



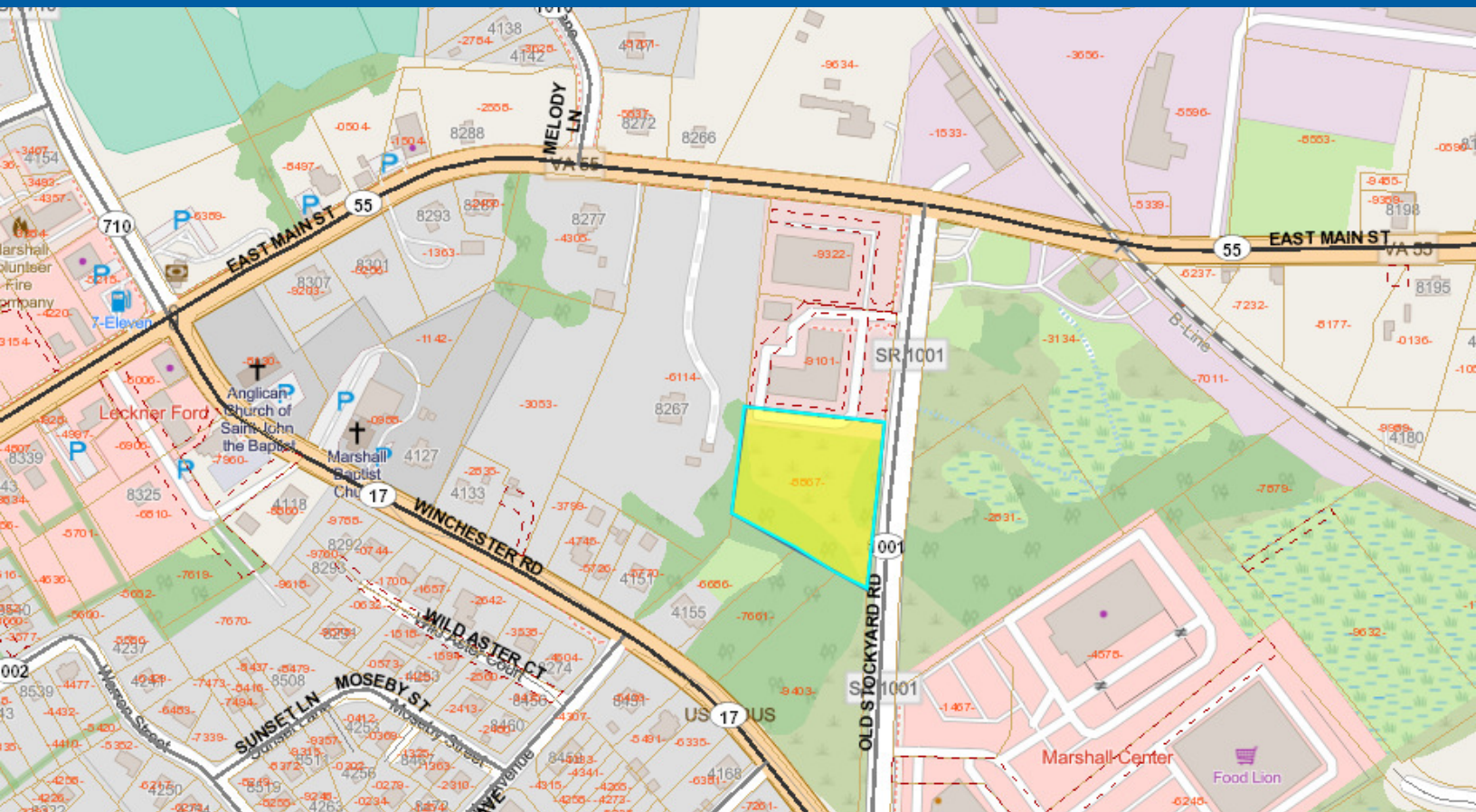
4178 OLD STOCKYARD ROAD

MARSHALL, VA 20115

OFFERED AT \$795,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Conveniently situated 1.61 acre commercial parcel in Marshall, VA. Next to Oak View National Bank, and blocks away from Marshall's downtown Main Street shops and dining, this lot offers a great opportunity for a commercial or mixed use building. Marshall's M-G zoning allows for a variety of retail, restaurant, office, and other commercial and mixed uses. Water and sewer tap fees are pre-paid, adding to the convenience of developing the site.

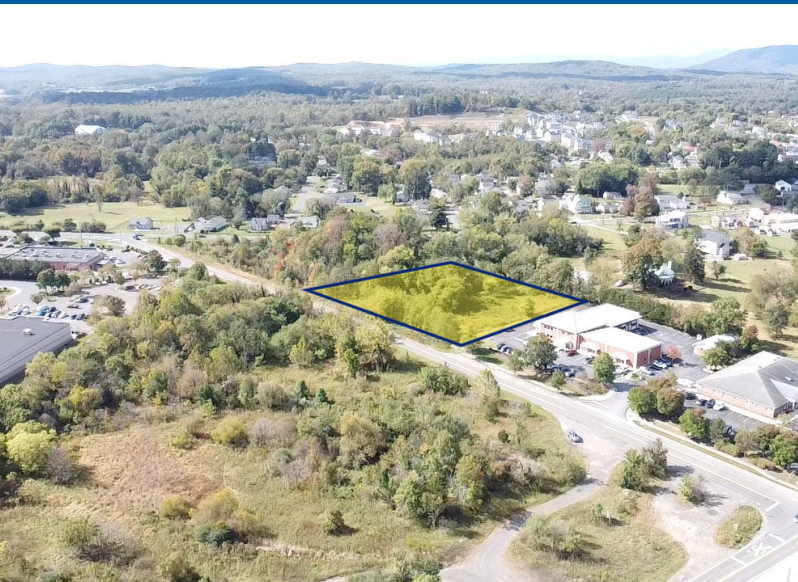
PROPERTY HIGHLIGHTS

- 1.61 Acre Lot
- Marshall-Gateway (Commercial) Zoning
- Pre-Paid Water & Sewer Tap Fees

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.61 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	308	671
Total Population	308	897	1,952
Average HH Income	\$164,656	\$164,656	\$164,385



OAK VIEW NATIONAL BANK
DB #1415 PG #2408

574°38'48"E
266.44ft

IPF
TEL. BOX

EDGE OF PAVEMENT

RECORD
PLAT NORTH



DB #491 PG #495

N15°38'13"E
206.90ft

IPF

IPF

JOAN L. FRIES, TRUSTEE
WILLIAM PAUL FRIES, TRUSTEE
DB #1384 PG #1478

PIN.#6969-78-8867.
1.6153 ACRES



Lc=203.01ft
S12°46'53"W
A=203.02ft
R=5373.21ft

Lc=113.66ft
S14°28'45"W
A=113.66ft
R=5373.21ft

WM

IPF

OLD STOCKYARD ROAD
VIRGINIA ROUTE #1001
VARIABLE WIDTH R/W

IPF

30.0'

BYUNG SIK KIM
DB #1165 PG #847

BYUNG SIK KIM
DB #1165 PG #847

IPF

GRAPHIC SCALE



1" = 40'

DATE: 05-21-2019
PROJECT: GREELEY

LEGEND

IRS=IRON ROD SET
IPF=IRON PIPE FOUND
IRF=IRON ROD FOUND

PLAT SHOWING

OF THE LAND OF

GREELEY ENTERPRISES LLC

COMBINATION OF LOTS #2 AND #3
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SURVEYOR'S CERTIFICATE

I GARY D. CAIRNS, DO HEREBY CERTIFY THAT
THE LAND SHOWN HEREON IS NOW IN THE NAME OF
GREELEY ENTERPRISES LLC
AS RECORDED IN DEED BOOK #1491 AT PAGE #2411 AMONG
THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
MONUMENTS ARE AS SHOWN.

Gary D. Cairns
GARY D. CAIRNS L.S. #002271

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT
PIN.#6969-78-8867-000.

THE SUBJECT PROPERTY IS NOT LOCATED IN
ANY FLOOD HAZARD AREA AS SHOWN ON FEMA
FLOOD INSURANCE RATE MAP.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT AND DOES NOT
NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTY.

CAIRNS SURVEYING

1583 NETHERS ROAD
SPERRYVILLE VA.

540-987-3101

22740

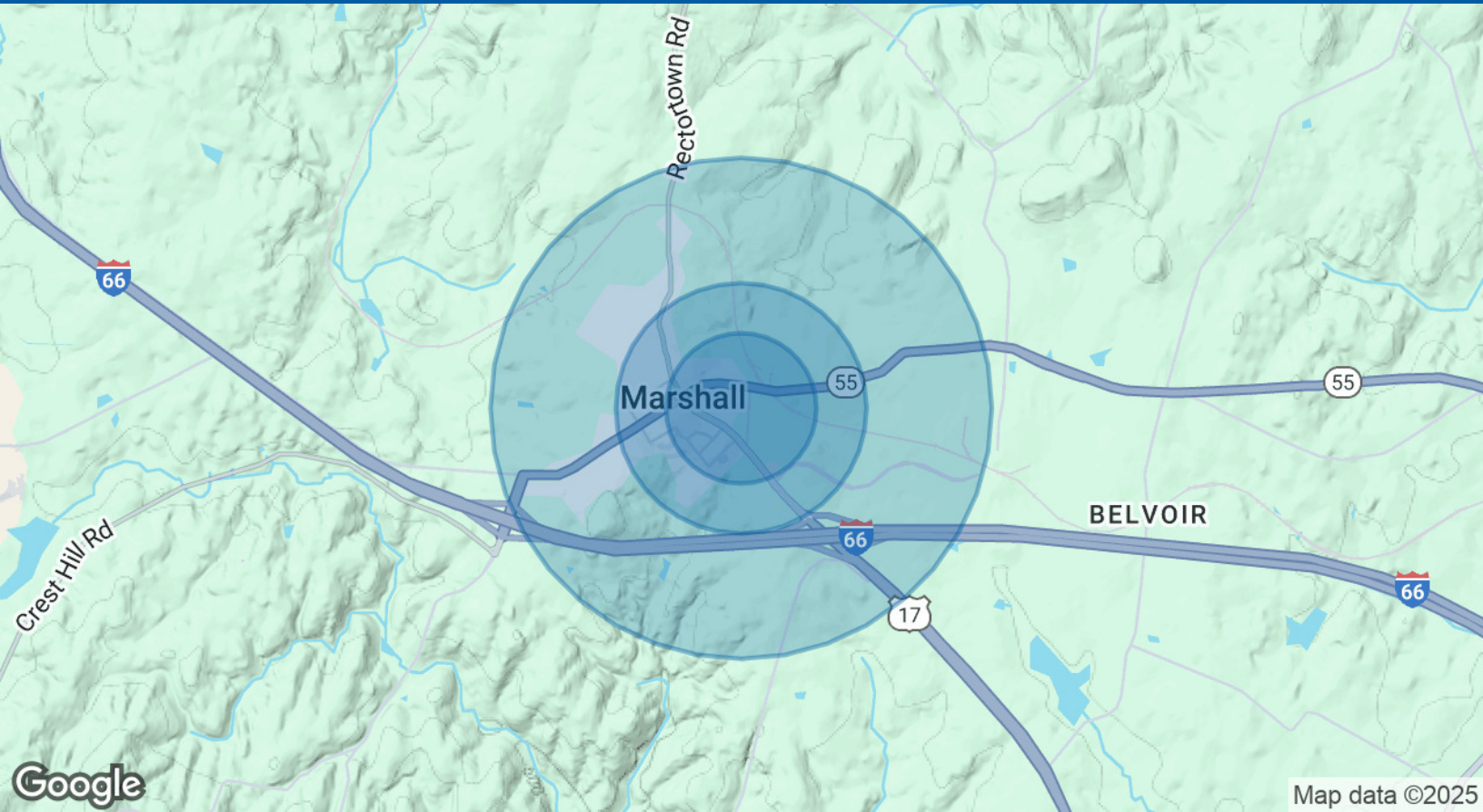
SHEET 1 OF 1



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

CHRIS BERNARD **BILL CHIPMAN**
Senior Associate President/Owner
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	308	897	1,952
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	308	671
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$164,656	\$164,656	\$164,385
Average House Value	\$602,129	\$602,129	\$604,987

Demographics data derived from AlphaMap