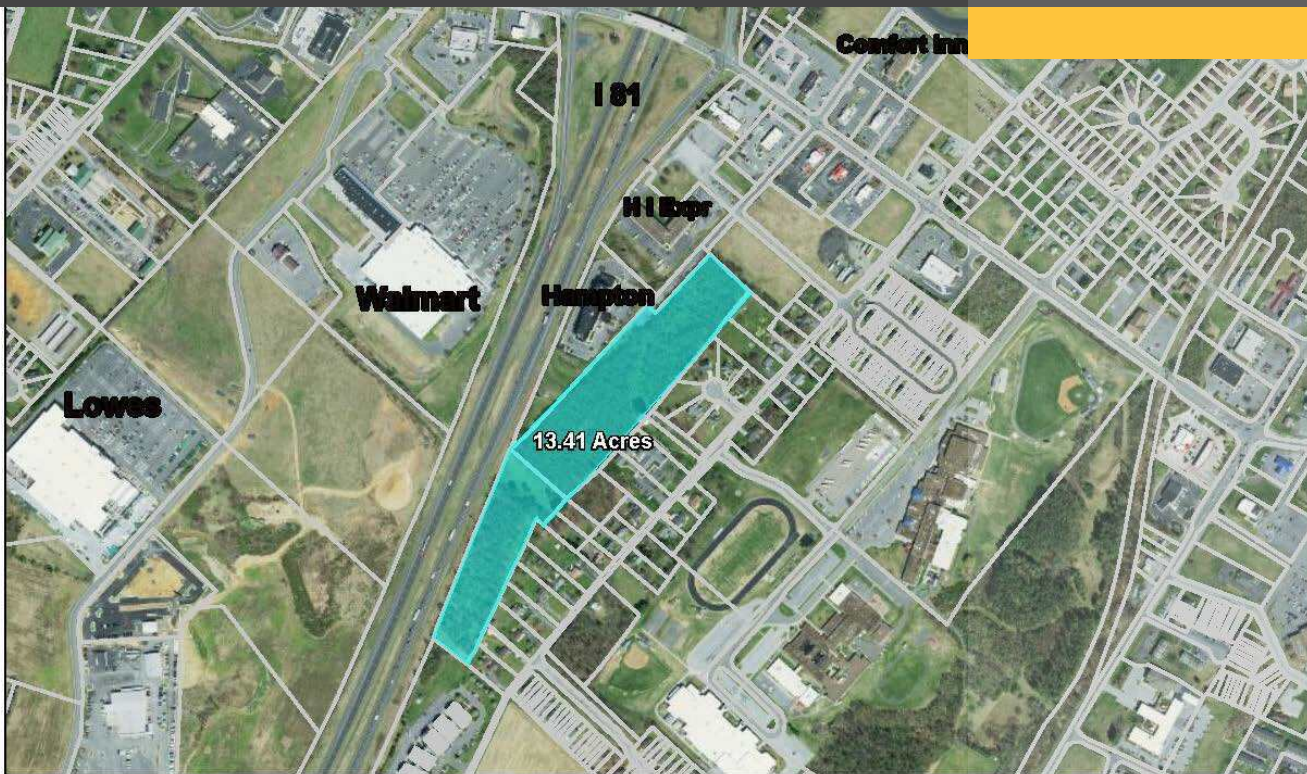


FOR SALE

I-81/Woodstock, VA Interchange

MOTEL DR.
WOODSTOCK, VA 22664



March 11, 2024

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0 0.05 0.1 0.2 mi

CO-LISTED BY:

RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us

NANCY WYATT

Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us

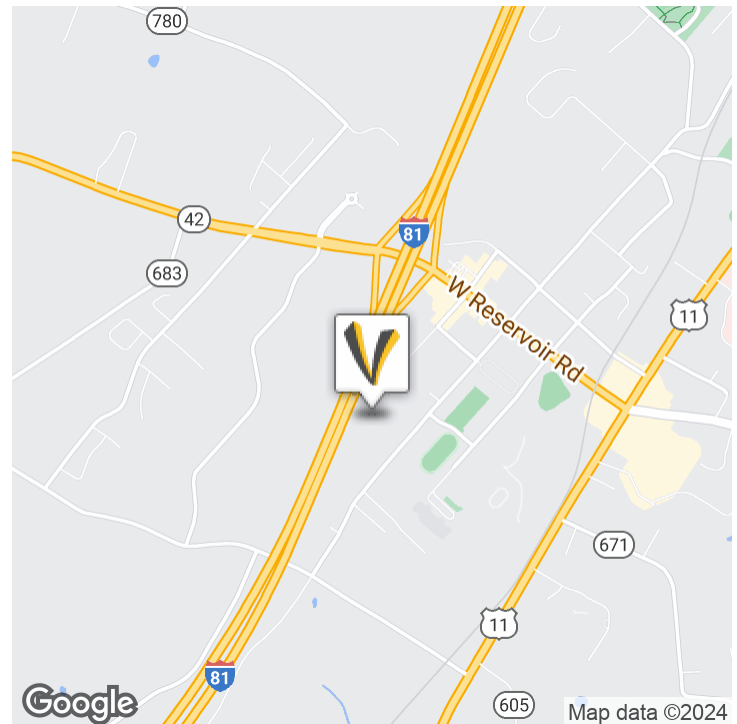


EXECUTIVE SUMMARY



024

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Virginia Geographic Information Network (VGIN)



OFFERING SUMMARY

Sale Price:	\$3,195,000
Lot Size:	13 Acres +/-
Price / Acre:	\$245,769
Zoning:	Mixed
Market:	Shenandoah County
Submarket:	Woodstock

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this prime property located at Motel Dr Woodstock, VA, 22664 with approximately 900 feet of interstate frontage. + approx. 1,300 feet of indirect frontage. Boasting a coveted Mixed Use zoning, (9 acres commercial and 4 acres residential) this property affords a wealth of potential for versatile development. The following uses on the commercially zoned parcel include, but are not limited to: hotels, motels, retail establishments, restaurants, offices, financial establishments and multi family. The residential zoning on the southern parcel allows low density residential development. With its advantageous zoning and strategic position, this property is a compelling choice for land developers and other investors seeking a versatile and promising opportunity.

PROPERTY HIGHLIGHTS

- Mixed Commercial/Residential zoning with Rezoning Potential
- Prime high visibility location - 900 ft of Interstate 81 frontage
- Convenient access to I-81
- Versatile potential for various investment opportunities
- Strategic position in Shenandoah County
- Ideal for land and other investors seeking diverse development options



OFFICE LOCATION

211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

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ADDITIONAL PHOTOS



OFFICE LOCATION

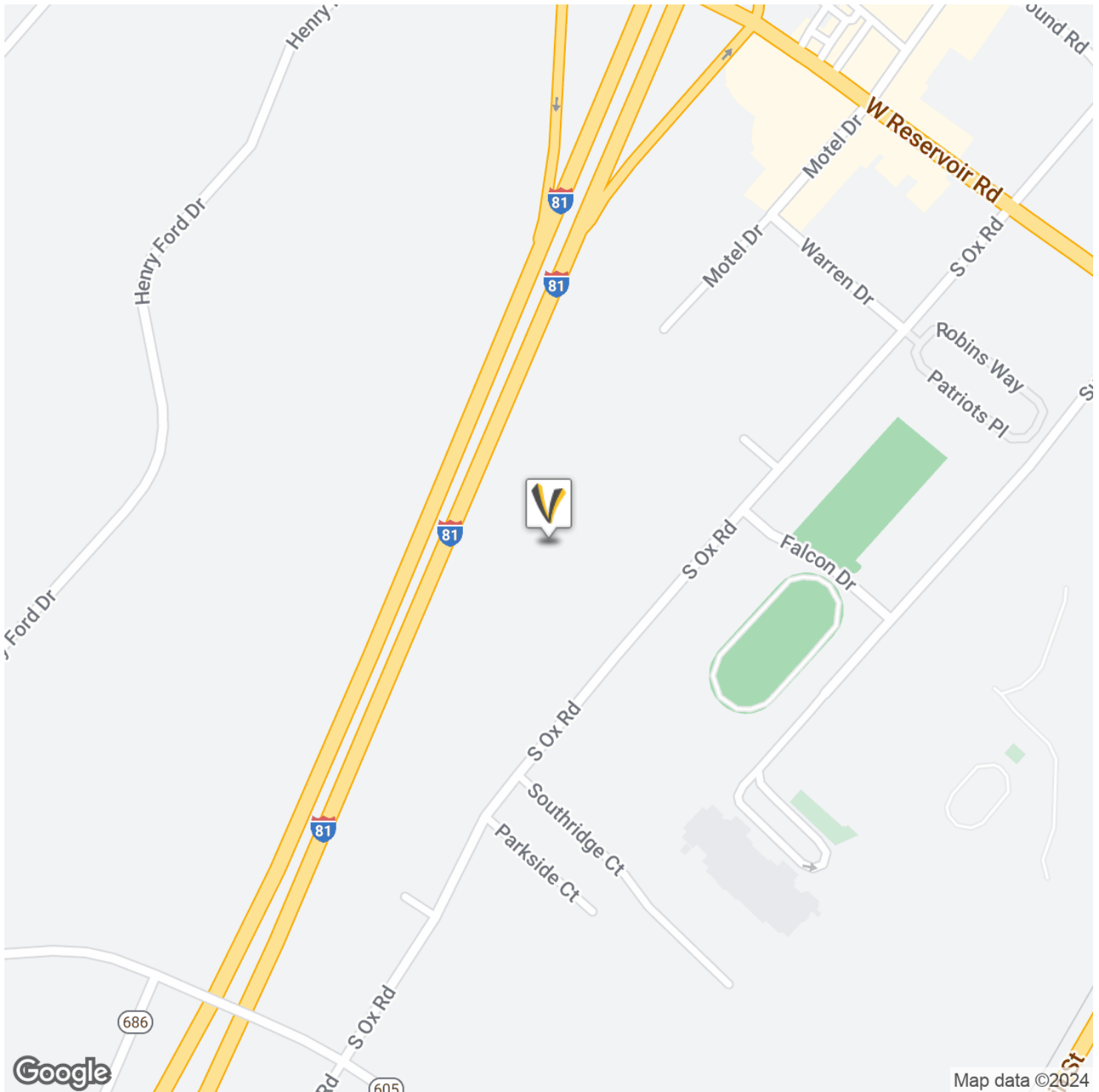
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LOCATION MAP



OFFICE LOCATION

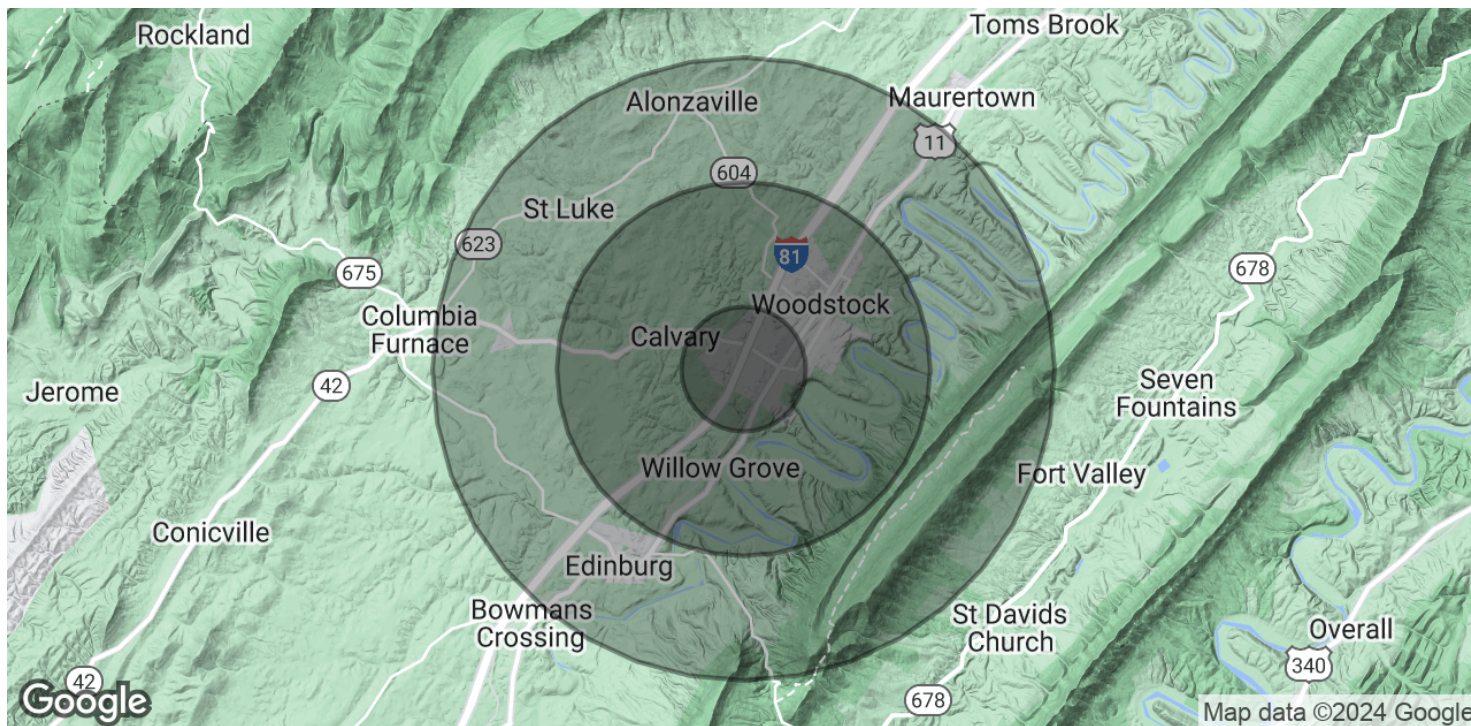
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,385	7,758	12,959
Average Age	45.5	41.2	42.0
Average Age (Male)	39.5	37.1	38.8
Average Age (Female)	53.8	45.3	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	696	3,558	5,882
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$378,469	\$193,739	\$141,741
Average House Value	\$277,015	\$215,505	\$210,847

* Demographic data derived from 2020 ACS - US Census



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