

118+ ACRES - DEVELOPMENT OPPORTUNITY FOR SALE

EASTGATE COMMERCE - 118+ AC

0 Tasker Road , Winchester, VA 22602



PARCELS: 109+ Acres, Frederick County
3 Contiguous Parcels

LOCATION: Rt. 522 And Tasker Rd
5 Miles To Inland Port
7 Miles To Rt. 81

PROPERTY OVERVIEW

Land area consisting of total of 109+ AC - 3 contiguous parcels in Winchester, Frederick County. Direct access from Front Royal Pk/ Rt. 522 at Tasker Road. Ideal for rezoning to industrial use. Currently zoned B2 and RP. Located 5 miles to Inland Port, near Home Depot Distribution and surrounded by M1 industrial/flex land parcels and development.

PROPERTY HIGHLIGHTS:

- 60.28 AC - Zoned RP -residential
- 18.89 AC - Zoned B2 - frontage on Tasker Rd
- 30.45 AC - Zoned B2 - frontage on Rt. 522, Signalized intersection at Tasker Rd across from Walmart
- 5 miles to Inland Port
- Ideal for rezoning to industrial use

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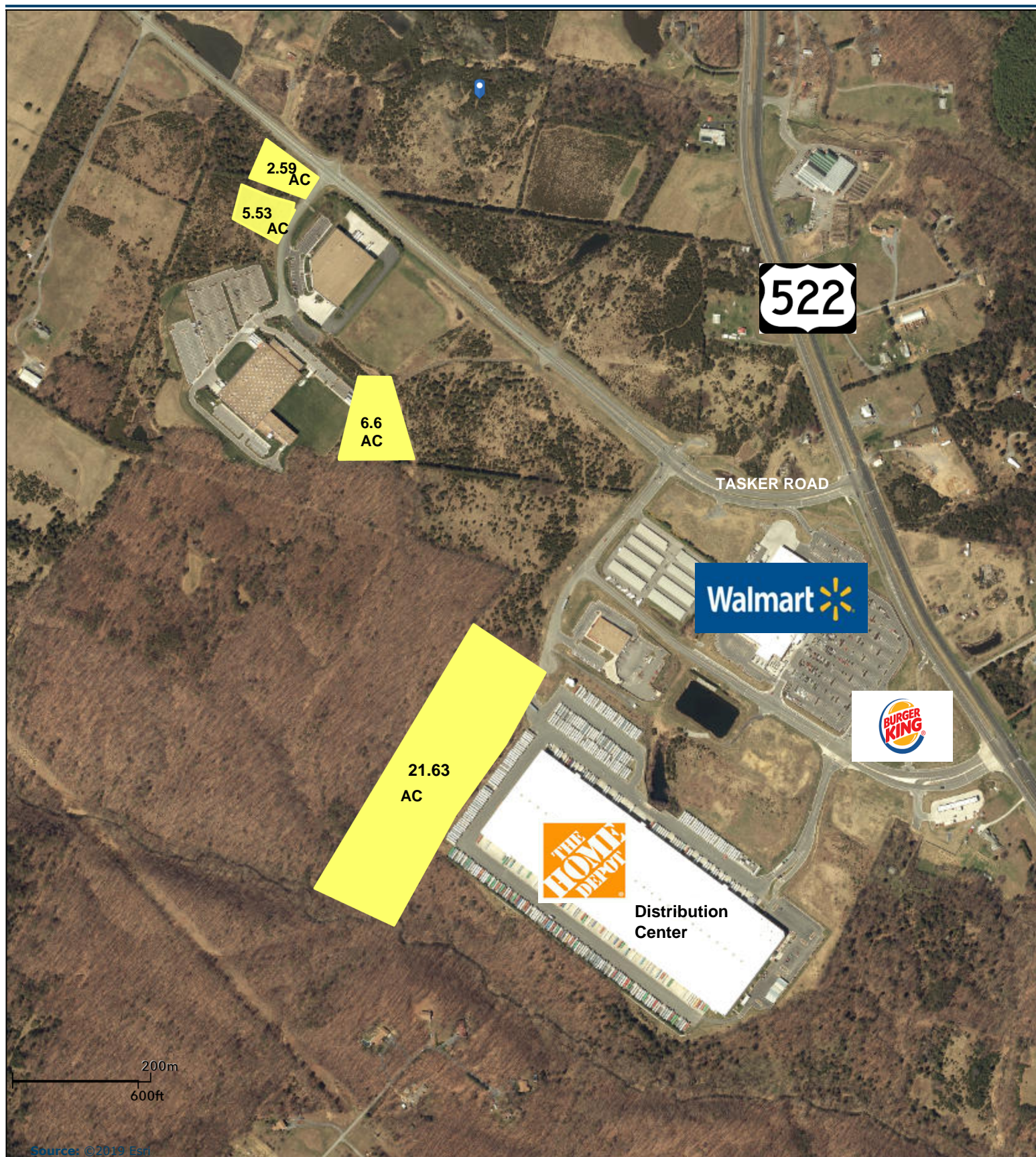
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Source: ©2015 Esri

April 12, 2017





Demographic and Income Comparison Profile

22602
22602, Winchester, Virginia
Rings: 5, 7, 9 mile radii

Prepared by Esri
Latitude: 39.09064
Longitude: -78.15558

	5 miles	7 miles	9 miles
Census 2010 Summary			
Population	31,814	69,460	89,513
Households	12,028	26,214	33,860
Families	8,443	17,627	22,806
Average Household Size	2.63	2.60	2.58
Owner Occupied Housing Units	8,336	17,067	22,527
Renter Occupied Housing Units	3,692	9,147	11,333
Median Age	36.7	36.5	37.3
2019 Summary			
Population	37,310	78,037	100,602
Households	13,845	28,907	37,301
Families	9,659	19,369	25,035
Average Household Size	2.68	2.65	2.64
Owner Occupied Housing Units	9,898	19,022	25,164
Renter Occupied Housing Units	3,946	9,886	12,137
Median Age	37.9	37.7	38.5
Median Household Income	\$72,320	\$70,958	\$71,003
Average Household Income	\$87,300	\$90,419	\$90,823
2024 Summary			
Population	41,323	84,101	107,997
Households	15,222	30,916	39,758
Families	10,619	20,721	26,680
Average Household Size	2.70	2.68	2.66
Owner Occupied Housing Units	11,233	20,848	27,444
Renter Occupied Housing Units	3,989	10,068	12,313
Median Age	38.5	38.1	38.9
Median Household Income	\$78,900	\$78,648	\$78,777
Average Household Income	\$96,973	\$101,365	\$101,722
Trends: 2019-2024 Annual Rate			
Population	2.06%	1.51%	1.43%
Households	1.91%	1.35%	1.28%
Families	1.91%	1.36%	1.28%
Owner Households	2.56%	1.85%	1.75%
Median Household Income	1.76%	2.08%	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

November 26, 2019



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2019 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	950	6.9%	1,981	6.9%	2,624	7.0%
\$15,000 - \$24,999	754	5.4%	1,865	6.5%	2,448	6.6%
\$25,000 - \$34,999	712	5.1%	1,939	6.7%	2,434	6.5%
\$35,000 - \$49,999	2,165	15.6%	4,314	14.9%	5,469	14.7%
\$50,000 - \$74,999	2,537	18.3%	4,945	17.1%	6,434	17.2%
\$75,000 - \$99,999	2,243	16.2%	4,489	15.5%	5,731	15.4%
\$100,000 - \$149,999	2,895	20.9%	5,575	19.3%	7,154	19.2%
\$150,000 - \$199,999	956	6.9%	1,990	6.9%	2,606	7.0%
\$200,000+	632	4.6%	1,810	6.3%	2,402	6.4%
Median Household Income	\$72,320		\$70,958		\$71,003	
Average Household Income	\$87,300		\$90,419		\$90,823	
Per Capita Income	\$32,242		\$33,557		\$33,698	

2024 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	933	6.1%	1,905	6.2%	2,497	6.3%
\$15,000 - \$24,999	712	4.7%	1,702	5.5%	2,223	5.6%
\$25,000 - \$34,999	675	4.4%	1,791	5.8%	2,233	5.6%
\$35,000 - \$49,999	2,099	13.8%	4,033	13.0%	5,071	12.8%
\$50,000 - \$74,999	2,666	17.5%	5,063	16.4%	6,578	16.5%
\$75,000 - \$99,999	2,568	16.9%	5,040	16.3%	6,460	16.2%
\$100,000 - \$149,999	3,514	23.1%	6,556	21.2%	8,402	21.1%
\$150,000 - \$199,999	1,235	8.1%	2,536	8.2%	3,293	8.3%
\$200,000+	820	5.4%	2,291	7.4%	3,000	7.5%
Median Household Income	\$78,900		\$78,648		\$78,777	
Average Household Income	\$96,973		\$101,365		\$101,722	
Per Capita Income	\$35,562		\$37,326		\$37,471	

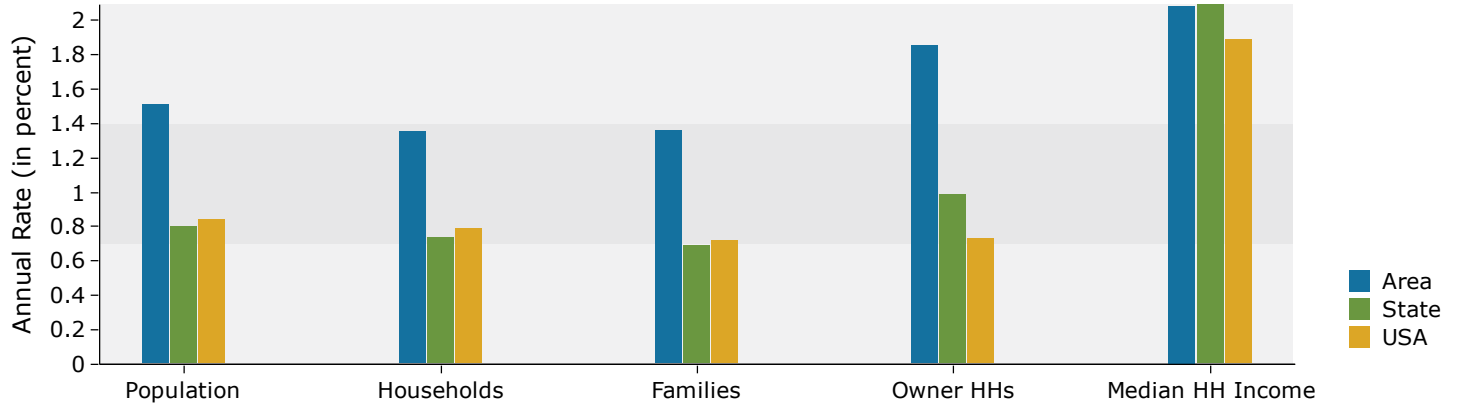
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

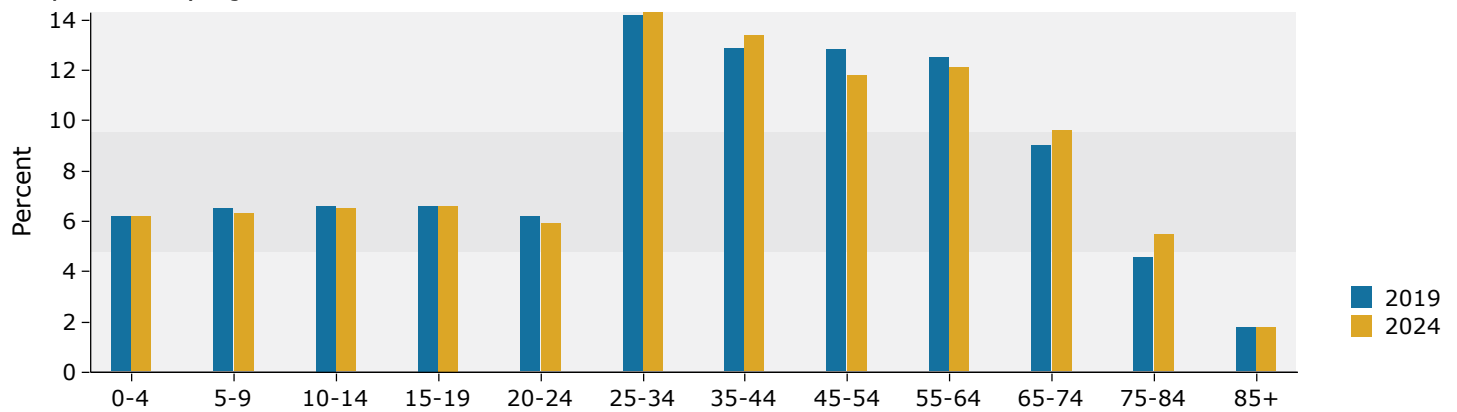
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7 miles

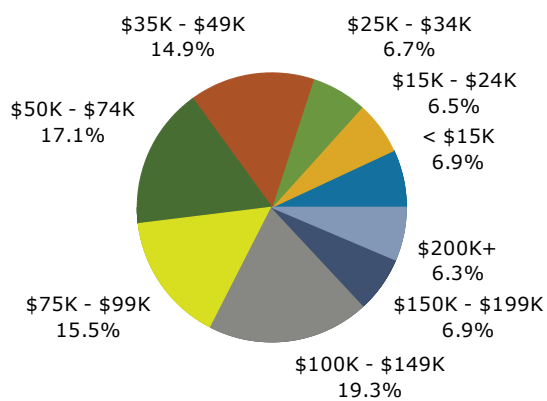
Trends 2019-2024



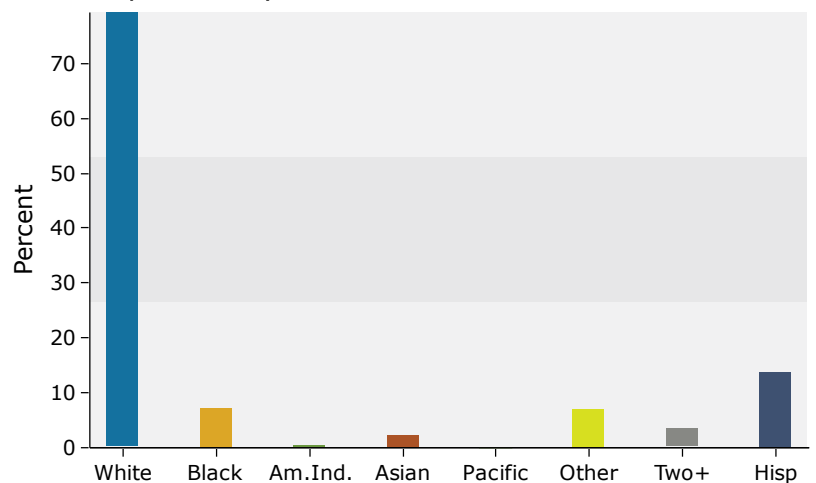
Population by Age



2019 Household Income

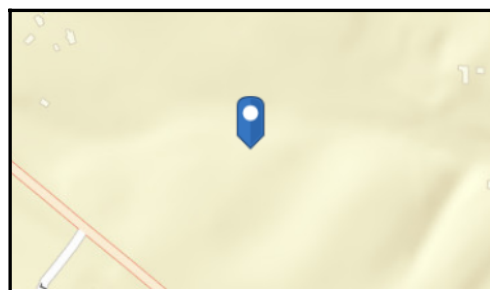


2019 Population by Race





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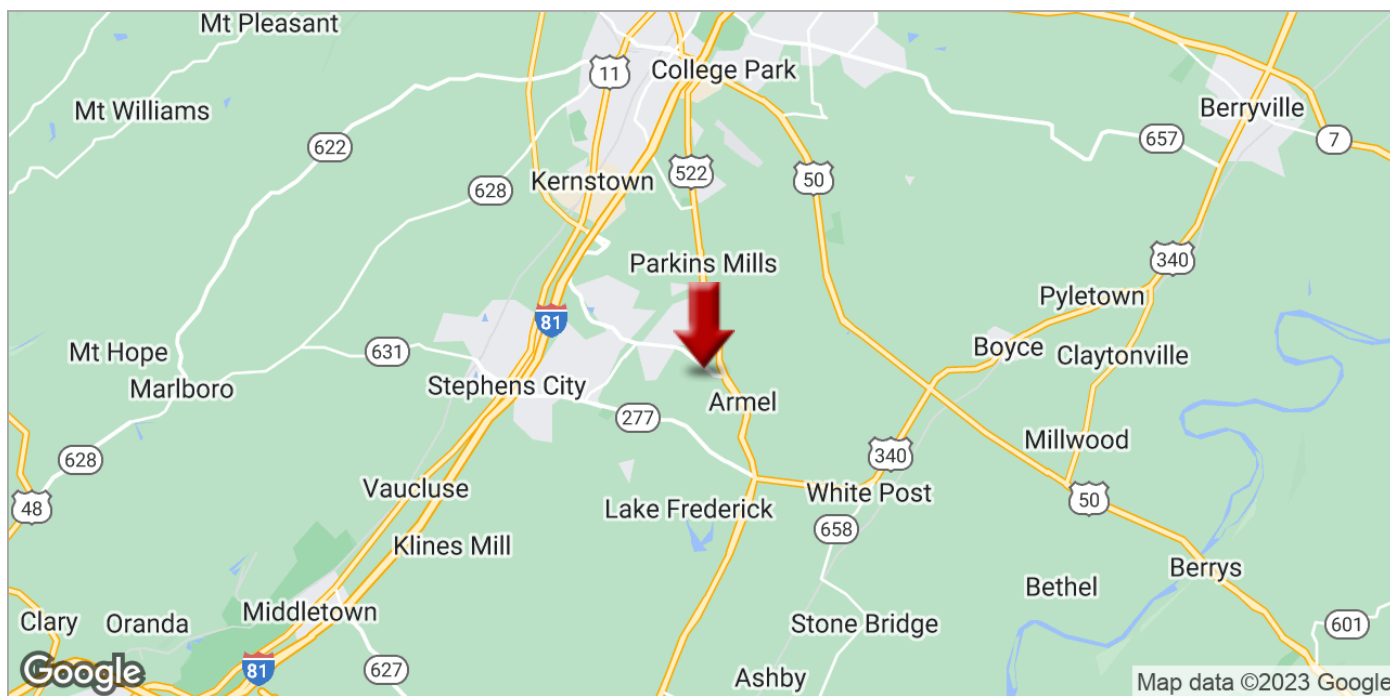
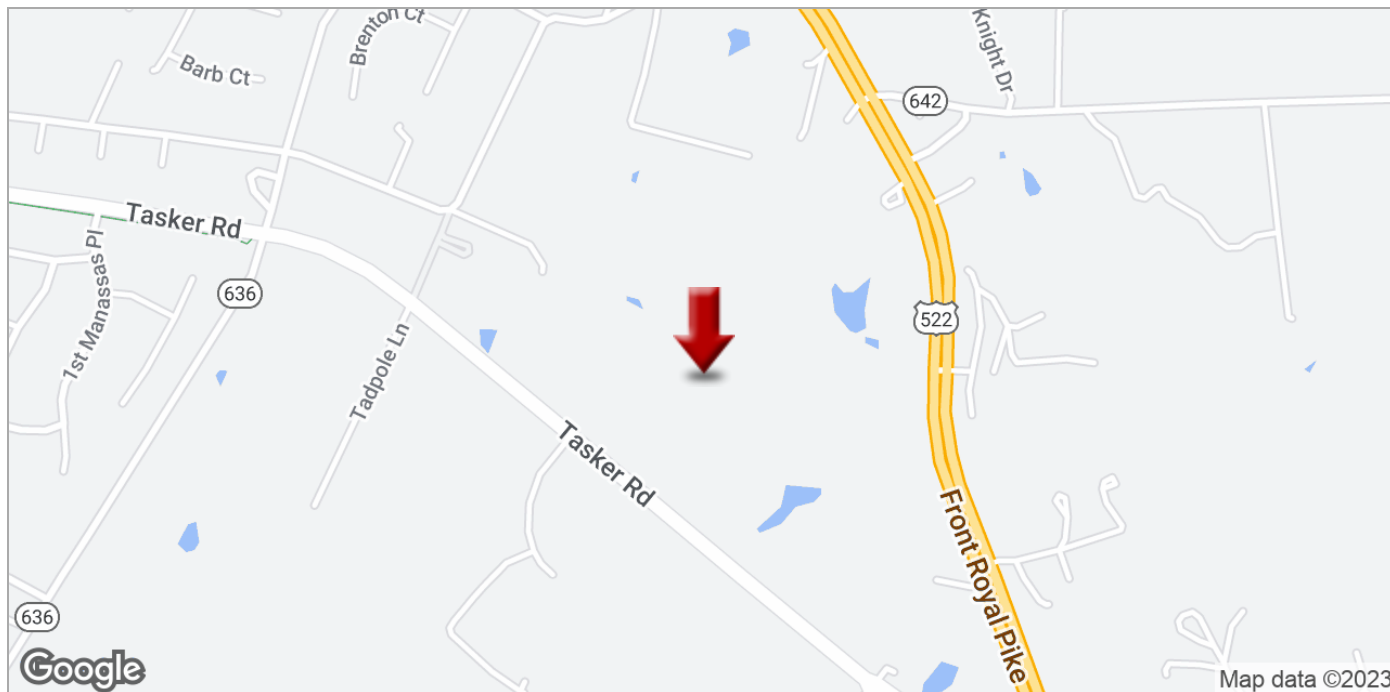


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