

LAND FOR SALE

# OPAL INDUSTRIAL PARCEL

BEALETON, VA 22712



19,000 ADT Count

19,000 ADT Count

## FOR SALE

**KELLER WILLIAMS SOLUTIONS**

8100 Ashton Ave #103  
Manassas, VA 20109



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ED MARTIN, CCIM**

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

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# EXECUTIVE SUMMARY

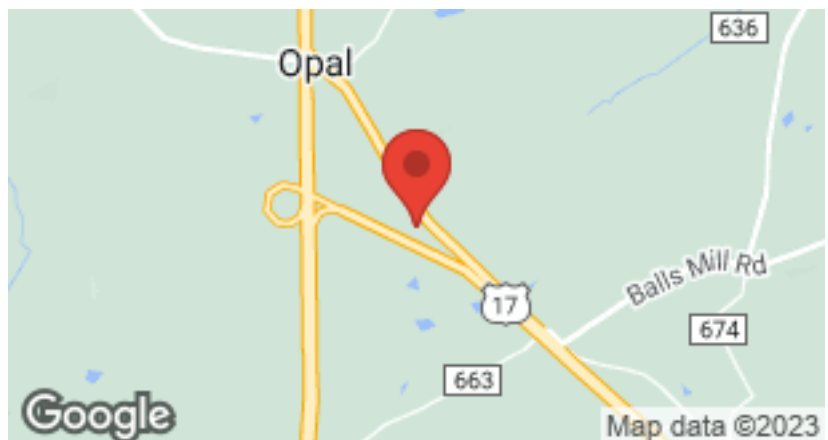


## OFFERING SUMMARY

<b>PRICE:</b>	750,000
<b>LOT SIZE:</b>	2.22 Acres
<b>ZONING:</b>	I-1 Industrial
<b>PERMITTED USES:</b>	Industrial, C-Store, Gas Station Hotel, Restaurant
<b>FRONTAGE:</b>	Rt 17 NB and SB
<b>UTILITIES:</b>	Electricity, Communications, Sewer
<b>APN:</b>	6980-46-9756

## PROPERTY OVERVIEW

2.22 AC Zoned Industrial in a strategic location at the split of Rt 17 NB/SB in Opal, VA. Utilities accessible to site. Concept plans exist for Hospitality, Warehouse, Gas Station, and Convenience Store/Restaurant. Special Use Permit was issued for the retail uses in 2020. Easement for WSA already recorded parallel to Rt 17 SB. Setback variances reduced to 25'. VDOT Approval for Entrance and turn-in from 17 NB. Second entrance on Southern end of property. Board of Supervisors approval for Gas Station, Pump Canopy, Convenience Store, Complementary Business such as Restaurant.



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JIN. C-1482

R.S.=ROD SET  
P.P.=POWER POLE  
R.R.=RAILROAD  
E=OVERHEAD ELECTRIC

NON-RADIAL CURVE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4631.66'	125.13'	125.12'	S36°24'45"E	01°32'52"

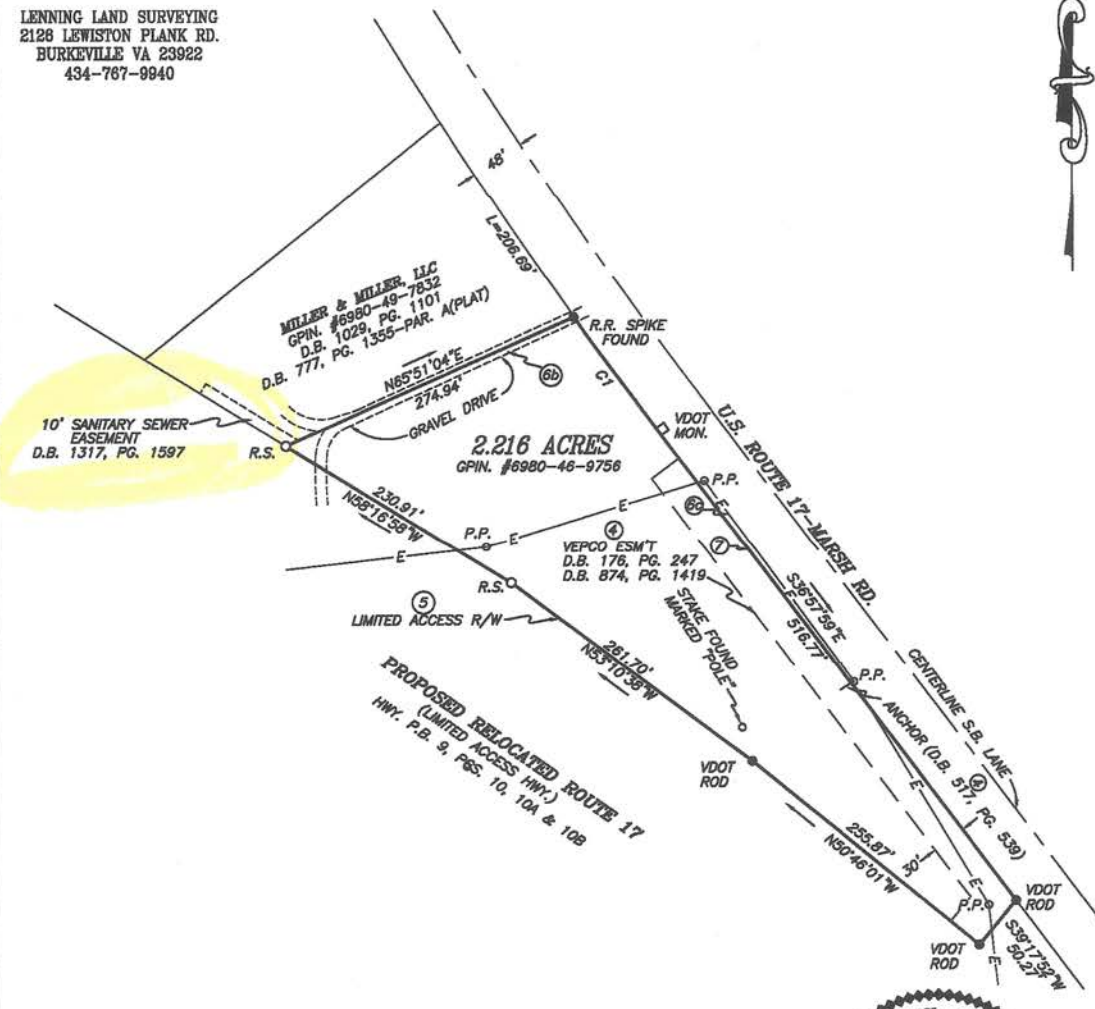
**SCHEDULE B**

NOTES:  
1. AREA WITHIN 30' VEPCO EASEMENT=0.354 ACRES

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
POLICY NO. A60-0801578  
DATE OF POLICY: JUNE 02, 2006 AT 9:56AM

- ④ EASEMENT'S GRANTED VIRGINIA ELECTRIC AND POWER COMPANY;  
D.B. 176, PG. 247 AND D.B. 517, PG. 539(PLOTTED HEREON).  
D.B. 574, PG. 1419(PLOTTED HEREON)  
D.B. 181, PG. 327(NOT PLOTTED) POLE LINE EASEMENT TO DAIRY BARN,  
POWER LINE AND DAIRY BARN NO LONGER EXISTS.
- ⑤ EASEMENT GRANTED COMMONWEALTH OF VIRGINIA; D.B. 873, PG. 752  
(PLOTTED HEREON) LIMITED ACCESS TO RELOCATED RTE. 17.
- ⑥ AS SHOWN ON PLAT IN D.B. 777, PG. 1355  
a.) SEWER LINE(NOT PLOTTED, NONE OBSERVED)  
b.) JOINT DRIVEWAY(PLOTTED HEREON)  
c.) POWER LINES ALONG ROUTE 17(PLOTTED HEREON)
- ⑦ FRONTAGE ALONG RTE. 17 IS LIMITED ACCESS(PLOTTED HEREON)

LENNING LAND SURVEYING  
2128 LEWISTON PLANK RD.  
BURKEVILLE VA 23092  
434-787-9940



**BOUNDARY SURVEY SHOWING 2.216 ACRES OF LAND CONVEYED  
TO SOUTH COAST INVESTMENTS, LLC. IN D.B. 1218, PG. 2198**  
LOCATED IN LEE MAGISTERIAL DIST.  
FAUQUIER CO., VA.  
1"=100' JUNE 25, 2009



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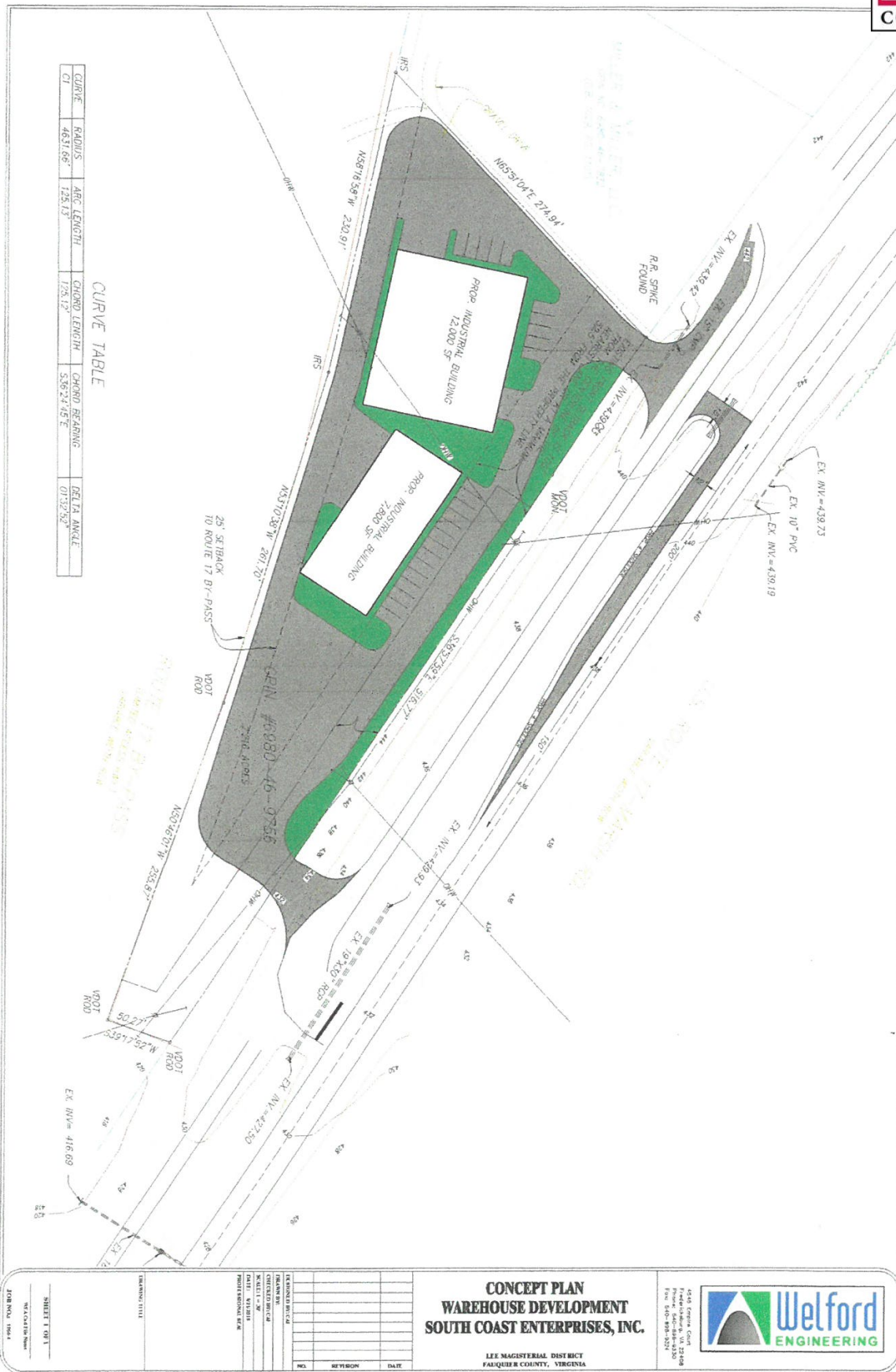


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# POSSIBLE WAREHOUSE SCENARIO



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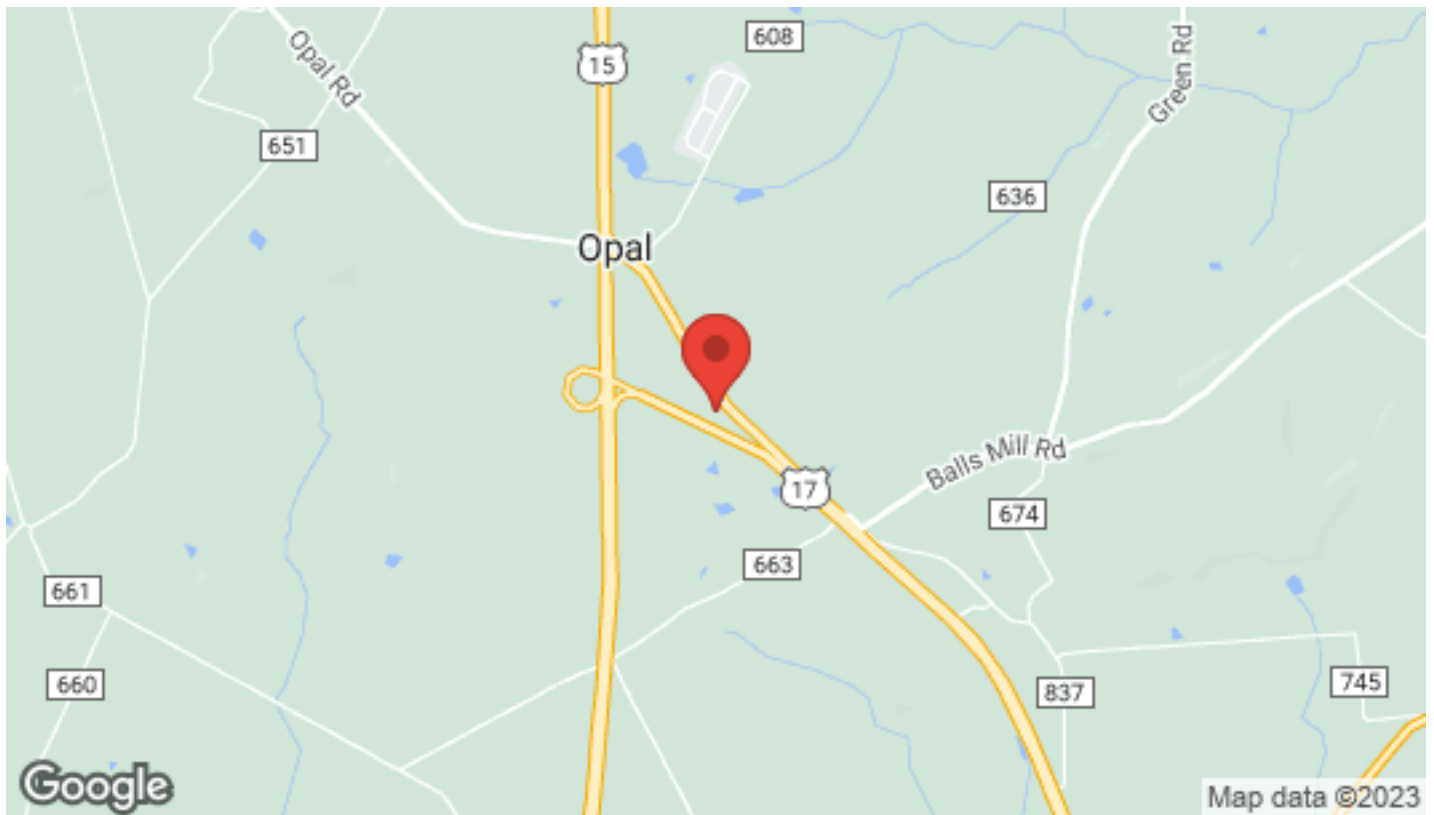
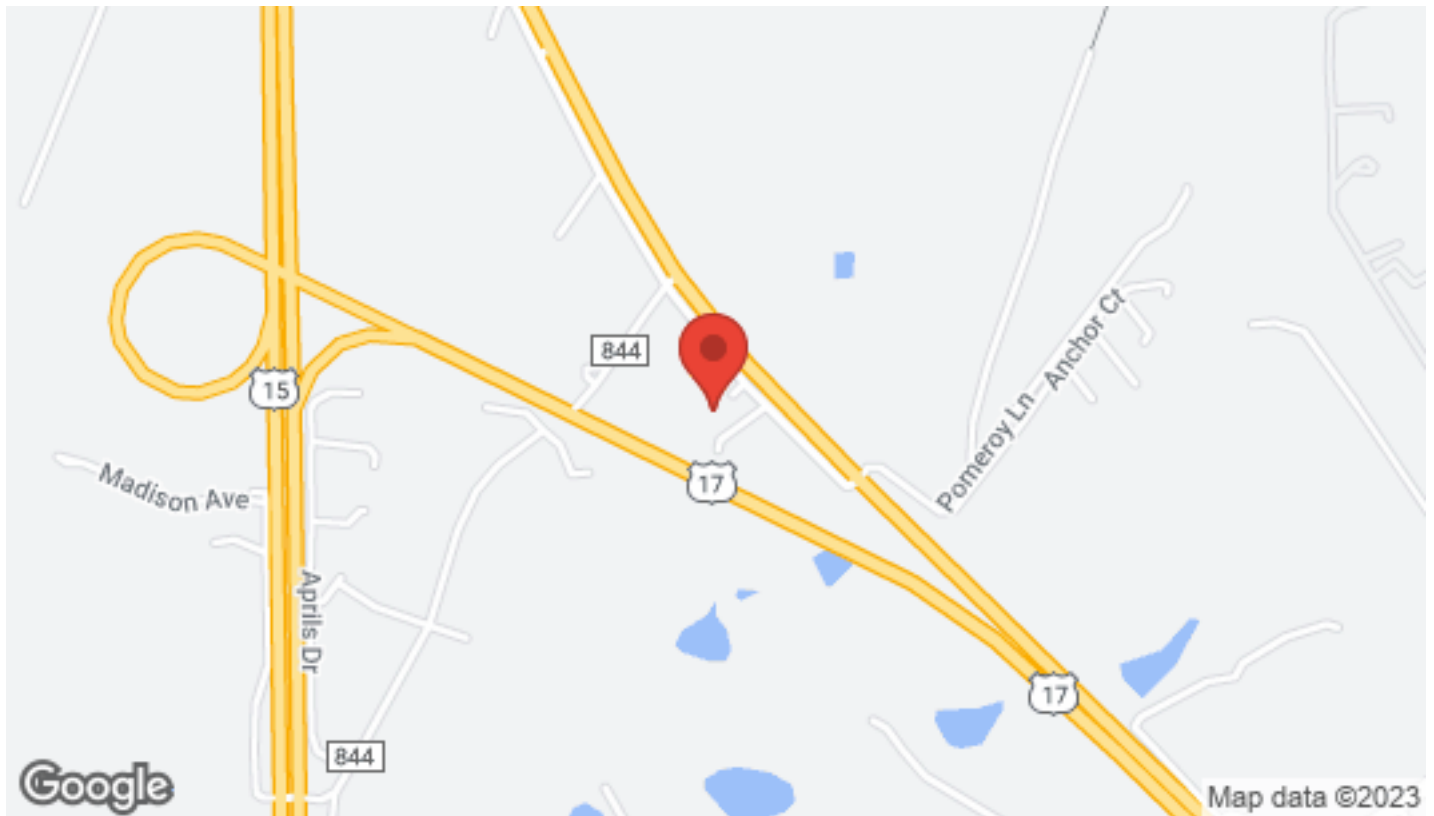








# LOCATION MAPS



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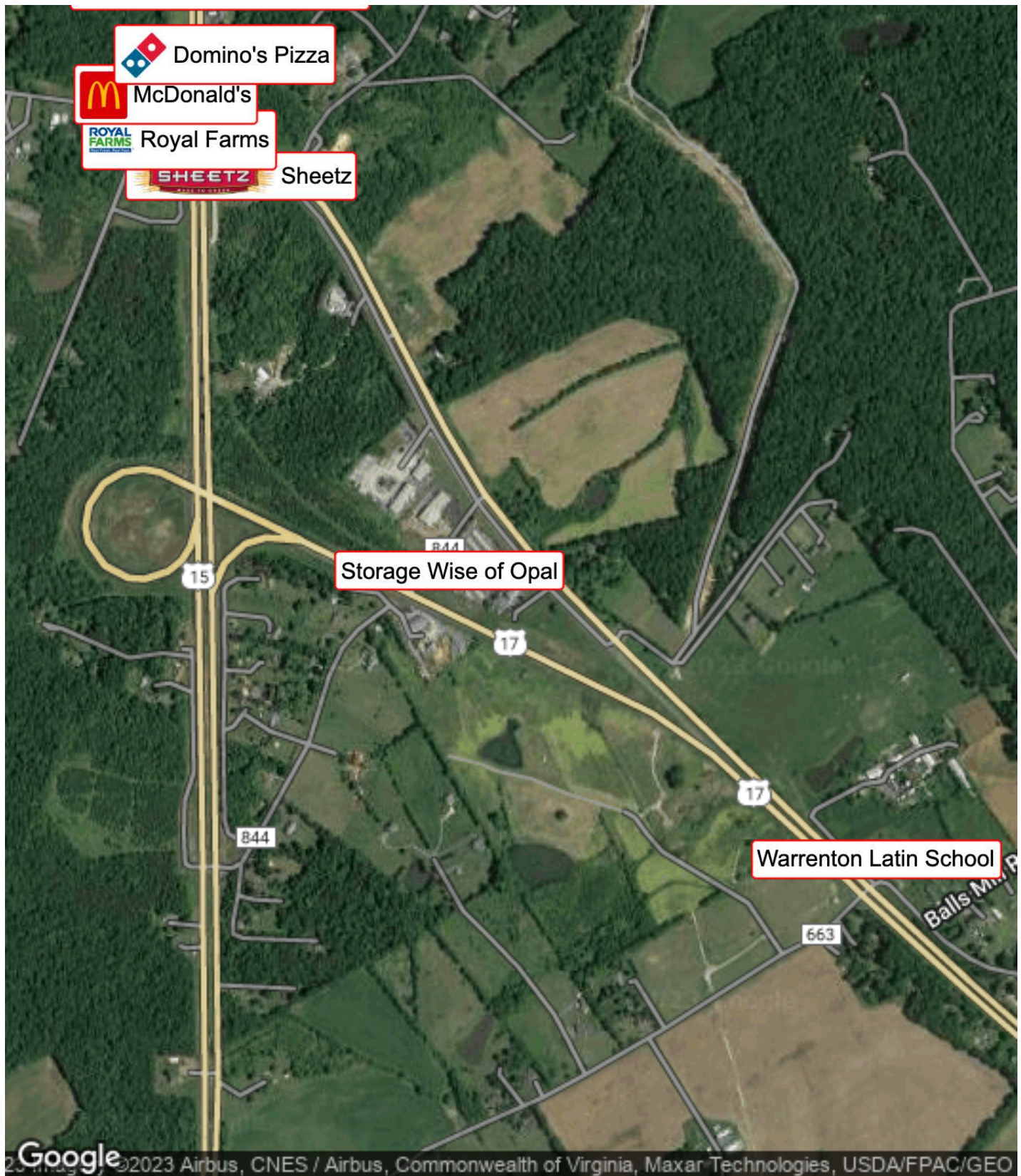


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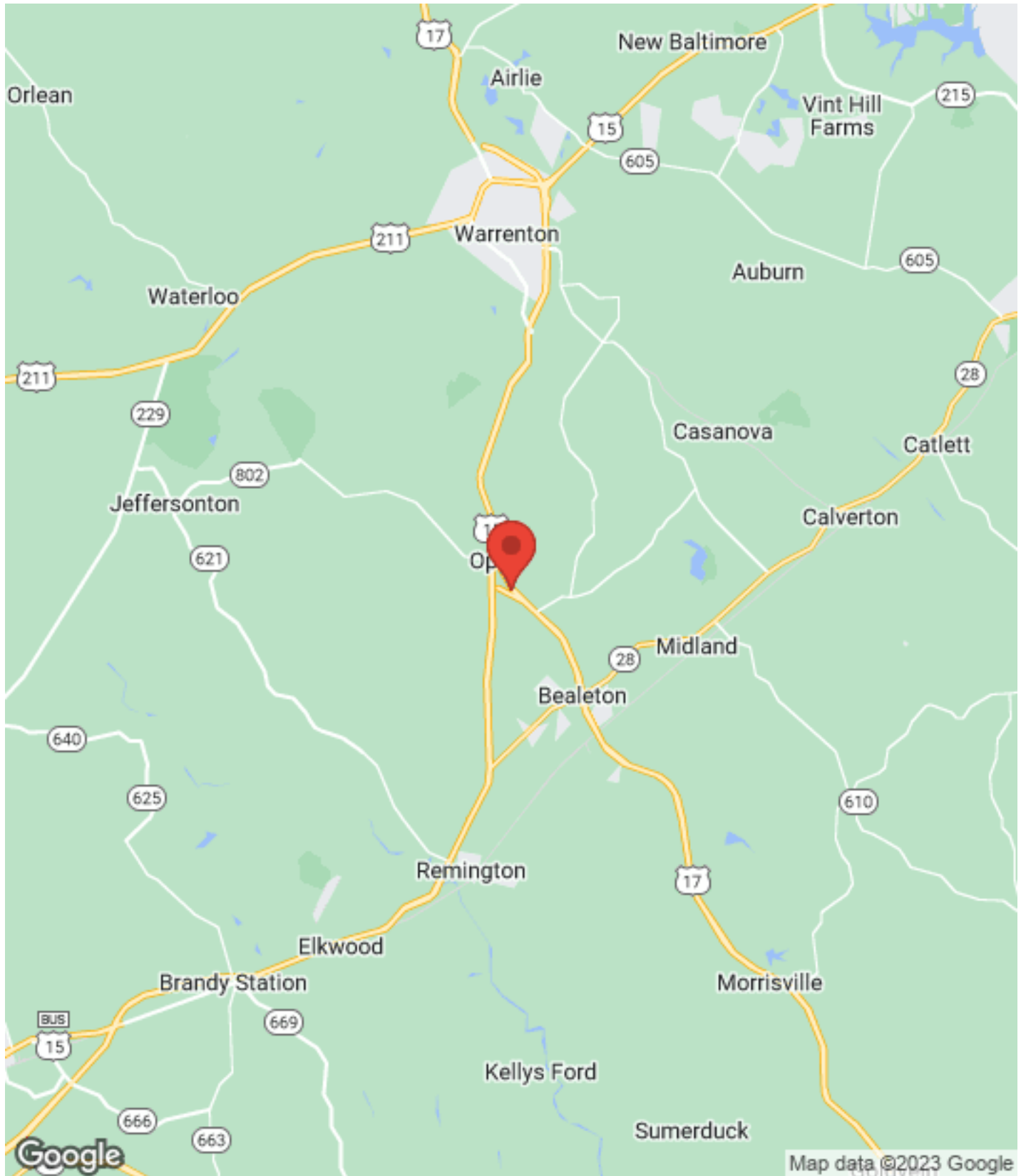


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# REGIONAL MAP



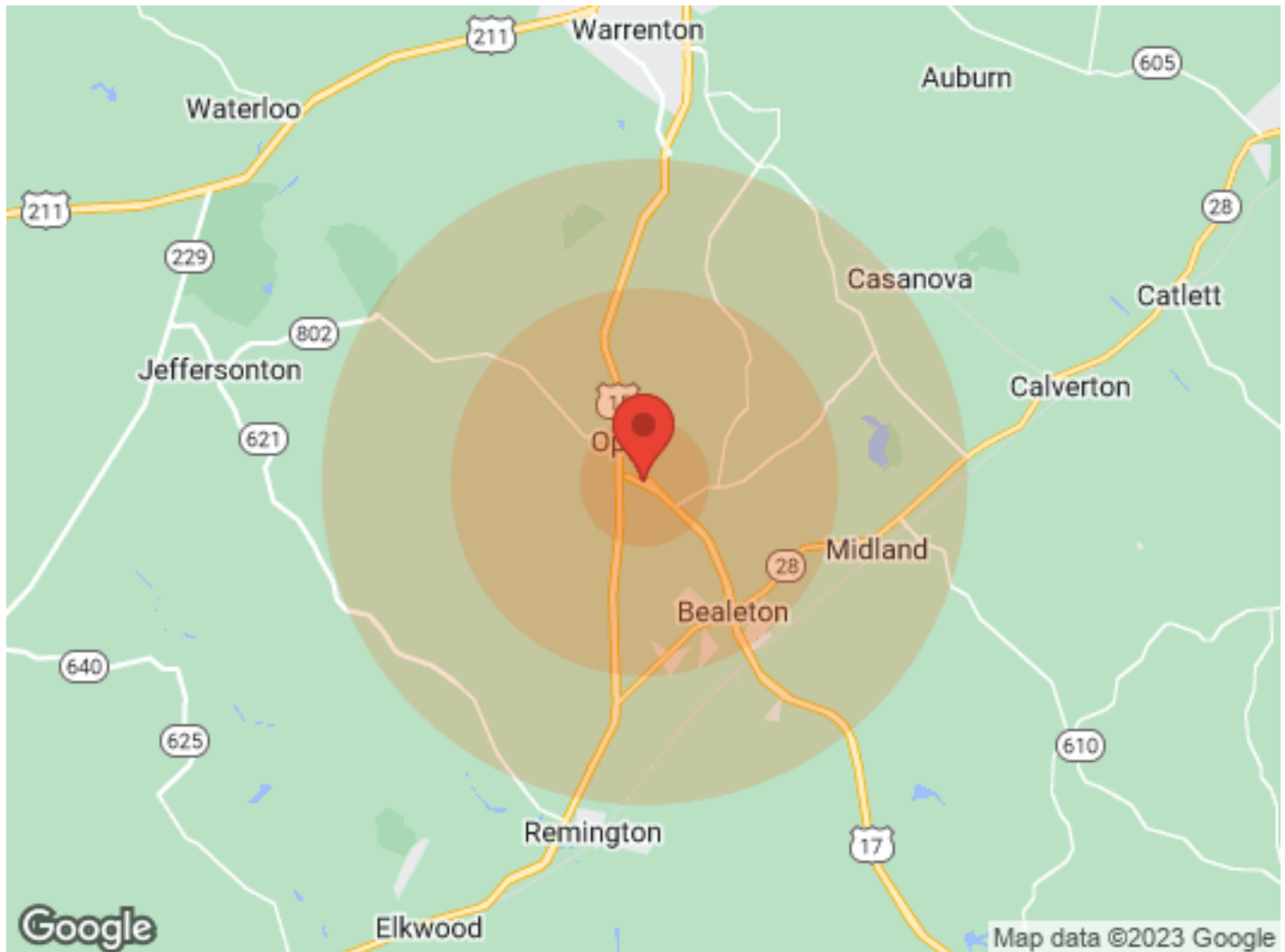
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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,669	6,841
Female	N/A	3,855	7,057
Total Population	N/A	7,524	13,898

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,544	2,950
Ages 15-24	N/A	1,166	2,114
Ages 55-64	N/A	944	1,705
Ages 65+	N/A	874	1,554

Race	1 Mile	3 Miles	5 Miles
White	N/A	6,436	11,546
Black	N/A	537	1,283
Am In/AK Nat	N/A	8	25
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	593	1,111
Multi-Racial	N/A	1,052	1,988

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$90,069	\$90,174
< \$15,000	N/A	82	101
\$15,000-\$24,999	N/A	101	202
\$25,000-\$34,999	N/A	140	288
\$35,000-\$49,999	N/A	236	603
\$50,000-\$74,999	N/A	478	872
\$75,000-\$99,999	N/A	546	884
\$100,000-\$149,999	N/A	443	1,039
\$150,000-\$199,999	N/A	291	485
> \$200,000	N/A	211	350

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,637	5,081
Occupied	N/A	2,502	4,751
Owner Occupied	N/A	2,060	3,563
Renter Occupied	N/A	442	1,188
Vacant	N/A	135	330

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# PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

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