



James River Equipment

Yardmaster Ct

WL Construction & Paving, Inc

20.63 Acres



20.63 M-1 ZONED PROPERTY NORTH OF WINCHESTER

2673 MARTINSBURG PIKE
STEPHENSON, VA 22565

John Coontz
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2673 Martinsburg Pike

Stephenson

Stonewall Park

Wampler's Homes

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,365,000
Lot Size:	20.63 Acres
Price / Acre:	\$66,166
Year Built:	1974
Zoning:	M1
Market:	Northern Virginia
Submarket:	Stephenson
APN:	441-D

PROPERTY OVERVIEW

20.63 acres of M-1 property with railroad access across the rear of the property, suitable for light or heavy manufacturing, commercial office or heavy commercial operations. Access from Route 11 North (Martinsburg Pike). This land is ready for development for an industrial site with sufficient road frontage to accommodate an industrial entrance. Utilities; Water, sewer, and electricity are available to the property. Accessible from interstate easy access from Routes 81, 37, routes 7 and 522. Residence on the property can be used for commercial office space.

PROPERTY HIGHLIGHTS

- 20.6 Ares of Flat M-1 Zoned Land
- Sufficient Road Frontage for Industrial Road Entrance
- Easily Accessible from Rts. I-81, 37, 522, 7 and Rte. 11 North
- Access to Railroad Transportation at Back of Property
- Existing House can be used for Office Space

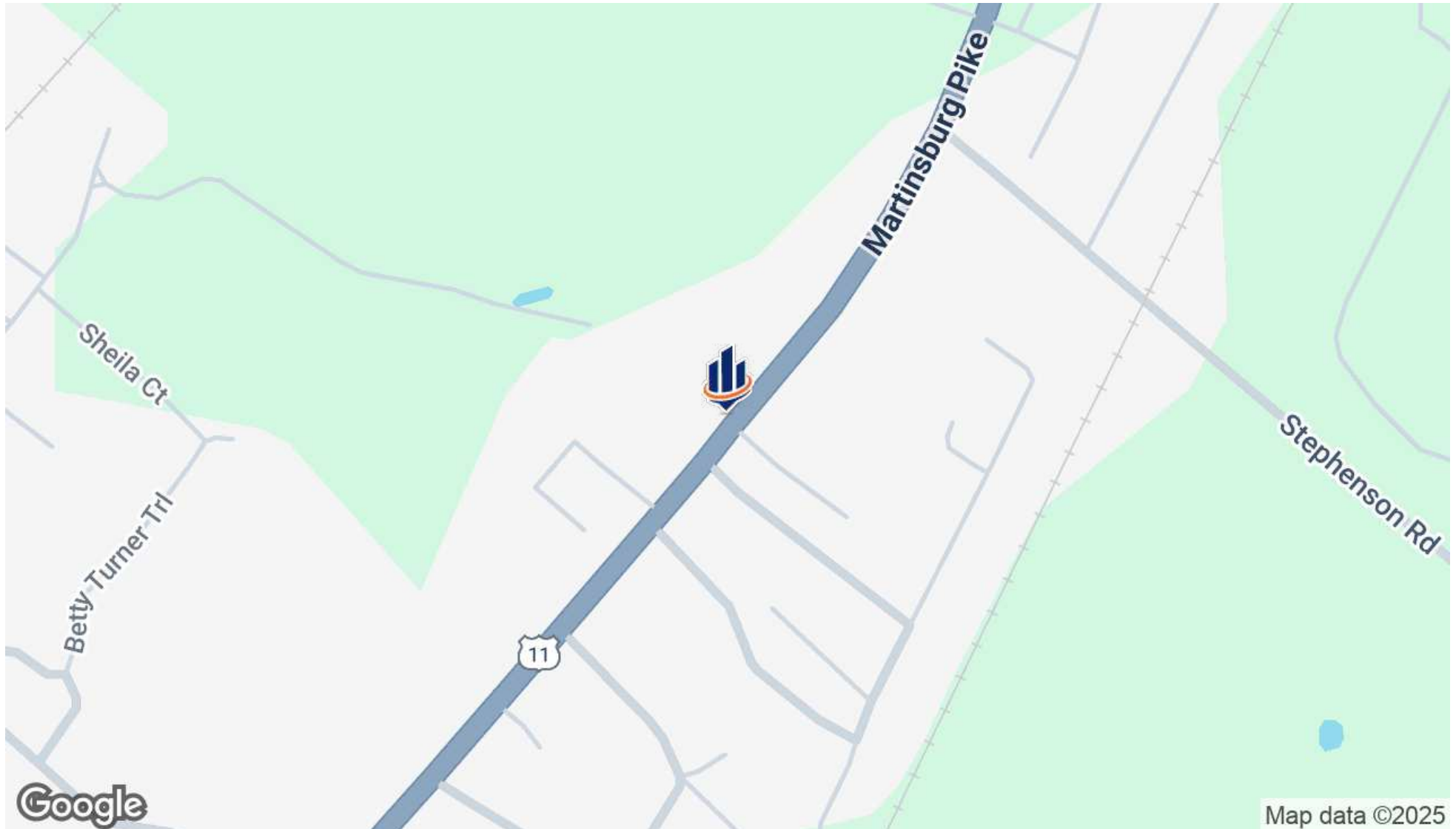
Additional Photos



Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	47,680	122,117	203,811
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	17,750	46,498	77,830
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$100,942	\$108,569	\$111,232
Average House Value	\$346,552	\$386,686	\$383,171

Demographics data derived from AlphaMap

