

COMMERCIAL B2 - UP TO 12 AC

Rt. 522/FRONT ROYAL PKE & TASKER RD, Winchester, VA 22602



SALE PRICE: \$2,900,000

LOT SIZE: 12.1 Acres (Can Be Subdivided)

APN #: 76 A 53

ZONING: B2 General Commercial

PROPERTY OVERVIEW

Development opportunity consisting of total of 12.1 AC at prime signalized corner of Front Royal Pike, Rt. 522 and Tasker Road. Concept Plan allows for 6 pad sites. Located across from WalMart Supercenter and Home Depot distribution. Zoning B2, to be subdivided from Master Development Plan. Excellent visibility.

PROPERTY FEATURES

- 12.1 AC concept plan to be subdivided for 6 pads
- Corner site at signalized intersection
- Frontage on Front Royal Pke, Rt. 522 and Tasker Road
- Zoned B2, General Commercial
- Across from WalMart SuperCenter, Burger King, Murphy Gas, and Home Depot Distribution

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
O: 703.282.2131
boschmitz@kwcommercial.com

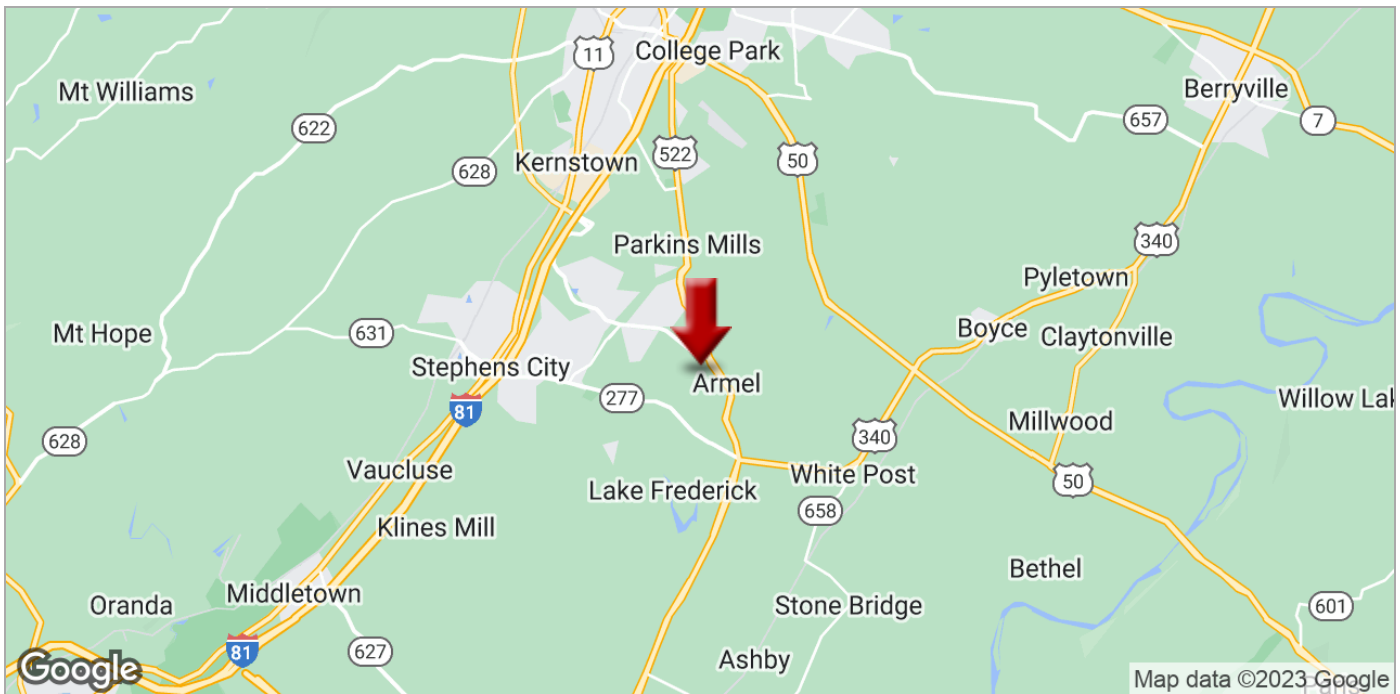
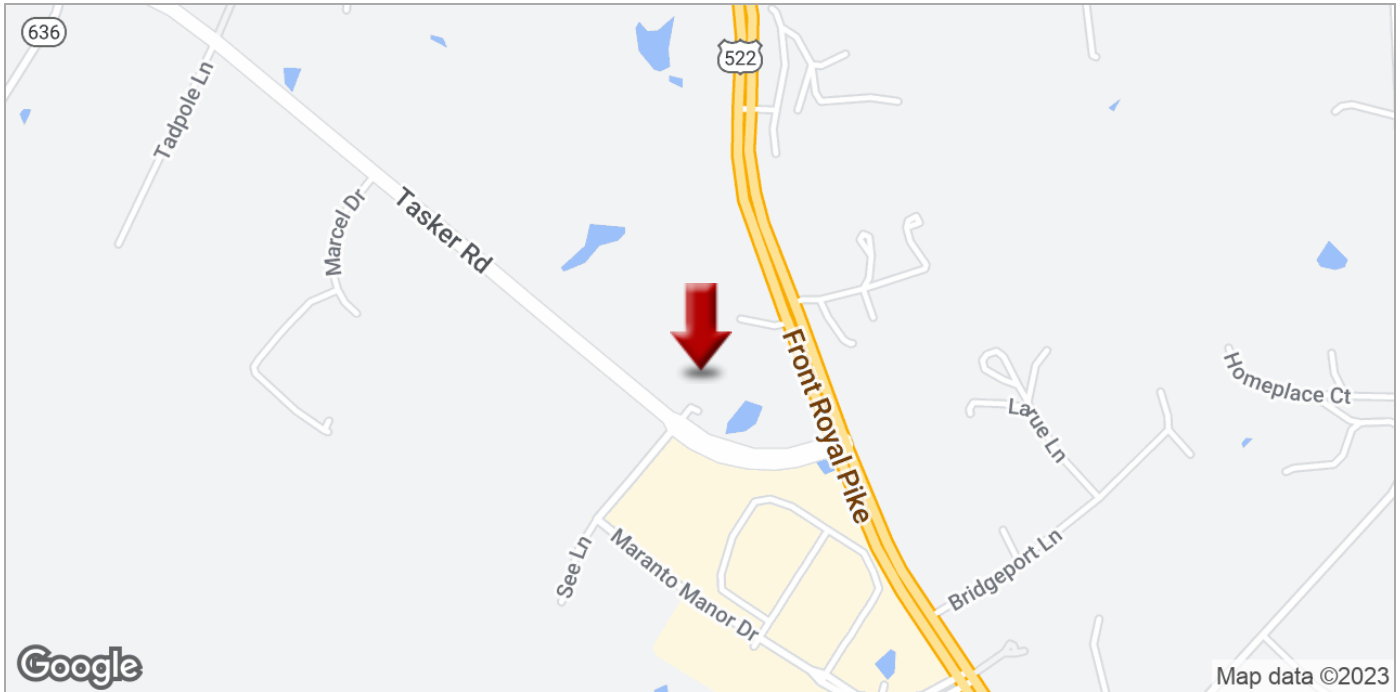
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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COMMERCIAL B2 - 2 AC - 12 AC FOR SALE

12 AC COMMERCIAL SITE

Rt. 522 & TASKER RD, Winchester, VA 22602



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8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

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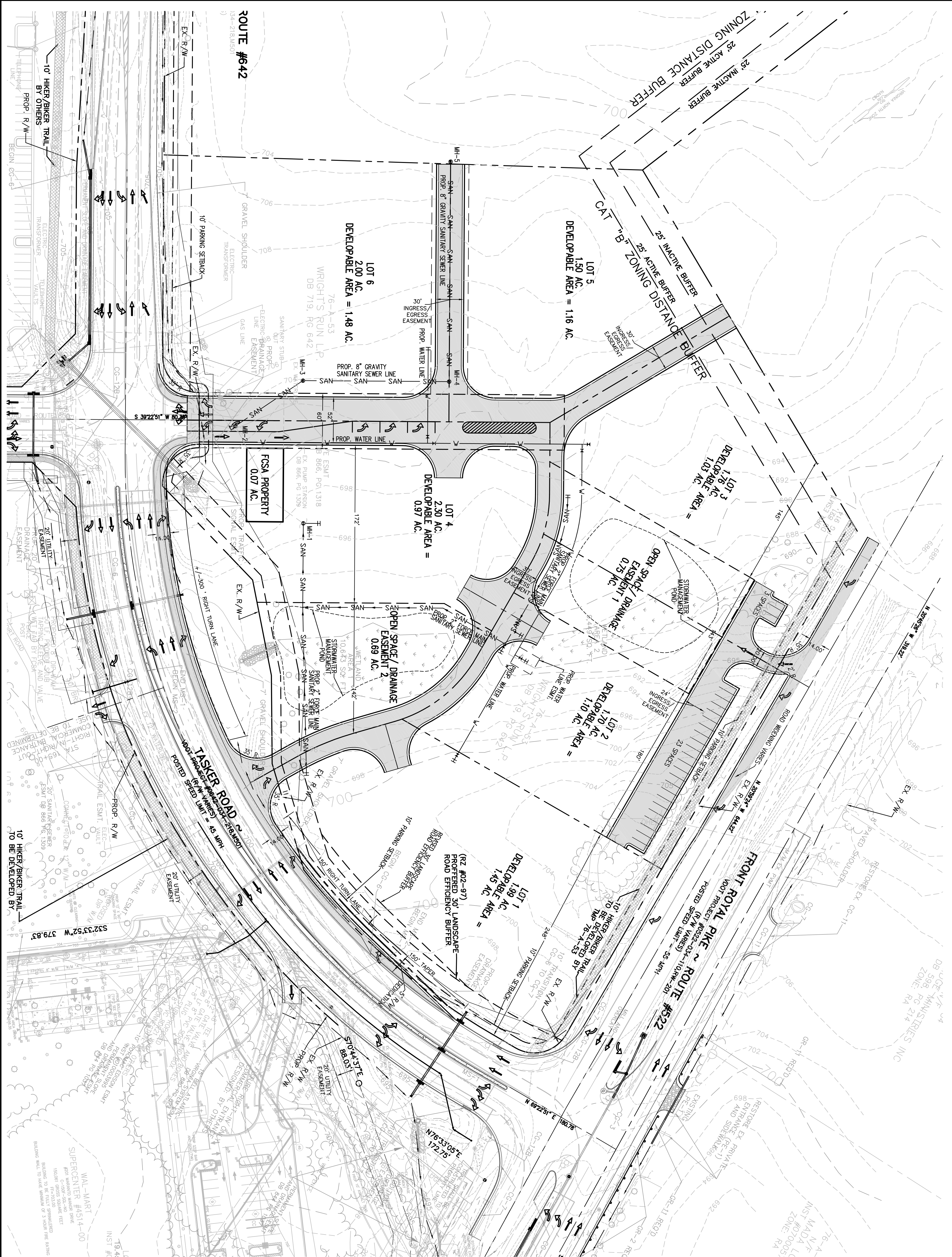
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SITE TABULATIONS:

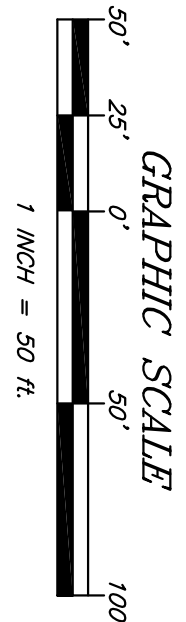
LOT #	LOT ACREAGE	DEVELOPABLE AREA
LOT 1	1.99 AC.	1.45 AC.
LOT 2	1.70 AC.	1.10 AC.
LOT 3	1.76 AC.	1.03 AC.
LOT 4	2.30 AC.	0.97 AC.
LOT 5	1.50 AC.	1.16 AC.
LOT 6	2.00 AC.	1.48 AC.
REMAINDER	19.20 AC.	---
TOTAL SITE AREA	30.45 AC.	---

COST QUANTITIES:

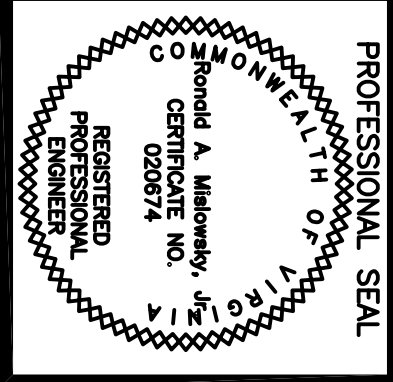
2" SEWER	773 LF.
8" SEWER	519 LF.
WATER	924 LF.
MANHOLES	5
ASPHALT	79,943 SF.
CURB AND GUTTER	4,893 LF.



LEGEND	
EXISTING PROPERTY LINE	---
PROPOSED LOT LINE	---
EXISTING TREELINE	---
EXISTING CONDUITS	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING STORM DRAINAGE & STRUCTURE	---
PROPOSED STORM DRAINAGE & STRUCTURE	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING WELLS	---



NO.	DESCRIPTION	REVISION	DATE	REVISED	REMOVED	APPROVED	DATE



PROJECT
WRIGHTS RUN
EAST GATE NORTH- PHASE 1
SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

TITLE
CONCEPTUAL SITE PLAN

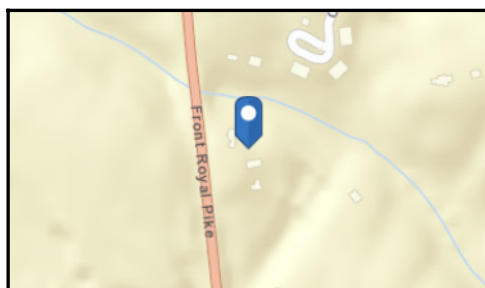
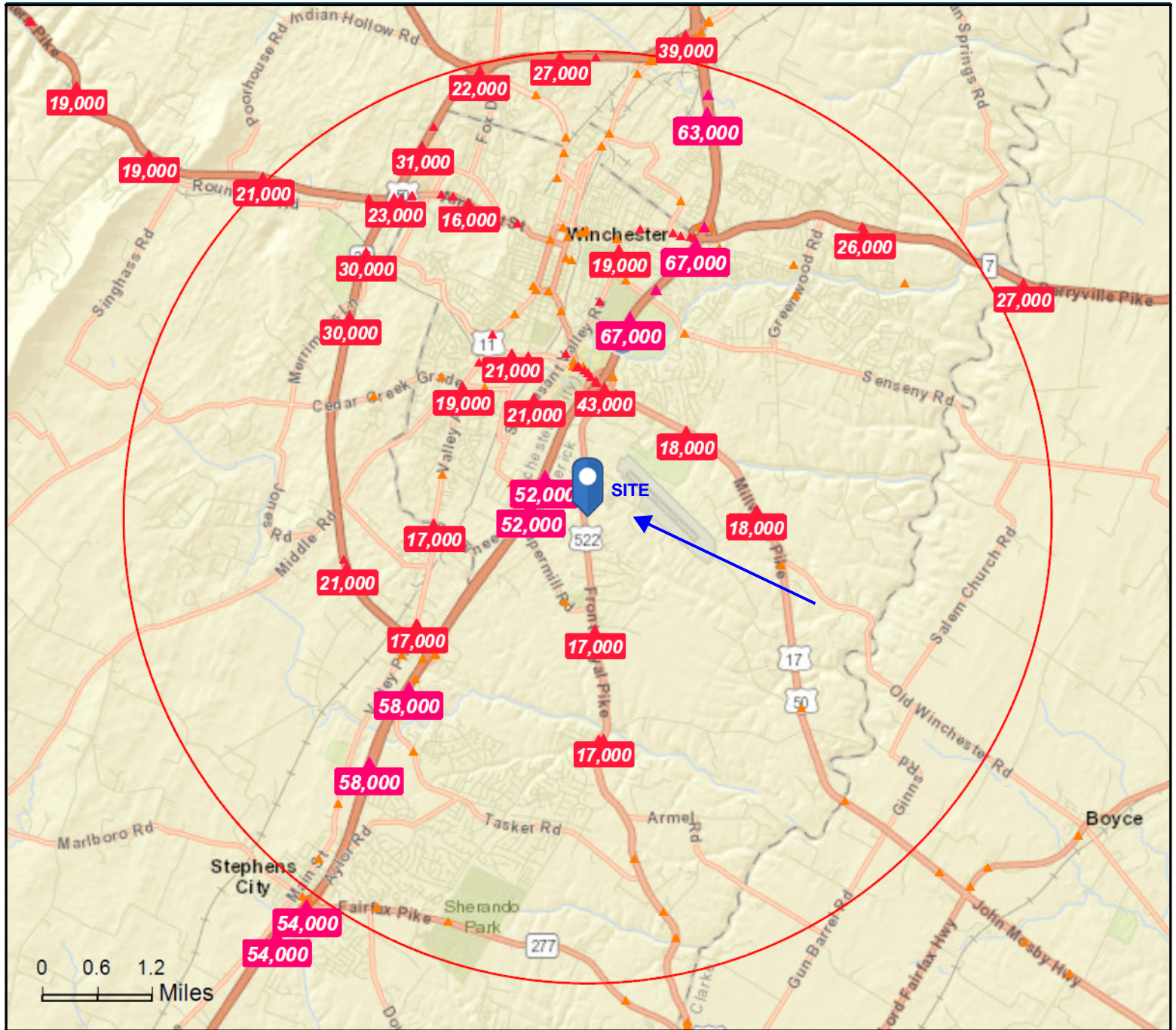
Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects.
117 E. Piccadilly Street, Suite 200
Winchester, VA 22601
T 540.667.2139
F 540.667.0493

DESIGN	RAM	SURVEY
DRAWN	KLM	DATE SEPT. 29, 2011
CHECKED	RAM	SCALE 1" = 50'
SHEET 1 OF 13	C40051T	FILE NO. 12616-1-13

Traffic Count Map

831 Front Royal Pike, Winchester, Virginia, 22602
Rings: 5 mile radii

Prepared by Esri
Latitude: 39.14128
Longitude: -78.15974



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

February 03, 2020

SOURCE - Esri
AREA /SITE - 7 MILE RADIUS OF CITY OF WINCHESTER

Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497

DEMOGRAPHIC SUMMARY

2606 Valley Ave, Winchester, Virginia, 22601



Ring of 7 miles

INCOME



\$69,551

Median Household Income



\$32,985

Per Capita Income



\$148,227

Median Net Worth

KEY FACTS

94,787

Population



35,155

Households

38.4

Median Age

\$54,211

Median Disposable Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



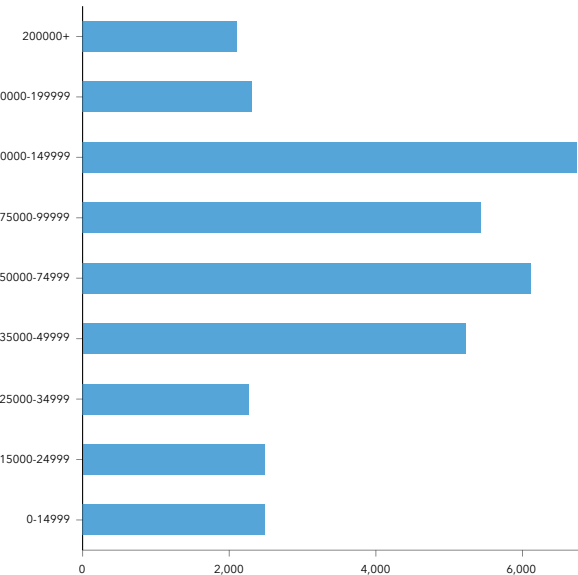
26%

Some College

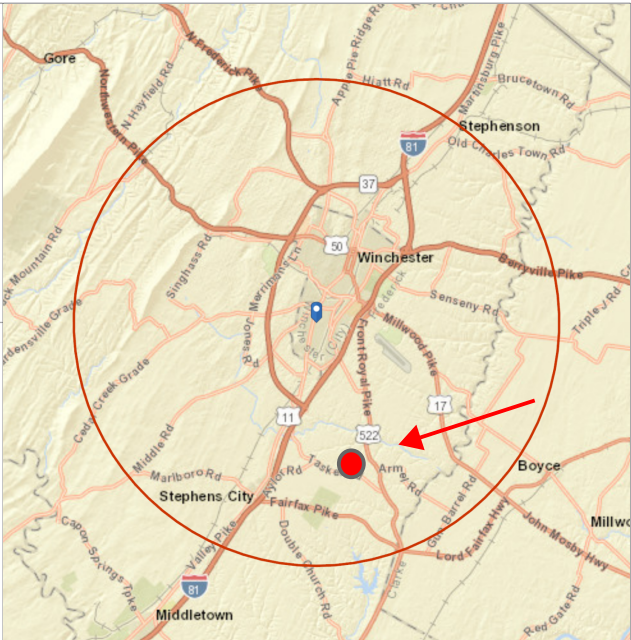


32%

Bachelor's/Grad/Prof Degree



HOUSEHOLD INCOME



EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2019.

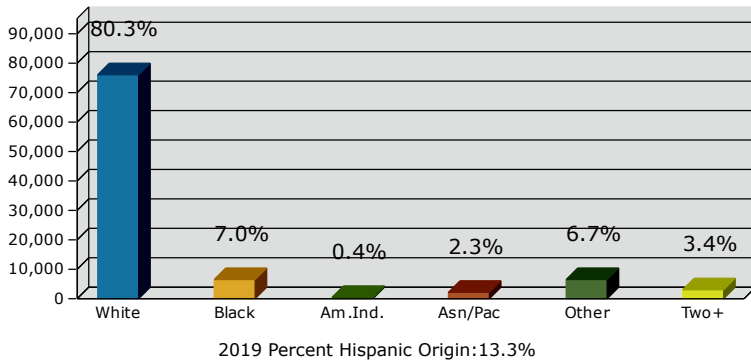


Graphic Profile

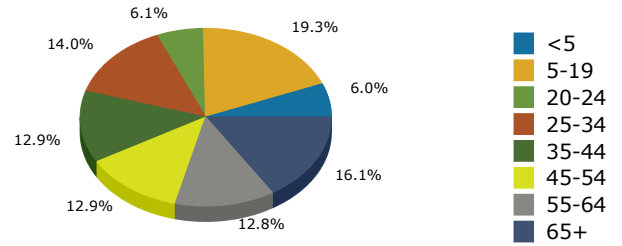
2606 Valley Ave, Winchester, Virginia, 22601
Ring: 7 mile radius

Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497

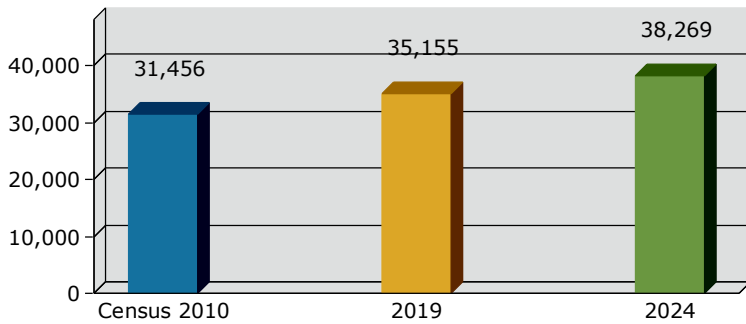
2019 Population by Race



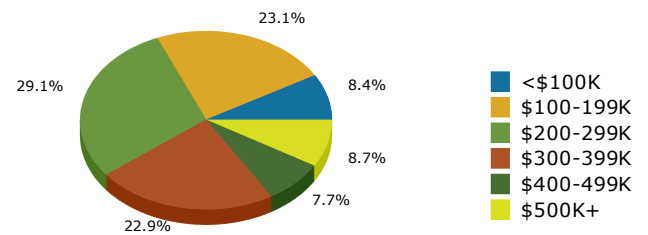
2019 Population by Age



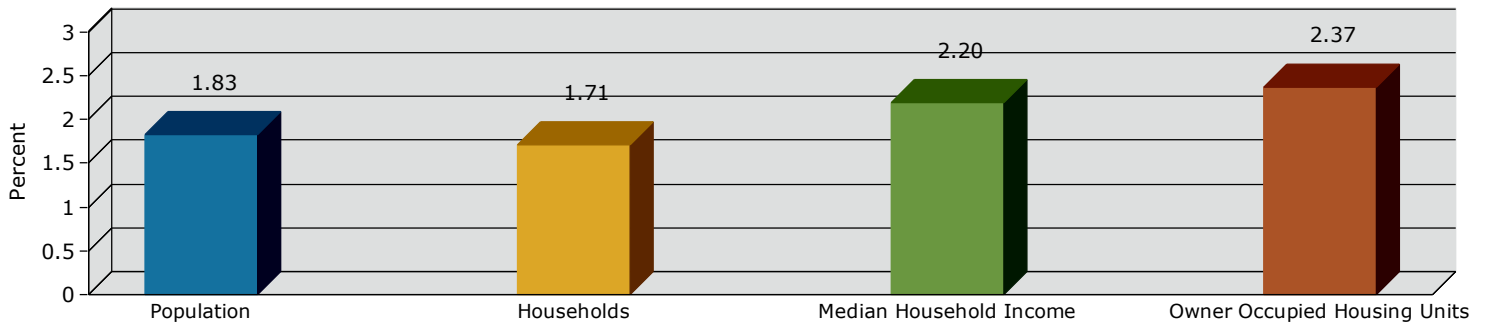
Households



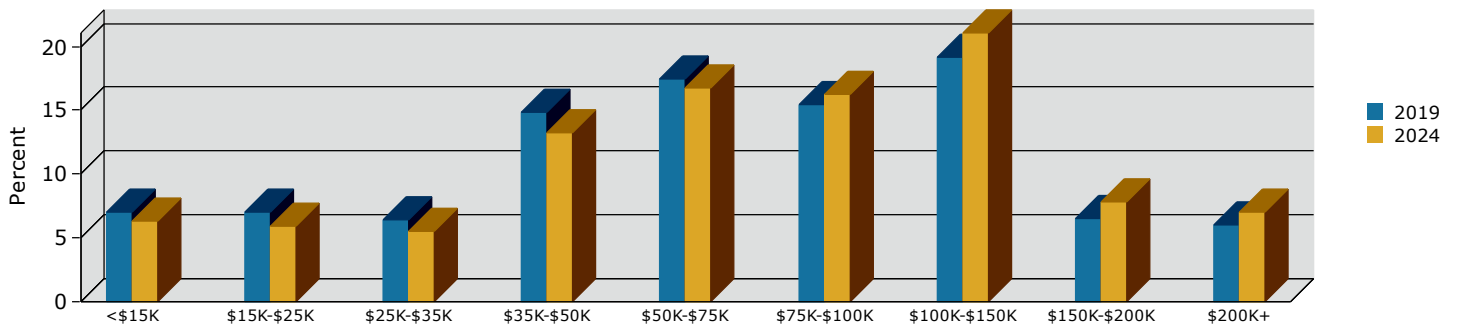
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

February 03, 2020



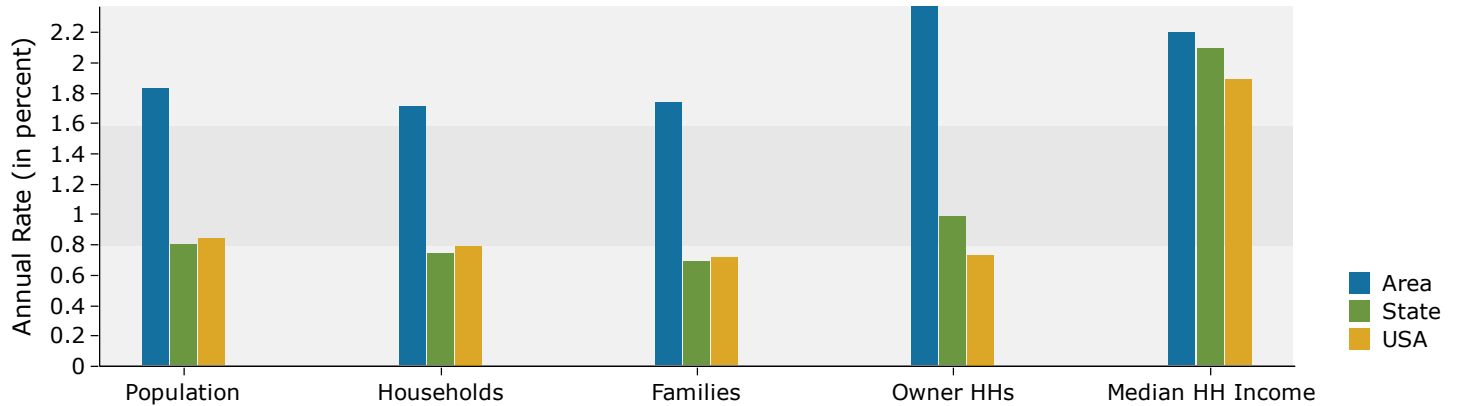
Demographic and Income Comparison Profile

2606 Valley Ave, Winchester, Virginia, 22601
Rings: 7 mile radii

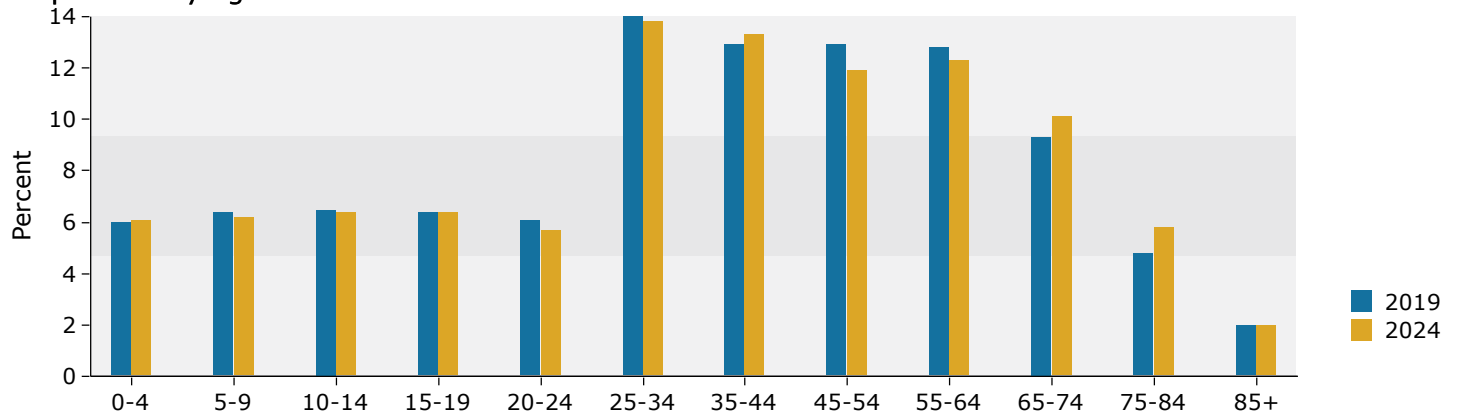
Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497

7 miles

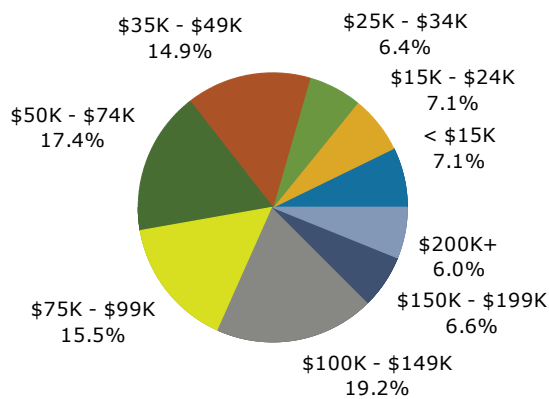
Trends 2019-2024



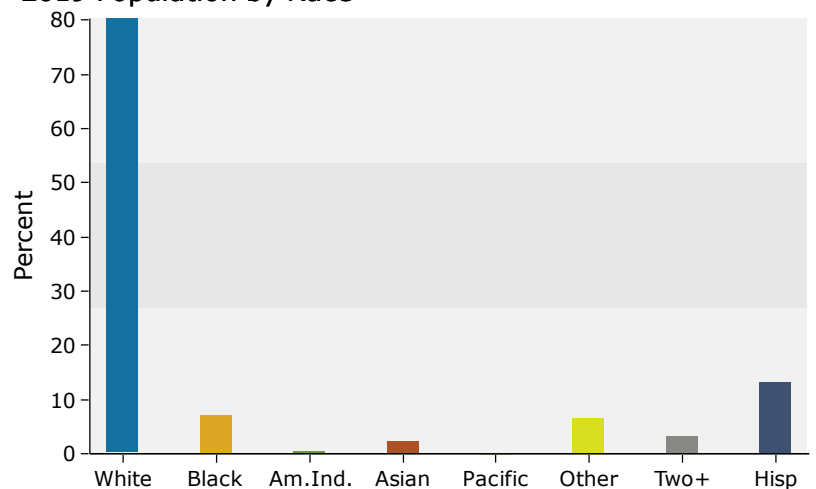
Population by Age



2019 Household Income



2019 Population by Race



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

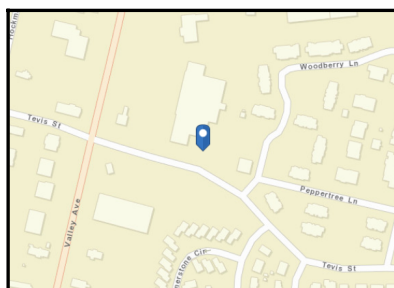
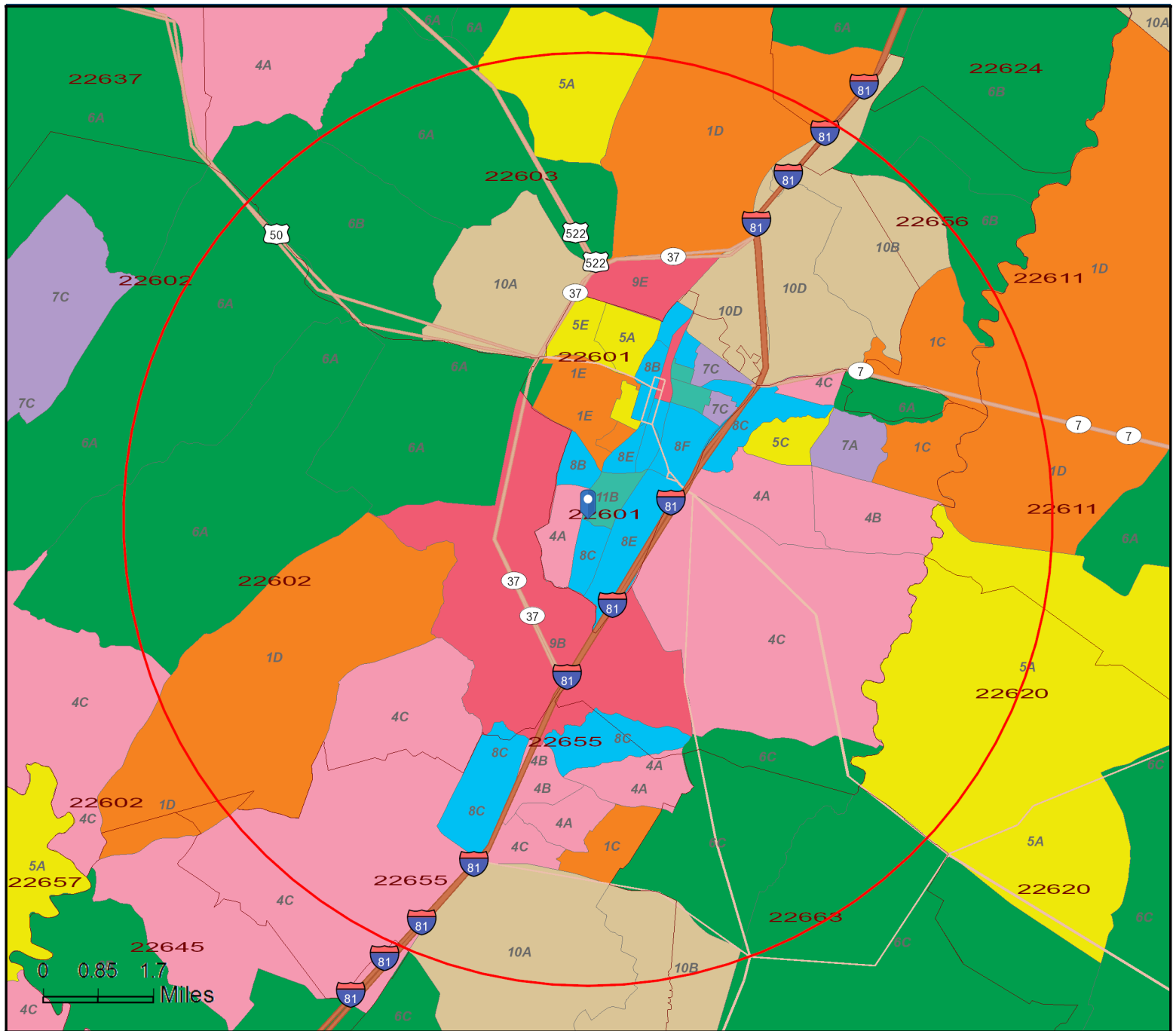
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Dominant Tapestry Map

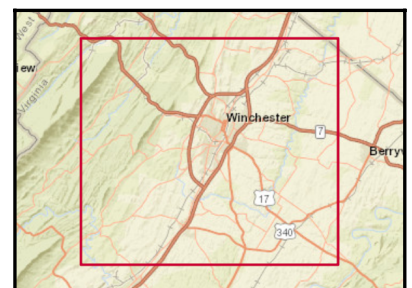
2606 Valley Ave, Winchester, Virginia, 22601
Rings: 7 mile radii

Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497



Tapestry LifeMode

- | | |
|------------------------|----------------------------|
| L1: Affluent Estates | L8: Middle Ground |
| L2: Upscale Avenues | L9: Senior Styles |
| L3: Uptown Individuals | L10: Rustic Outposts |
| L4: Family Landscapes | L11: Midtown Singles |
| L5: GenXurban | L12: Hometown |
| L6: Cozy Country | L13: Next Wave |
| L7: Ethnic Enclaves | L14: Scholars and Patriots |



Source: Esri

February 03, 2020



Business Summary

2606 Valley Ave, Winchester, Virginia, 22601
Rings: 7 mile radii

Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497

Data for all businesses in area		7 miles			
Total Businesses:		3,959			
Total Employees:		71,977			
Total Residential Population:		94,787			
Employee/Residential Population Ratio (per 100 Residents)		76			
by SIC Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture & Mining		91	2.3%	1,126	1.6%
Construction		248	6.3%	2,368	3.3%
Manufacturing		133	3.4%	7,504	10.4%
Transportation		110	2.8%	1,388	1.9%
Communication		46	1.2%	468	0.7%
Utility		18	0.5%	231	0.3%
Wholesale Trade		142	3.6%	2,104	2.9%
Retail Trade Summary		969	24.5%	14,526	20.2%
Home Improvement		55	1.4%	1,213	1.7%
General Merchandise Stores		36	0.9%	1,969	2.7%
Food Stores		119	3.0%	1,949	2.7%
Auto Dealers, Gas Stations, Auto Aftermarket		127	3.2%	1,337	1.9%
Apparel & Accessory Stores		56	1.4%	539	0.7%
Furniture & Home Furnishings		66	1.7%	699	1.0%
Eating & Drinking Places		274	6.9%	5,182	7.2%
Miscellaneous Retail		237	6.0%	1,638	2.3%
Finance, Insurance, Real Estate Summary		337	8.5%	2,045	2.8%
Banks, Savings & Lending Institutions		75	1.9%	587	0.8%
Securities Brokers		44	1.1%	144	0.2%
Insurance Carriers & Agents		76	1.9%	408	0.6%
Real Estate, Holding, Other Investment Offices		142	3.6%	907	1.3%
Services Summary		1,560	39.4%	38,419	53.4%
Hotels & Lodging		39	1.0%	657	0.9%
Automotive Services		128	3.2%	705	1.0%
Motion Pictures & Amusements		118	3.0%	672	0.9%
Health Services		277	7.0%	7,006	9.7%
Legal Services		51	1.3%	323	0.4%
Education Institutions & Libraries		66	1.7%	2,839	3.9%
Other Services		881	22.3%	26,217	36.4%
Government		105	2.7%	1,538	2.1%
Unclassified Establishments		200	5.1%	261	0.4%
Totals		3,959	100.0%	71,977	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 03, 2020

§ 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.	