



# MIXED USE LAND | 20 ACRES

0 WALKER DRIVE, WARRENTON, VA 20186

**OFFERED AT \$8,746,740**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.878.1211 | [INFO@CRESINC.US](mailto:INFO@CRESINC.US)







PROPERTY DESCRIPTION

Opportunity to acquire a large, 20+ acre mixed use development parcel in Warrenton, VA. With expansive road frontage on US-17/29/15 and easy access via the interchange, this property sees over 42,000 vehicles per day going southbound. Public water and sewer is available in the Town of Warrenton.

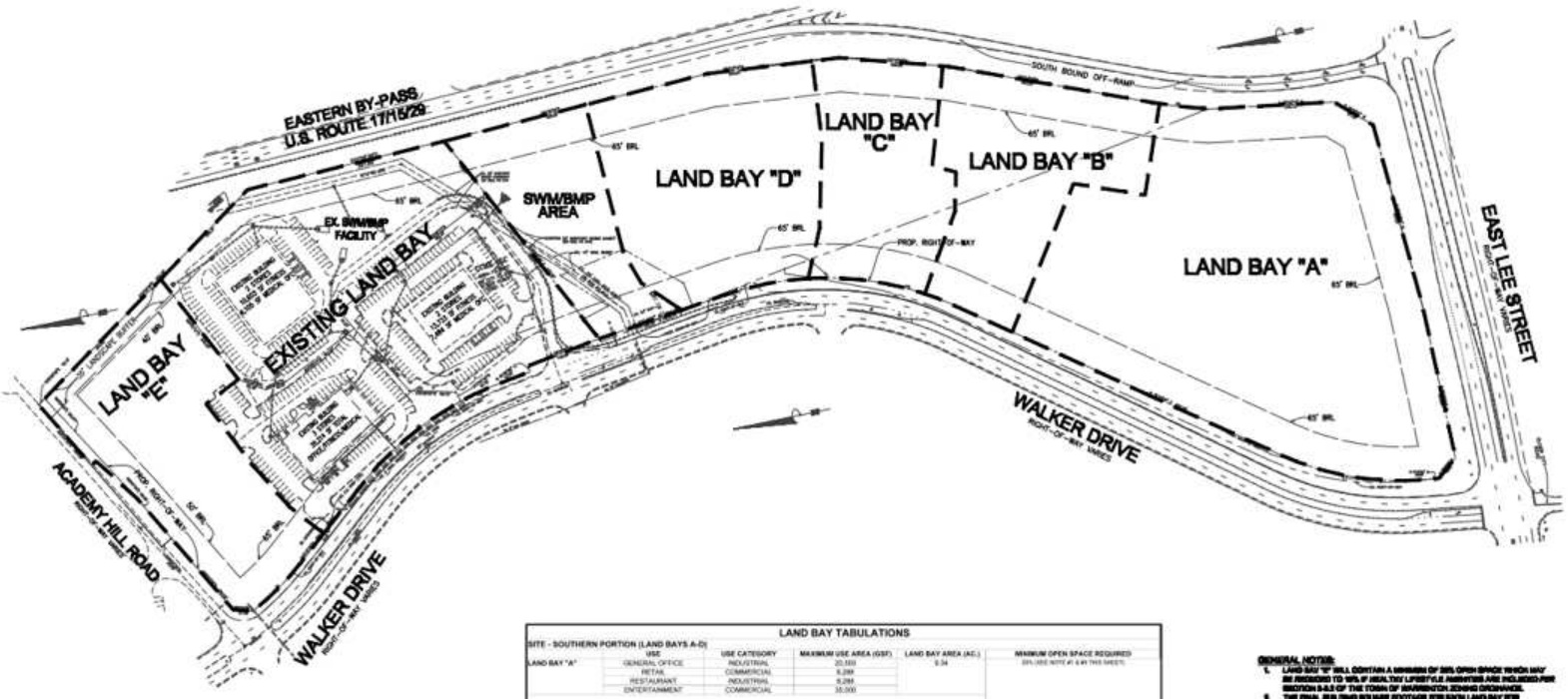
PROPERTY HIGHLIGHTS

- Highly Visible Site (US-17/29/15)
- Easy Access via Highway Interchange
- Public Water & Sewer

OFFERING SUMMARY

Sale Price:	\$8,746,740
Lot Size:	20.087 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,992	6,824	10,739
Total Population	7,827	18,216	29,525
Average HH Income	\$127,488	\$148,533	\$166,028



### LAND BAY TABULATIONS

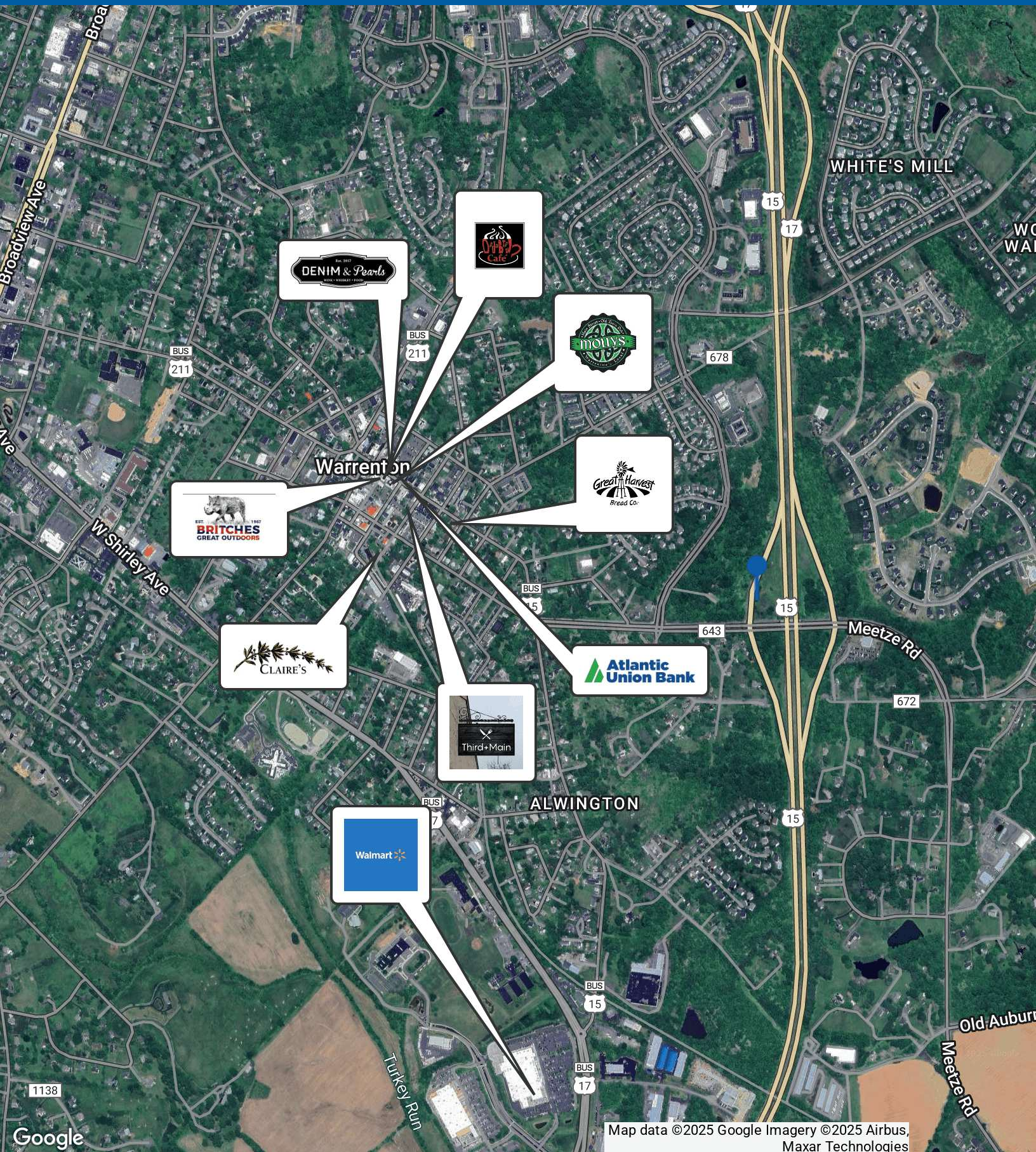
SITE - SOUTHERN PORTION (LAND BAYS A-D)					
	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)	LAND BAY AREA (AC.)	MINIMUM OPEN SPACE REQUIRED
LAND BAY "A"	GENERAL OFFICE	INDUSTRIAL	20,550	9.34	20% (SEE NOTE #1 & #5 THIS SHEET)
	RETAIL	COMMERCIAL	6,288		
	RESTAURANT	INDUSTRIAL	6,288		
	ENTERTAINMENT	COMMERCIAL	35,000		
LAND BAY "B"	ENTERTAINMENT	COMMERCIAL	21,000	2.99	
	RETAIL	COMMERCIAL	14,263		
	RESTAURANT	INDUSTRIAL	14,263		
LAND BAY "C"	GENERAL OFFICE	INDUSTRIAL	6,703	2.33	
	RETAIL	COMMERCIAL	15,814		
	RESTAURANT	INDUSTRIAL	2,500		
LAND BAY "D"	GENERAL OFFICE	INDUSTRIAL	10,103	3.77	
	RETAIL	COMMERCIAL	7,603		
	RESTAURANT	INDUSTRIAL	2,500		
	MULTI-FAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	76 UNITS (80,824 GSF)		
SITE - NORTHERN PORTION (LAND BAY E & EXISTING LAND BAY)					
	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)	LAND BAY AREA (AC.)	
EXISTING LAND BAY	OFFICE/HEALTH CLUB	INDUSTRIAL	73,139	7.8	
LAND BAY "E"	GENERAL OFFICE	INDUSTRIAL	20,000	3.39	
	MULTI-FAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	40 UNITS (60,000 GSF)		
SWM/BMP AREA				1.93	
TOTAL AREA (ACRES) =				31.55	
					USE PERCENTAGE
TOTAL INDUSTRIAL GSF =				156,046	39.32%
TOTAL COMMERCIAL GSF =				99,968	25.19%
TOTAL RESIDENTIAL GSF =				140,824	35.49%
TOTAL GSF =				396,838	

**BILL CHIPMAN** **CHRIS BERNARD**

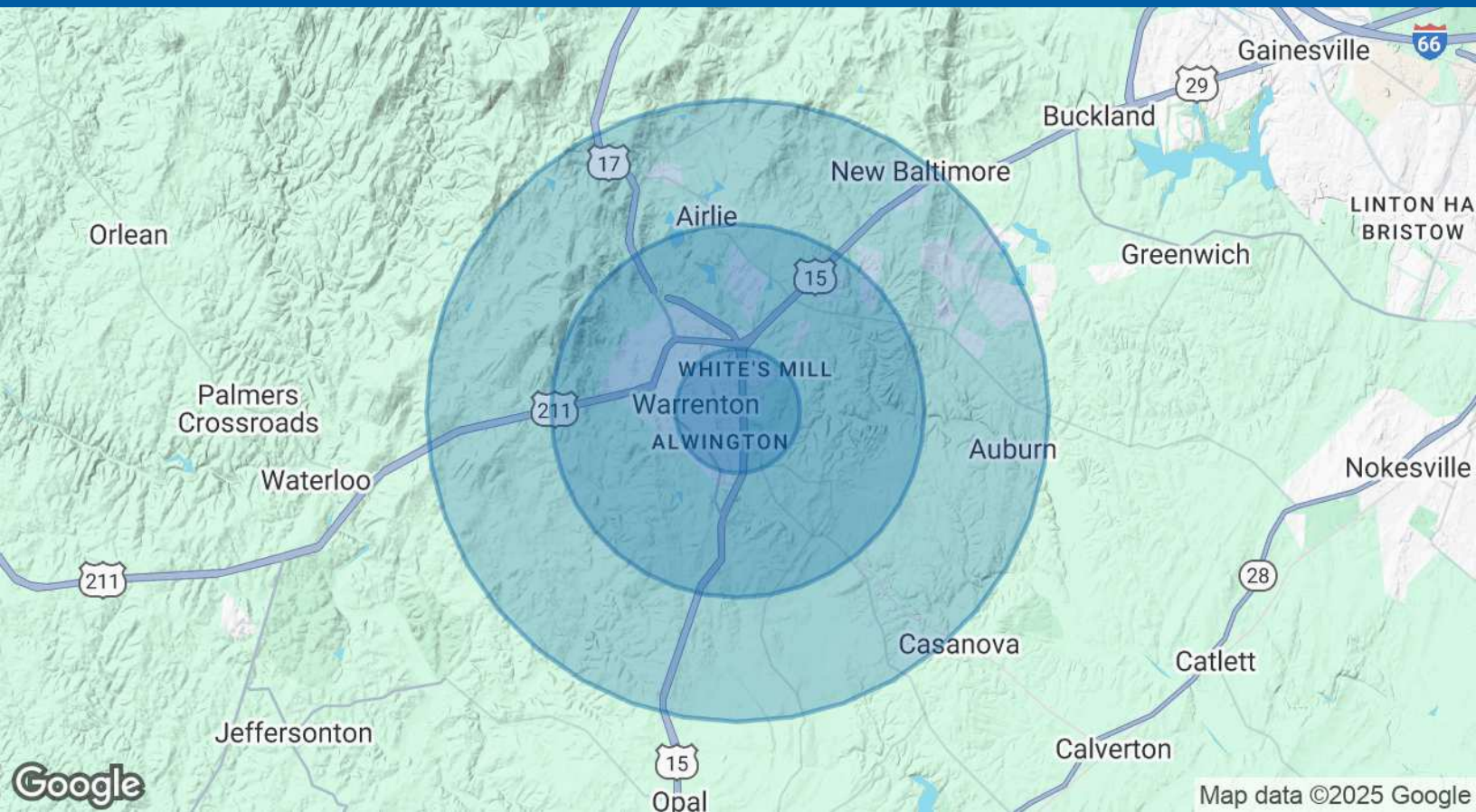
President/Owner Senior Associate  
540.347.2610 540.347.2610  
bill@cresinc.us chris@cresinc.us











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,827	18,216	29,525
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,992	6,824	10,739
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$127,488	\$148,533	\$166,028
Average House Value	\$554,421	\$570,559	\$615,642

Demographics data derived from AlphaMap