



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED

77.34 +/- AC

LAND FOR SALE

North Shenandoah Industrial And Business Park

NORTH SHENANDOAH INDUSTRIAL AND BUSINESS PARK, STRASBURG, VA 22657



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

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

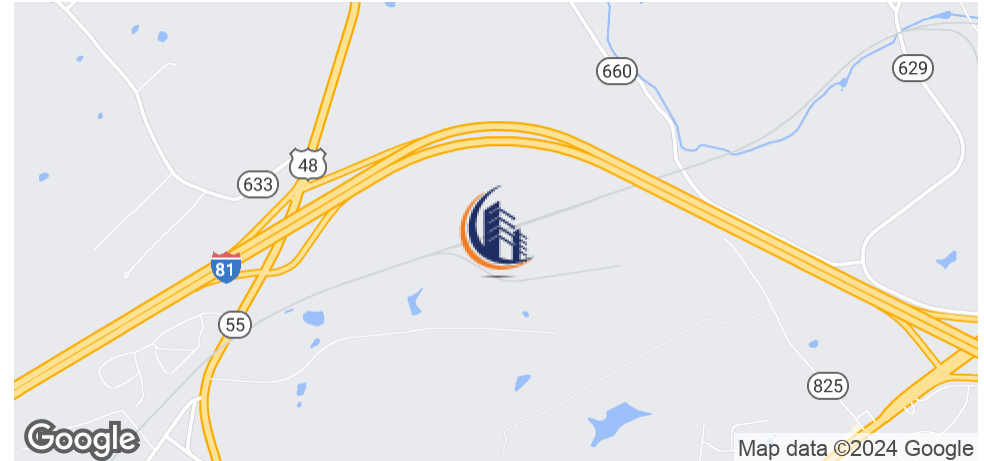
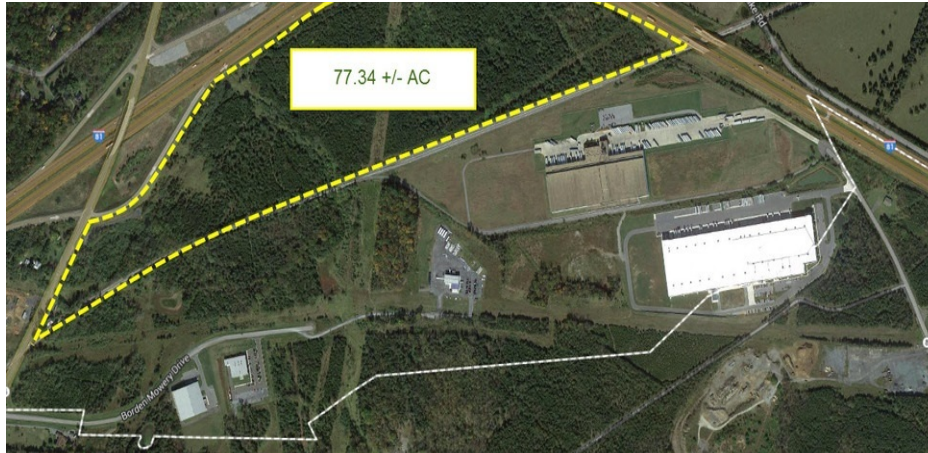
KAYVAN MEHRBAKHS, CCIM, MBA MATTHEW JENKINS, CCIM MBA

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OFFERING SUMMARY

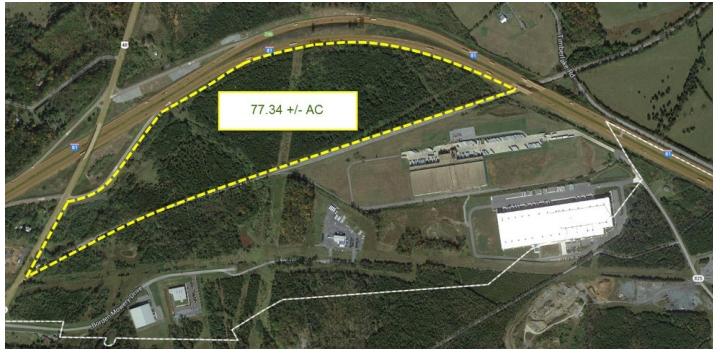
Sale Price:	\$2,300,000
Lot Size:	77.34 Acres
Zoning:	Highway Commercial & BP/LI Business Park Light Industrial
Taxes:	
Assessed Value:	
Market:	Statewide
Submarket:	Northern VA
Traffic Count:	54,000
Price / SF:	\$0.68

PROPERTY OVERVIEW

As the Exclusive Representative of the owner, K&M Commercial Real Estate is pleased to present the North Shenandoah Industrial and Business Park Land for Sale. This property spans 77.34 +/- acres of undeveloped land and comprises six tax parcels with 2580 +/- feet of road frontage on I-81. The property can potentially be developed as a Business/Industrial Park. Adjacent to the property is a CSX Rail System, which makes it possible to erect a branch spur line for loading and unloading or storage. Preliminary site plans for a shopping center are available. Potential end-users include Big Box retail, Outlet Retail, Office, and Industrial businesses. The parcels consist of 47.65 +/- acres zoned Highway Commercial and 29.68 +/- acres zoned BP/LI (Business Park/Light Industrial) by the Town of Strasburg. The property is located along the Eastern boundary of Interstate I-81, Exit #296, and North of John Marshall Highway Rt. 55. It lies to the west of the town of Strasburg and does not have a physical address.

PROPERTY HIGHLIGHTS

- 77.34 Acres of Prime I-81 Frontage
- Preliminary site plan for over 300,000sf Retail Center
- Visibility from I-81 and minutes from I-66 and surrounding Shenandoah Valley Communities



PROPERTY OVERVIEW

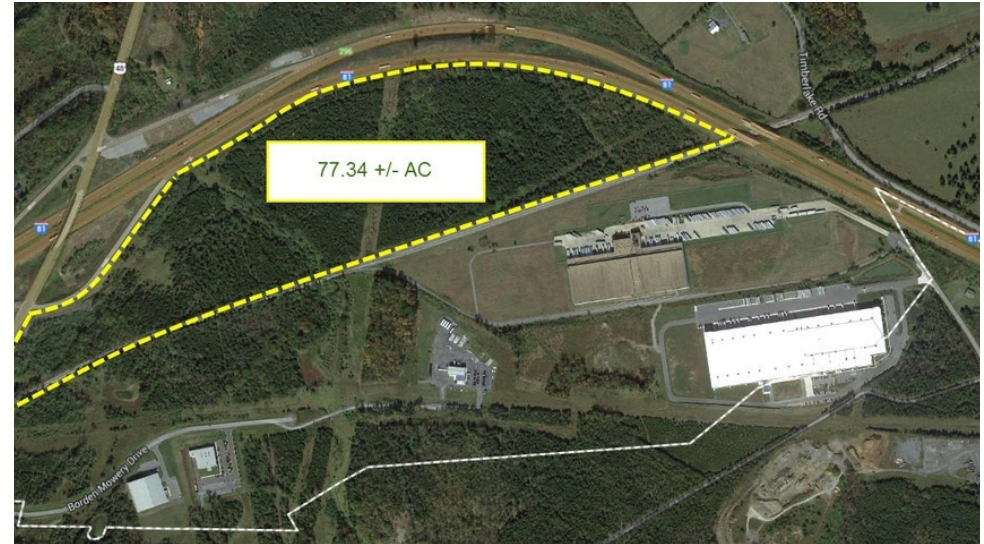
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LOCATION OVERVIEW

The Golden Triangle is a 77.32-acre unimproved commercial property situated along the eastern boundary of I-81, north of Rt 55, and west of Strasburg. It is only 20 minutes from Front Royal and Winchester and has excellent high visibility from I-81. It is also just a few minutes away from I-66. This property comprises six separate tax parcels.

SALE HIGHLIGHTS

- 77.34 Acres of Prime I-81 Frontage
- Preliminary site plan for over 300,000sf Retail Center
- Visibility from I-81 and minutes from I-66 and surrounding Shenandoah Valley Communities
- Available for Retail and Industrial Use
- The owner will sell each use separately
- CSX Rail System access





Section 2

LOCATION INFORMATION

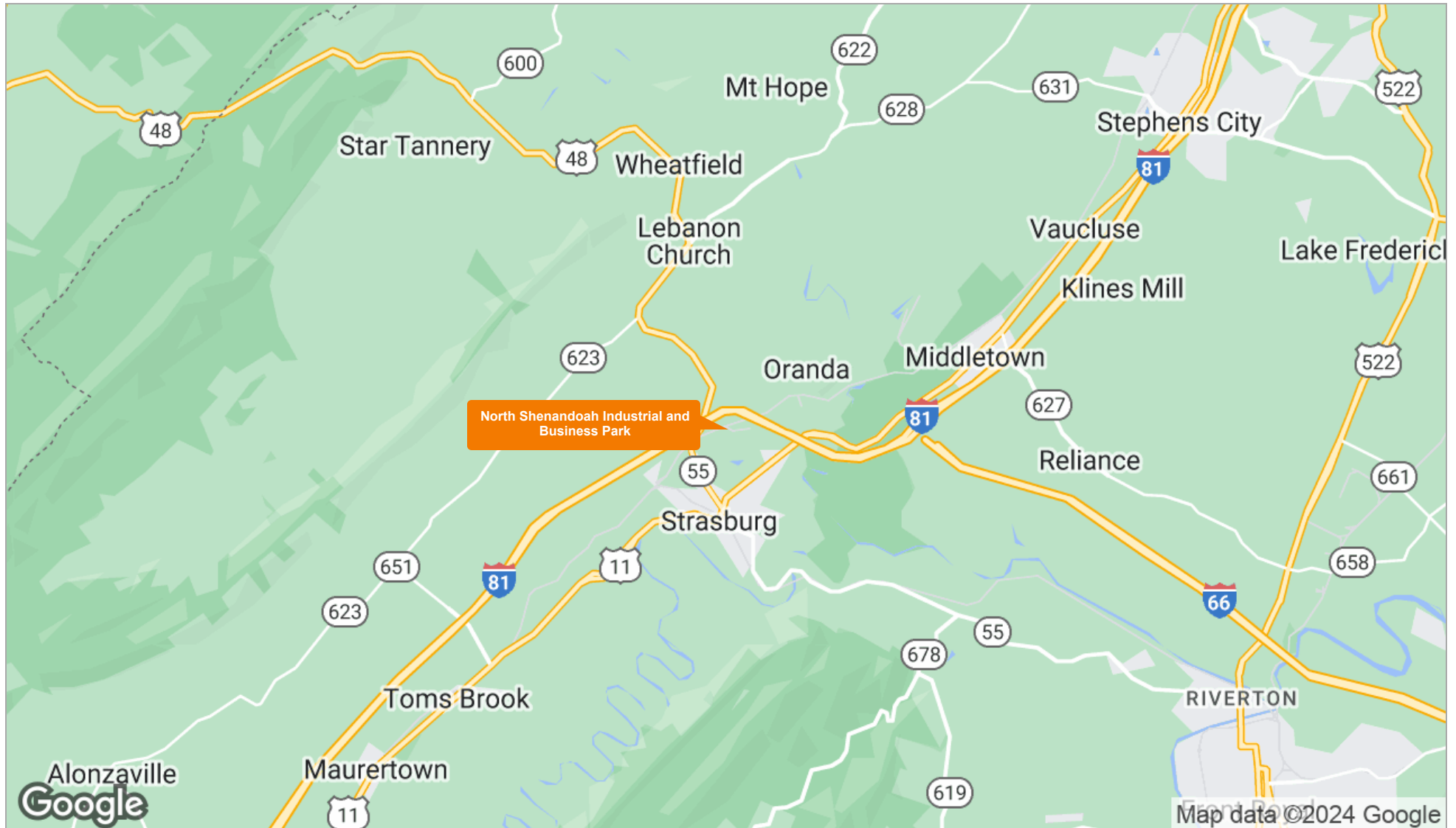
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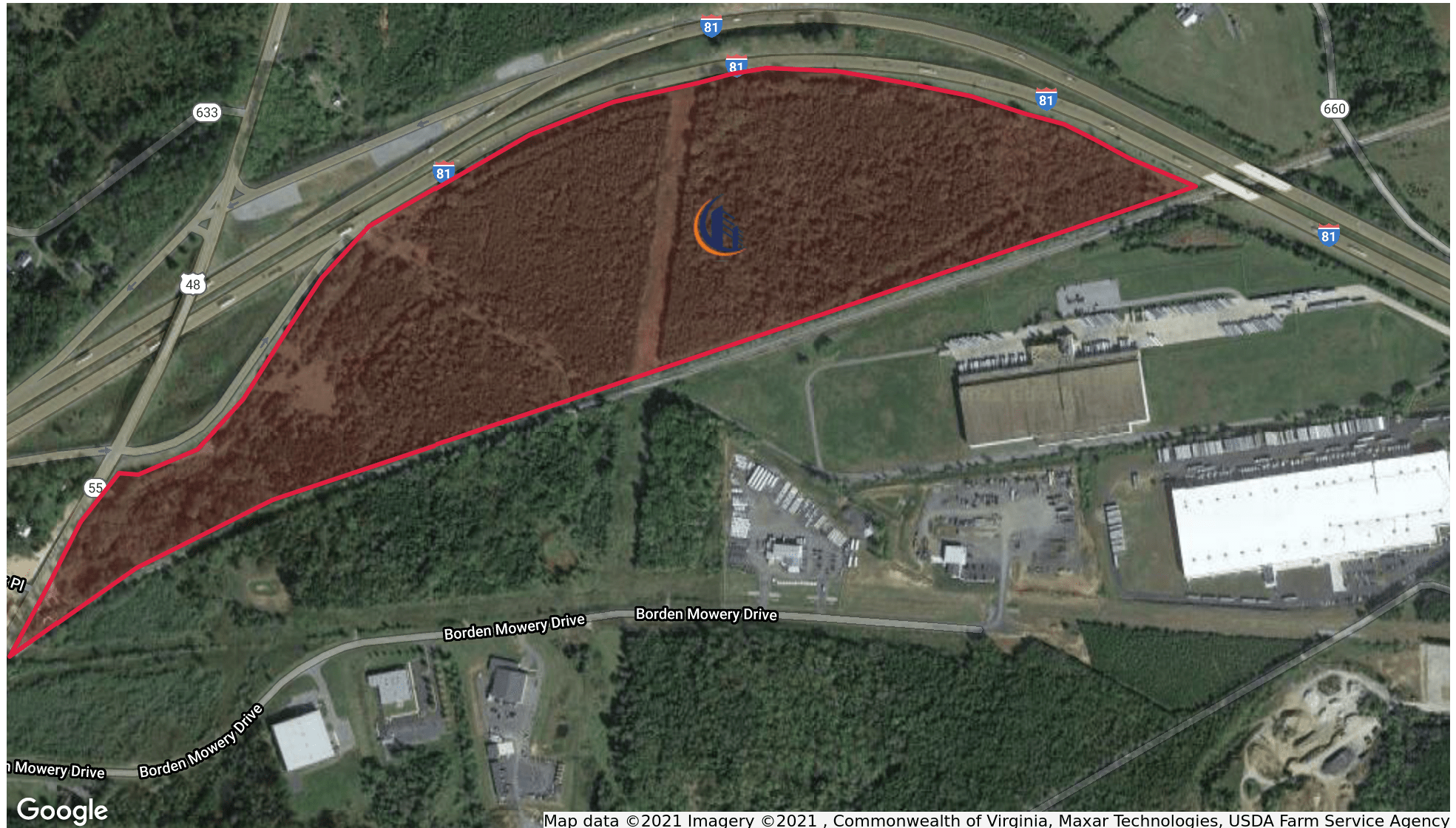
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Section 3

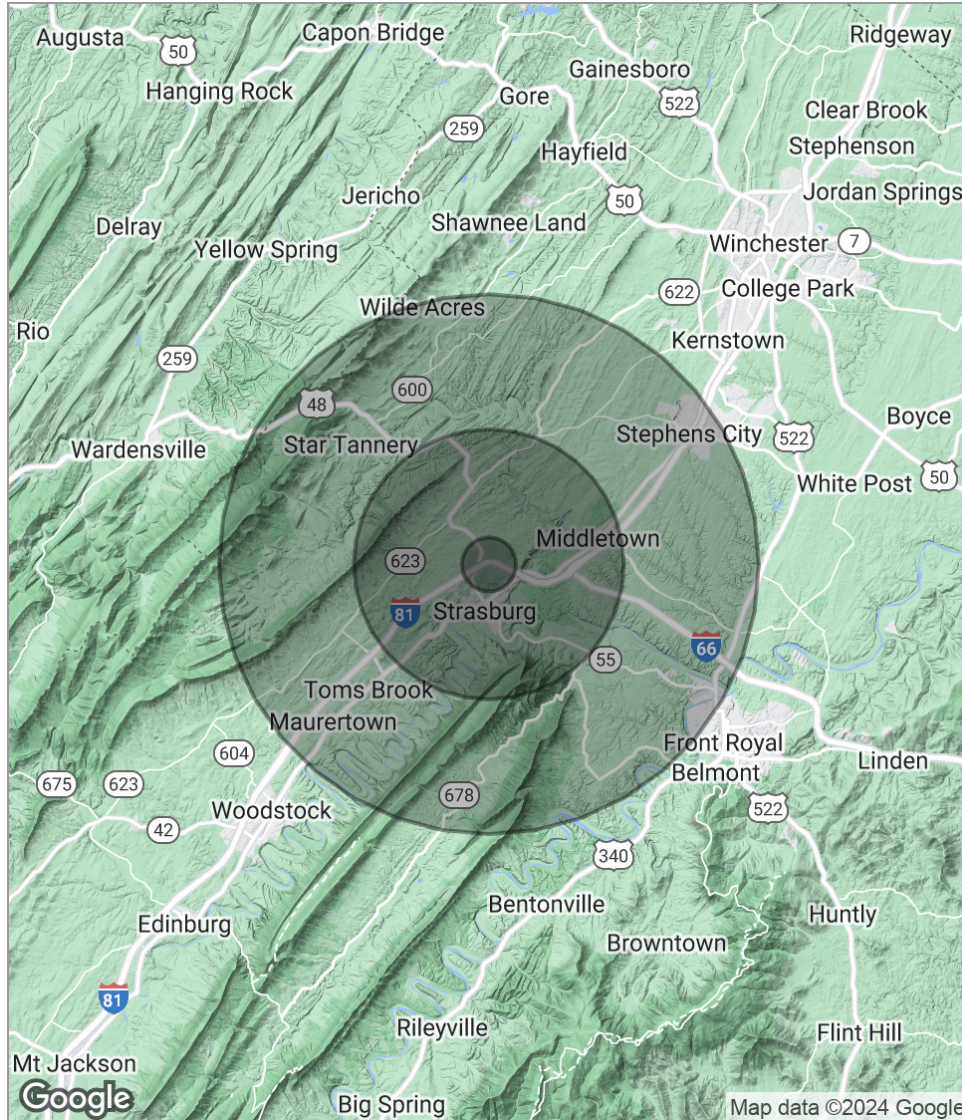
DEMOGRAPHICS

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	1 MILE	5 MILES	10 MILES
Total population	1,010	13,753	33,632
Median age	39.6	40.3	41.5
Median age (Male)	36.4	37.9	40.5
Median age (Female)	42.4	42.3	42.2
Total households	421	5,670	13,531
Total persons per HH	2.4	2.4	2.5
Average HH income	\$57,578	\$59,978	\$68,172
Average house value		\$300,037	\$284,383

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



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Section 4

ADVISOR BIOS

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**KAYVAN MEHRBAKHSH, CCIM, MBA**

Managing Director



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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.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

MBA - American University
BBA - Radford University

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - The International Council of Shopping Centers
NAIOP - National Association of Industrial and Office Properties

MATTHEW JENKINS, CCIM MBA

Vice President



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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.

EDUCATION

BS - California University of PA - Marketing
MBA - Seton Hill University