72
Linen supply [Added 8-24-2004]	7213
Dry cleaning plants [Added 8-24-2004]	7216
Industrial launderers	7218
Escort services [Added 8-24-2004]	7299
Turkish baths [Added 8-24-2004]	7299
Steam baths [Added 8-24-2004]	7299
Business services, excluding the following:	73
Outdoor ad services [Added 8-24-2004]	7312
Miscellaneous equipment rental	735
Automobile recovery service [Added 8-24-2004]	7389
Automobile repossession service [Added 8-24-2004]	7389
Exhibits building of by industrial contractors [Added 8-24-2004]	7389
Filling of pressure containers (aerosol) [Added 8-24-2004]	7389
Gas systems contract conversion from manufactured to natural gas [Added 8-24-2004]	7389
Produce weighting service [Added 8-24-2004]	7389
Product sterilization service [Added 8-24-2004]	7389
Repossession service [Added 8-24-2004]	7389
Salvaging of damaged merchandise not engaged in sales [Added 8-24-2004]	7389
Scrap steel cutting [Added 8-24-2004]	7389
Car washes	7542
Miscellaneous repair services, excluding the following:	76
[Amended 8-24-2004]	
Welding repair	7692
Agricultural equipment repair	7699

**Standard Industrial
Classification**

Allowed Uses	(SIC)
Blacksmith shops	7699
Boiler cleaning and repair	7699
Cesspool cleaning	7699
Coppersmithing	7699
Dental and medical instrument repair	7699
Engine repair	7699
Farm machinery and tractor repair	7699
Farriers	7699
Horseshoeing	7699
Industrial truck repair	7699
Laboratory instrument repair	7699
Machinery cleaning	7699
Measuring and controlling instrument repair; mechanical	7699
Motorcycle repair service [Added 1-11-2017]	7699
Meteorological instrument repair	7699
Precision instrument repair	7699
Repair of optical instruments	7699
Repair of service station equipment	7699
Scale repair service	7699
Septic tank cleaning service	7699
Sewer cleaning service	7699
Surgical instrument repair	7699
Tank and boiler cleaning service	7699
Tank truck cleaning service	7699
Taxidermists	7699
Tinsmithing	7699
Motion picture theaters, except drive-in	7832
Videotape rental	784
Amusement and recreation services operated indoors	79
Golf driving ranges and miniature golf courses	7999

Allowed Uses	Standard Industrial Classification
(SIC)	
Health services	80
Legal services	81
Child day-care facilities	8351
Membership organizations	86
Engineering, accounting, research, management and related services, excluding the following: [Amended 8-24-2004]	87
Testing laboratories	8734
General business offices	-
Model home sales offices	-
Self-service storage facilities	-
Public buildings	-
Public utility distribution facilities	-
Business signs	-
Signs allowed in § 165-201.06B [Amended 2-13-2008]	-
Freestanding building entrance signs [Amended 2-13-2008]	-
Multi-tenant complex signs [Added 2-13-2008]	-
Electronic message signs [Added 2-13-2008]	-
Residential uses which are accessory to allowed business uses	-
Parks	-
Churches	-
Libraries	-
Electrical supplies	506
Hardware and plumbing and heating equipment	507
Commercial batting cages operated outdoors	-
Fire stations, companies and rescue squads [Added 10-27-1999]	-
Commercial sport and recreation clubs [Added 10-25-2000]	--

	Standard Industrial Classification
Allowed Uses	(SIC)
Social services, except for the following: [Added 4-23-2003]	83
Residential care	836

§ 165-603.03. Conditional uses.

Uses permitted with a conditional use permit shall be as follows:

	Standard Industrial Classification
Conditional Uses	(SIC)
Adult retail uses meeting the minimum requirements of this chapter, any conditions imposed by the Board of Supervisors, and with the following minimum conditions:	-----
(a) Such uses shall be located at least 2,500 feet from the property line of existing adult retail uses, schools, churches, parks, day-care facilities and residential uses and districts.	
(b) Such uses shall not be permitted in shopping centers and/or multi-tenant buildings.	
(c) All merchandise display areas shall be limited to enclosed structures and shall not be visible from the outside.	
(d) Business signs shall not exceed a maximum of 25 square feet. No wall- mounted signs or window displays shall be permitted.	
(e) Hours of operation shall be limited to between 9:00 a.m. and 11:00 p.m.	