



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

REYNOLDS TRACT

\$669,000

0 James MAdison Hwy
Town of Orange, VA 22960

AVAILABLE SPACE

6.03 Acres

FEATURES

- Frontage on Business Rt 15 James Madison Hwy
- Utilities available
- Gate way to entering Town of Orange.
- Recently Cleared condition/rising elevation from the highway

AREA

Located West (Right) Side of James Madison Hwy as leaving Town of Orange



OFFICE

J.R. Burdette
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ELITE**

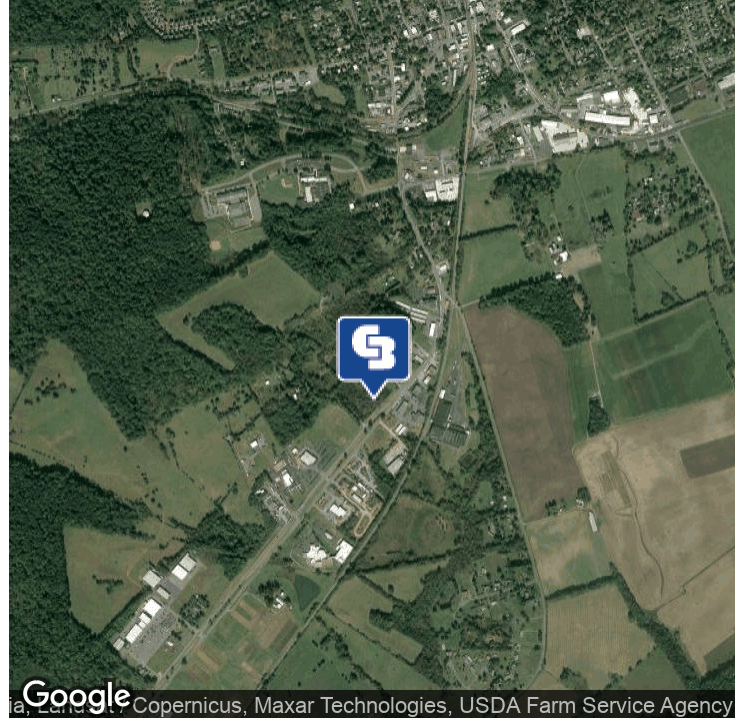
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



SALE

REYNOLDS TRACT

0 James Madison Hwy, Town of Orange, VA 22960



OFFERING SUMMARY

Sale Price: \$669,000

Available SF:

Lot Size: 6.03 Acres

Zoning: C2

Market: Town of Orange

Price / SF: \$2.55

PROPERTY OVERVIEW

Land is zoned commercial and is sold in its entirety

PROPERTY HIGHLIGHTS

- Frontage on Business Rt 15 James Madison Hwy
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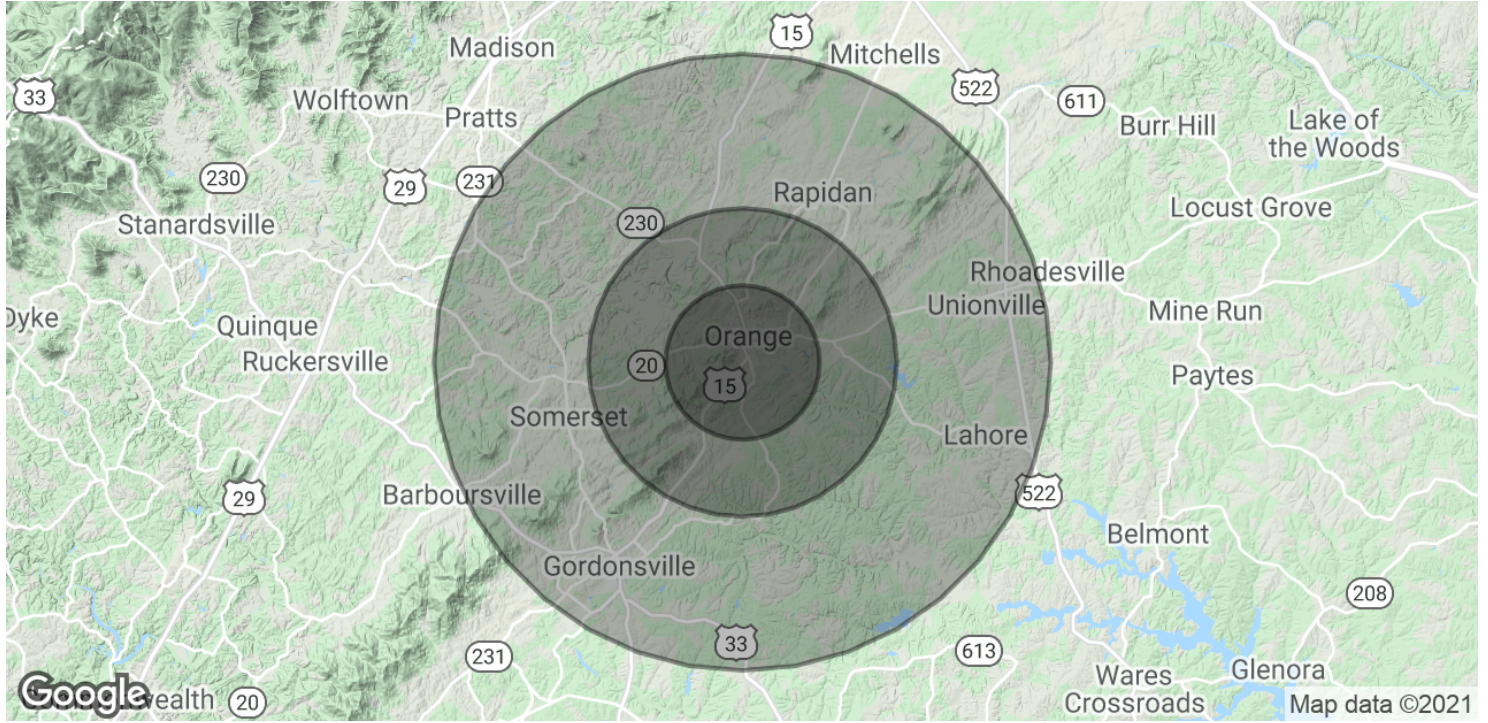
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REYNOLDS TRACT

0 James MADison Hwy, Town of Orange, VA 22960



POPULATION	2.5 MILES	5 MILES	10 MILES
Total Population	2,539	8,297	24,621
Average age	41.5	41.4	41.2
Average age (Male)	40.4	40.1	39.4
Average age (Female)	42.8	42.8	42.8

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
Total households	987	3,202	9,199
# of persons per HH	2.6	2.6	2.7
Average HH income	\$57,084	\$57,724	\$62,201
Average house value	\$265,869	\$270,857	\$287,063

* Demographic data derived from 2010 US Census

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