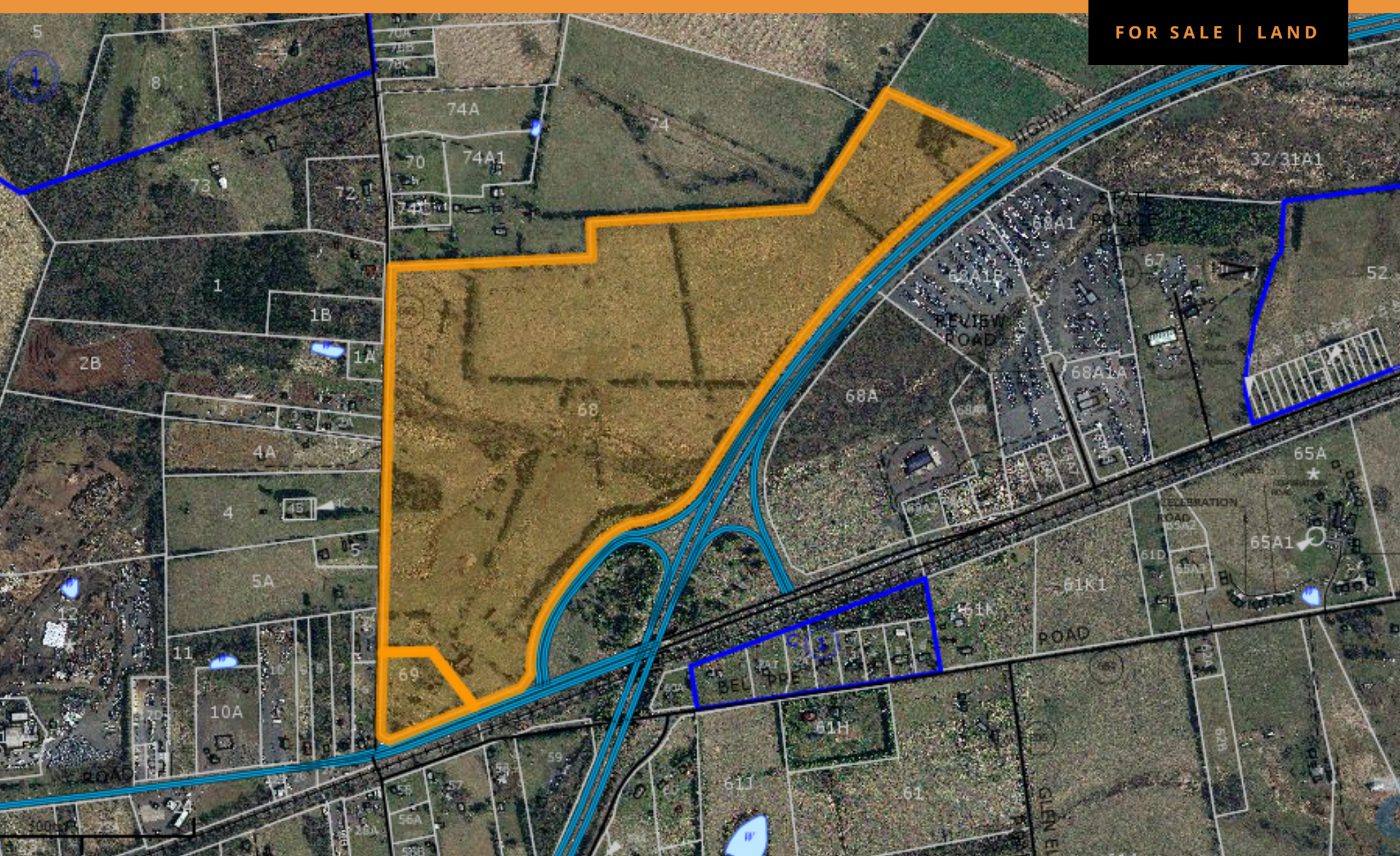


FOR SALE | LAND



# BTEA CULPEPER SITE

BRANDY RD / JAMES MADISON HWY, CULPEPER, VA 22701



**J. CARTER WILEY**

703.753.9600

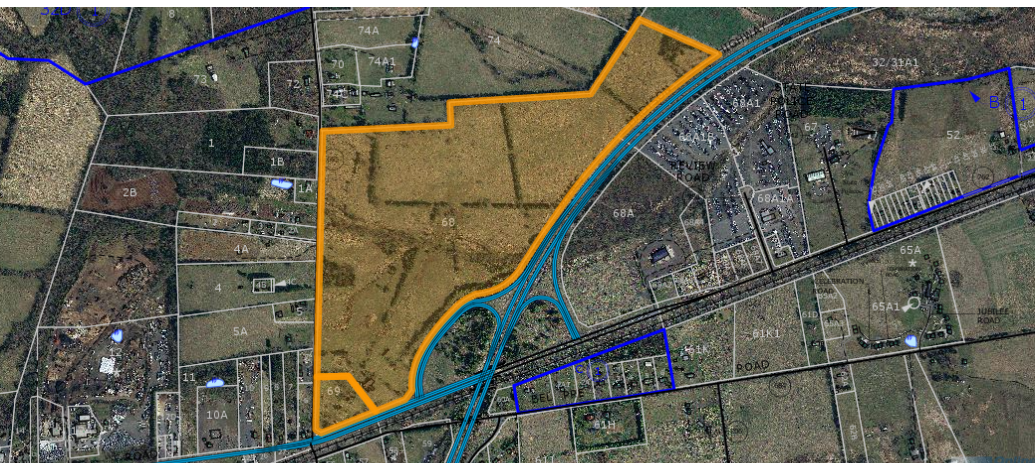
[carter@thewileycompanies.com](mailto:carter@thewileycompanies.com)



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FOR SALE | LAND

Brandy Rd / James Madison Hwy, Culpeper, VA 22701



SALE PRICE

**\$9,000,000**

## OFFERING SUMMARY

Property Type:	Land
APN:	42 68
Zoning:	RA
Lot Size:	116.17 Acres

## LOCATION OVERVIEW

Located at the intersection of James Madison Hwy (Rt. 15) and Brandy Rd.

## PROPERTY HIGHLIGHTS

- 2 contiguous parcels totaling 116 Acres.
- Ownership in process of master planning the 116 acres for mixed use development, including approximately 64 acres of light industrial/data center zoning, 25 acres of residential, and 15 acres of commercial/retail.
- Located within the Culpeper Service District, with public water and sewer service available to the property.
- The entire property is situated within a Designated Qualified Opportunity Zone (see exhibit).
- Closest site within the Culpeper Service District to Ashburn, VA.
- Culpeper is home to the federal government's National Audio-Visual Conservation Center, and a number of large data center businesses such as Equinix, Swift Inc., Cloud HQ; and recently, Amazon purchased land in the Culpeper market for development of a Data Center campus.
- Excellent access and visibility from Route 29. Neighboring farmland offers a natural buffer for a Data Center campus.



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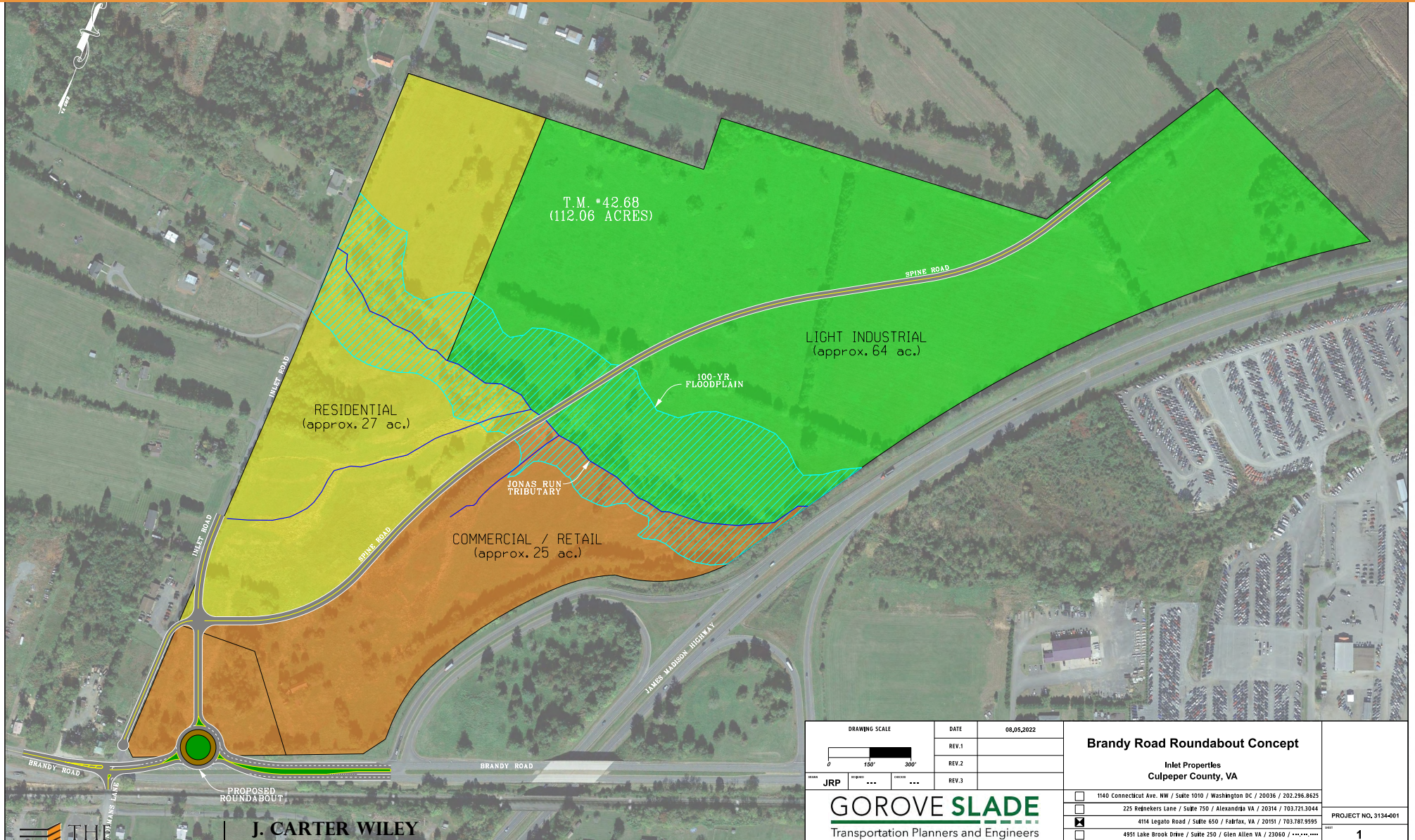
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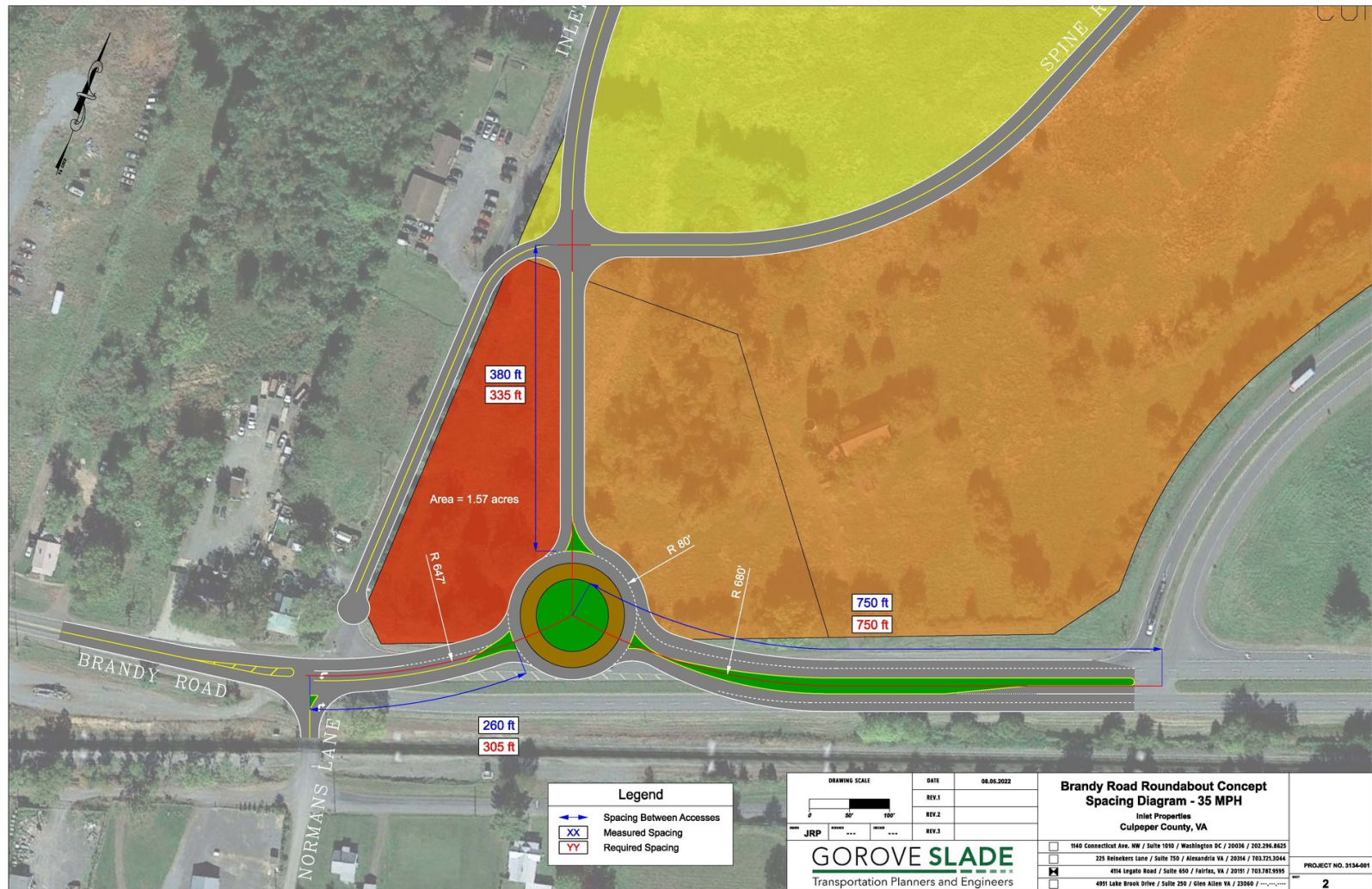
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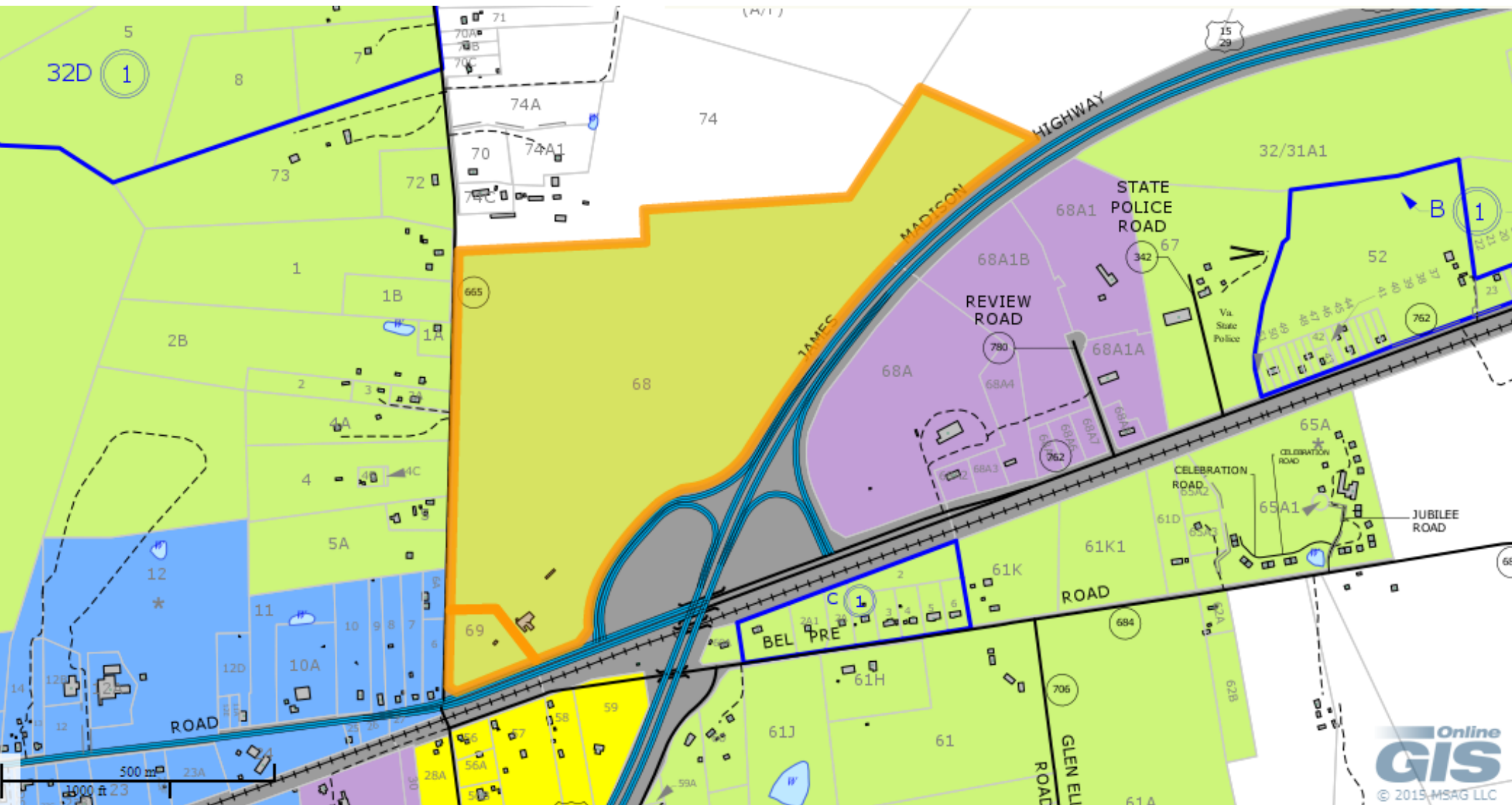
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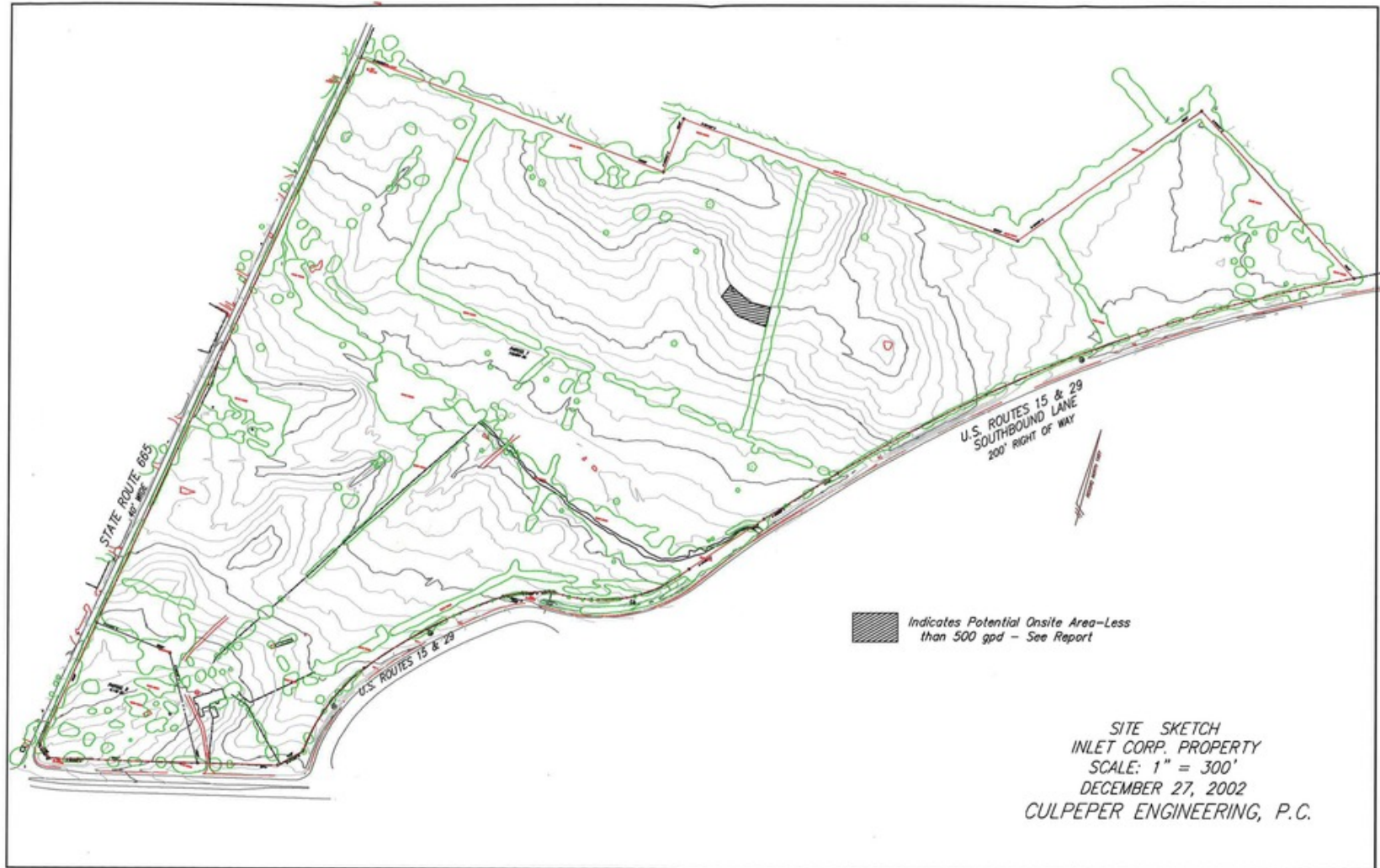
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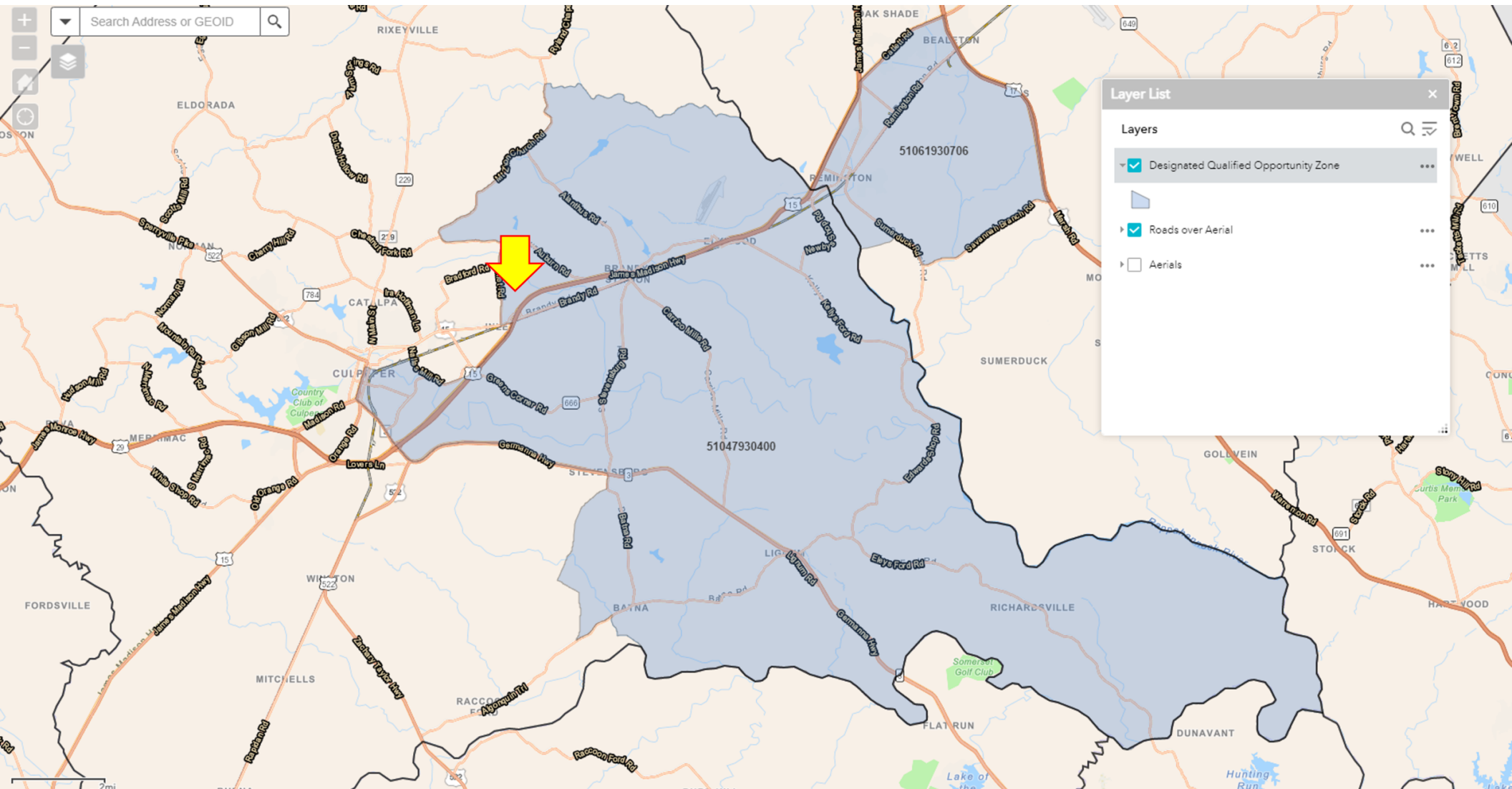
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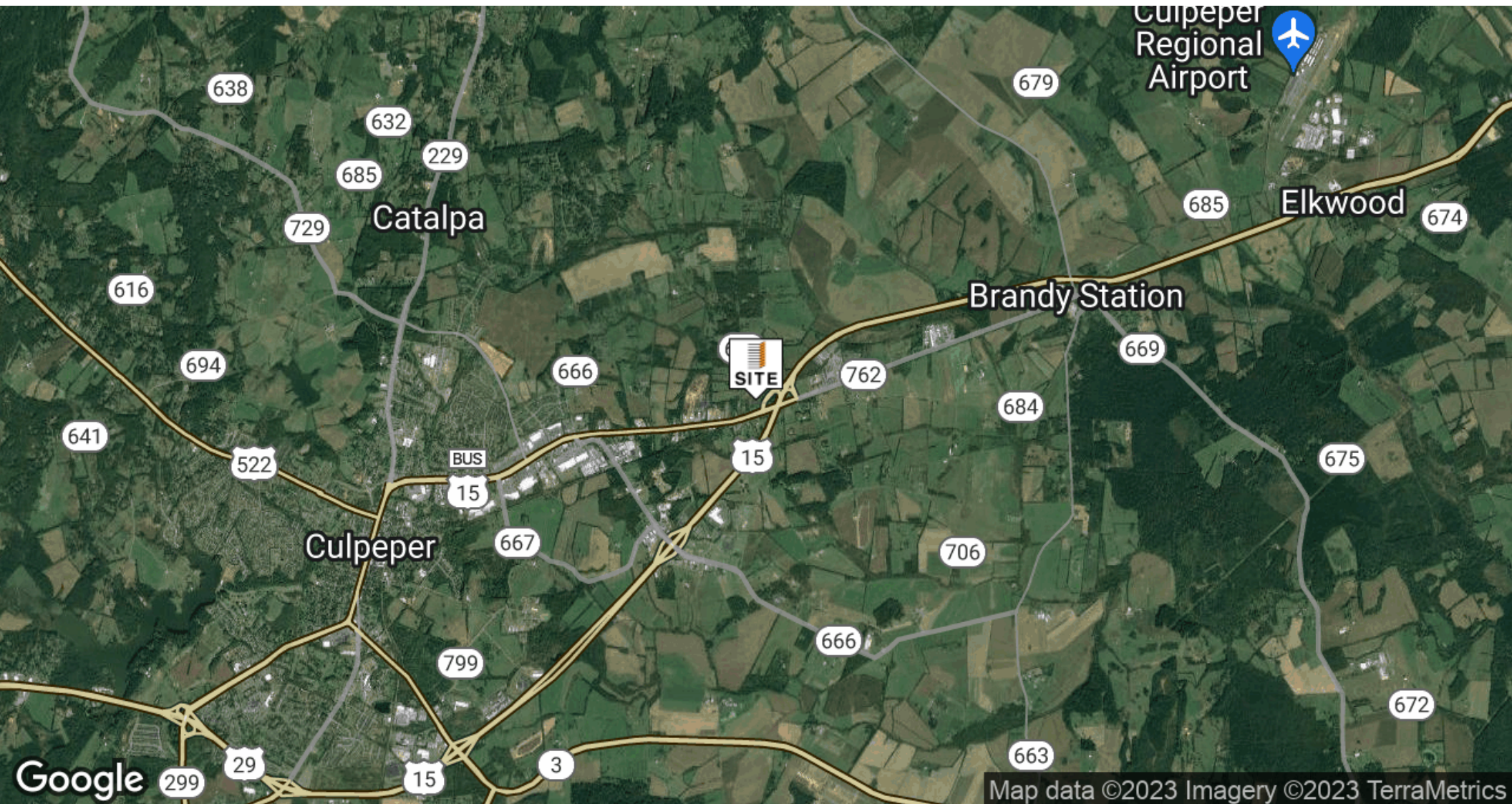
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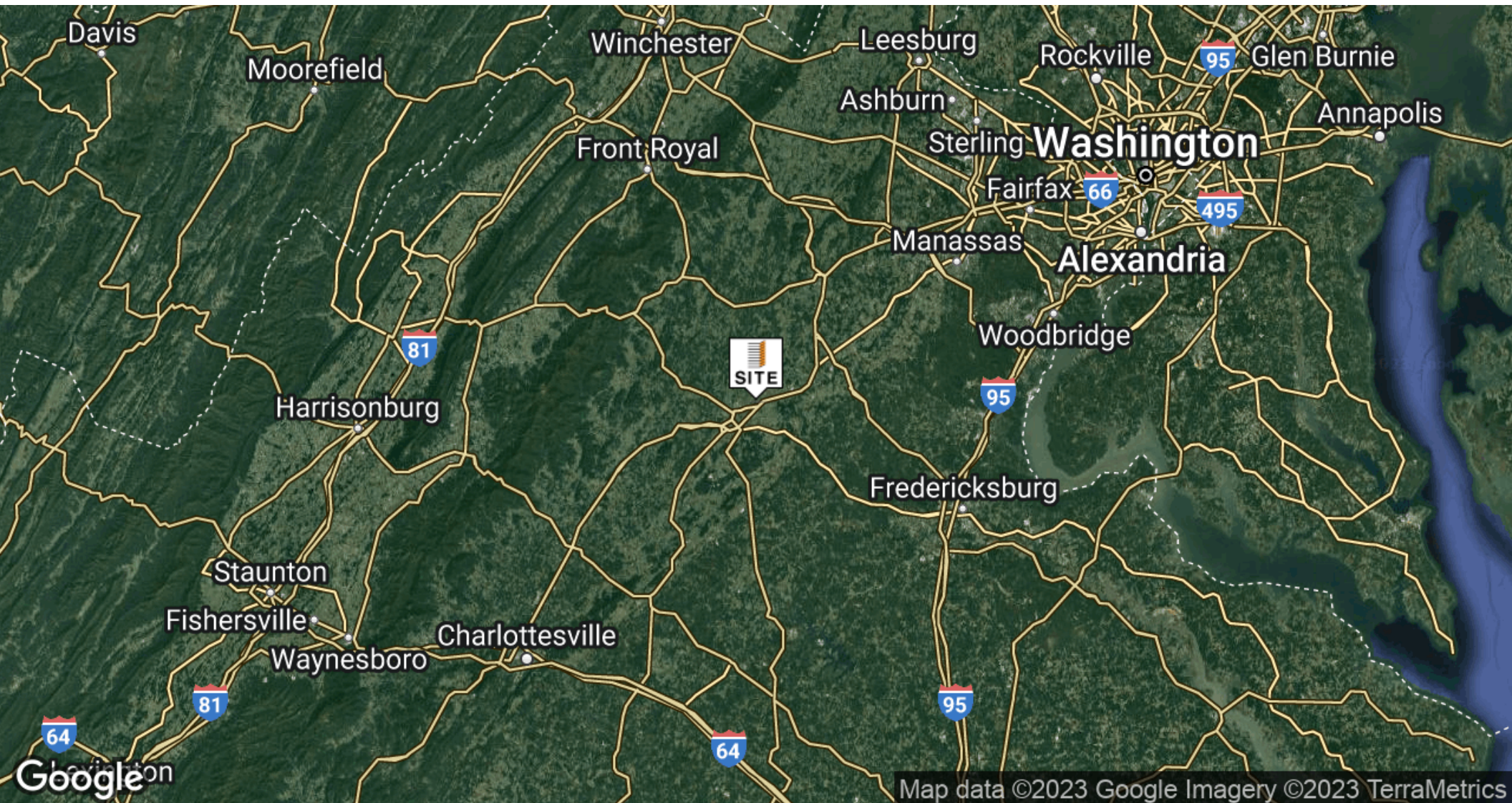
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