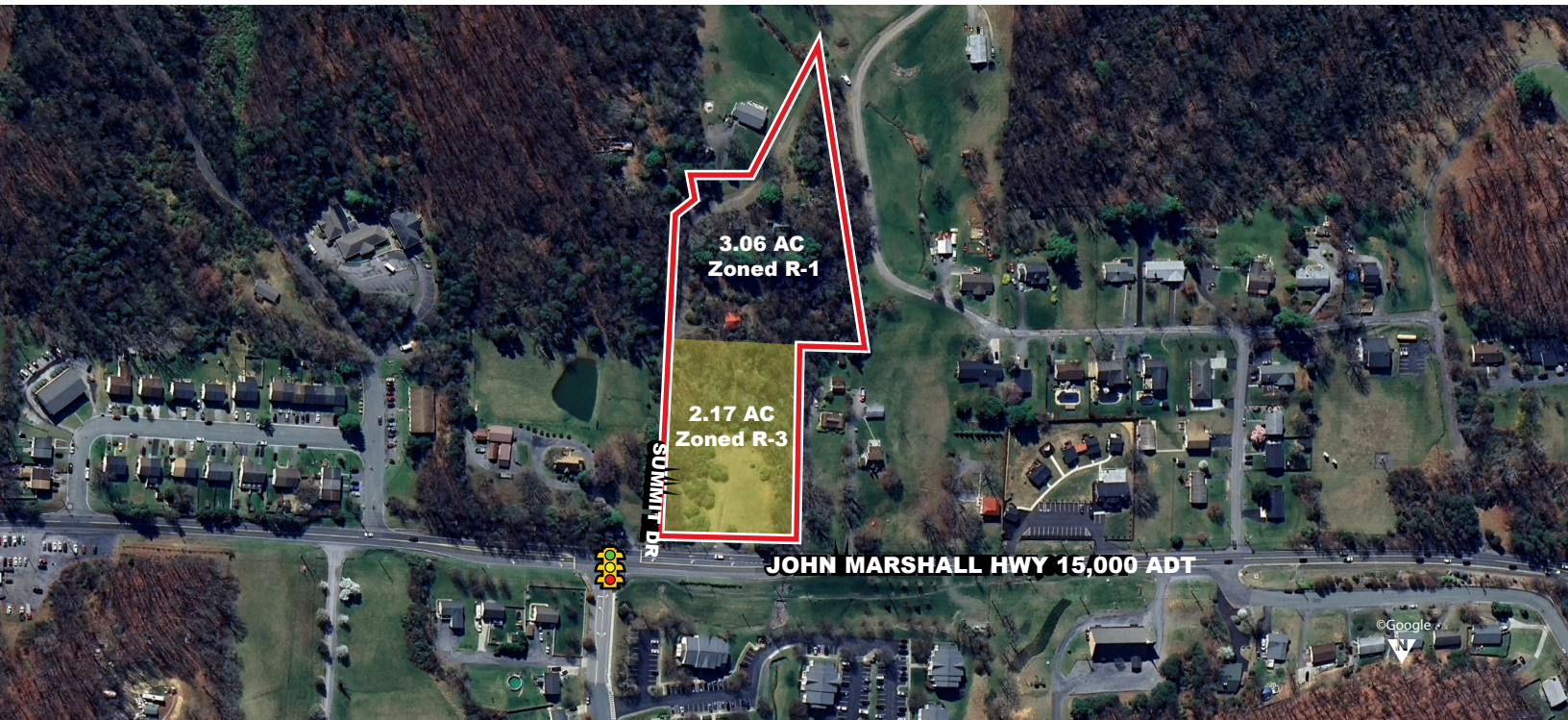




REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE – 5.23 ACRES 0 & 207 SUMMIT DRIVE, FRONT ROYAL, VA 22630



PROPERTY SUMMARY

FOR SALE – Comprised of two parcels, this 5.23 acre property sits directly on John Marshall Hwy. (15,000 ADT) with approximately 225' of main road frontage. With a combined zoning of R-1 and R-3, the R-3 zoning in Warren County **allows for moderate density suburban development**, as well as a limited number of **commercial and industrial uses**. The 2.17 acre parcel already has a by-right use for multi-family development.

OFFERING SUMMARY

ACRES:	5.23	SUBMARKET:	Warren County
ZONING:	R-1 & R-3 (Residential District)	PRICE:	\$1,400,000
MARKET:	Washington DC	PARCEL ID:	20A162 21 (2.17 ac) 20A162 18A (3.06 ac)

LOCATION OVERVIEW

This is a rare find along a major artery to Front Royal, VA. Thousands of commuters travel between Warren County, Rappahannock County and Paige County each day.

Within proximity to I-66 and just minutes away from an abundance of local retailers, restaurants, schools and Warren Memorial Hospital and the northern entrance to Skyline Drive.

The town of Front Royal has an updated comprehensive plan to include 2-4 stories of hotels, multifamily residential and mixed-use commercial.

FOR MORE INFORMATION

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AERIAL



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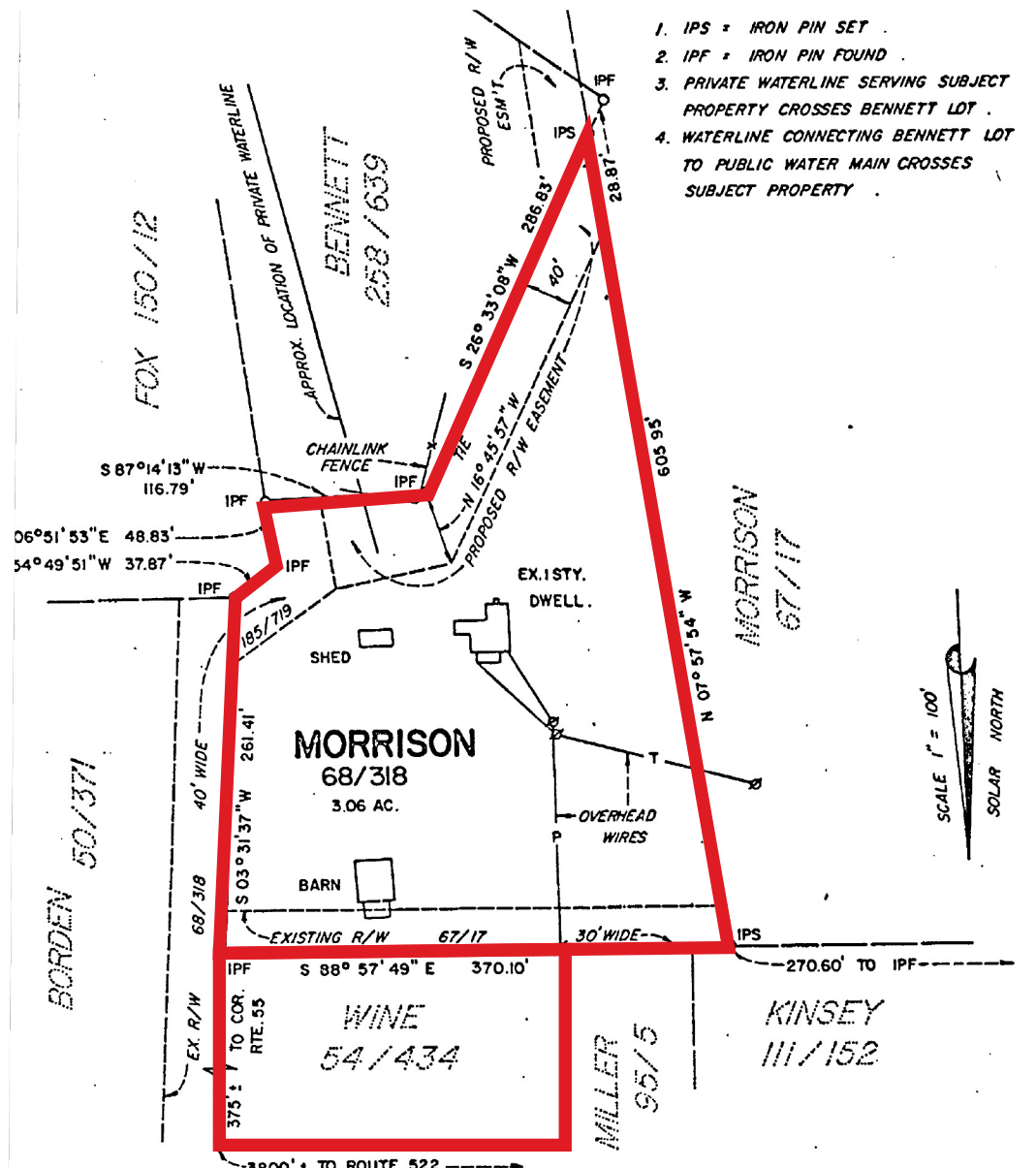
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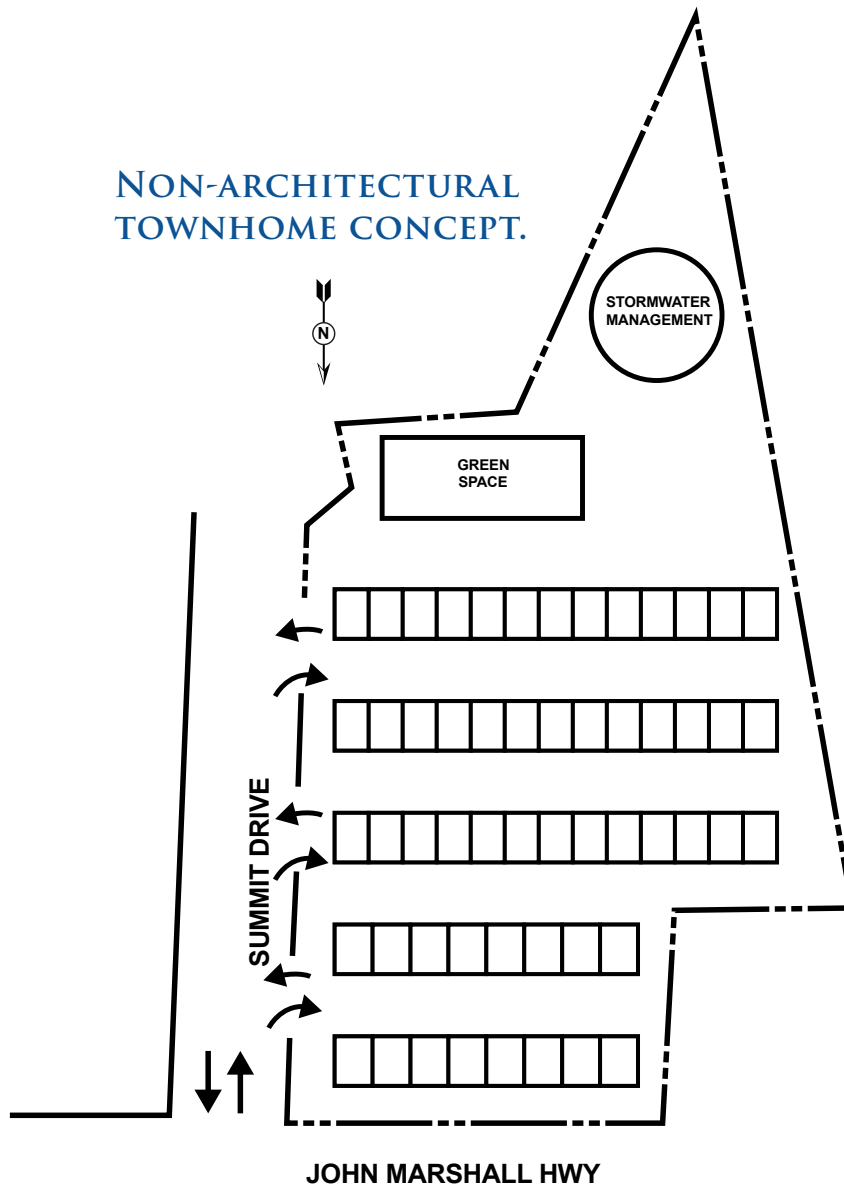
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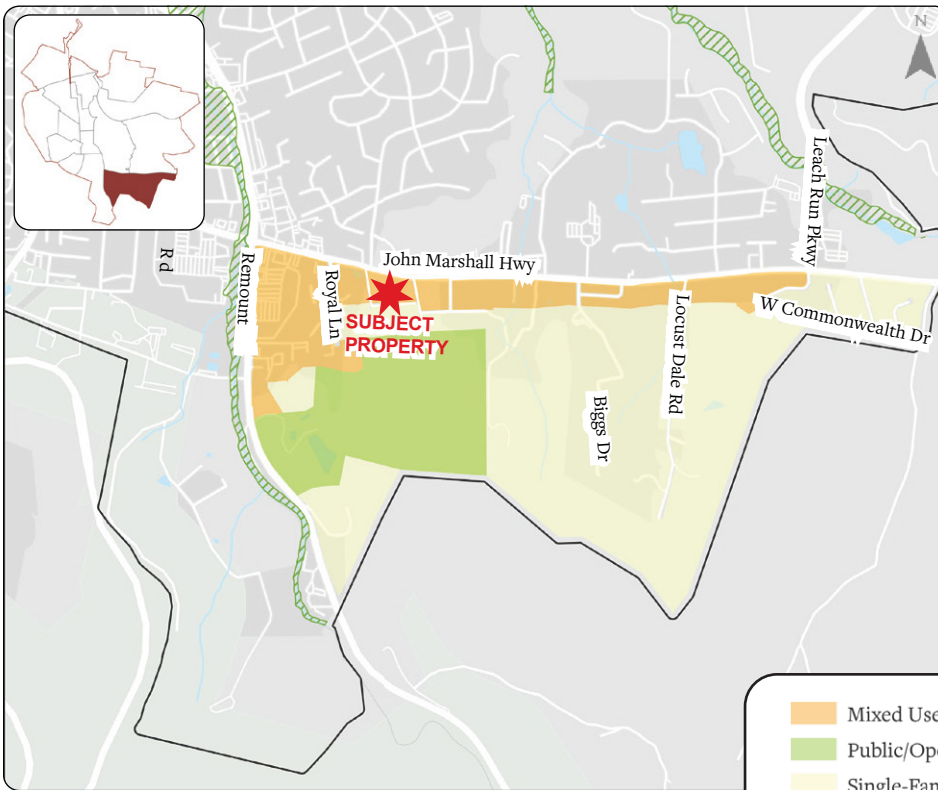
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FRONT ROYAL COMPREHENSIVE PLAN



AREA DESCRIPTION

- The South East Planning Area consists of 543.8 acres.
- The planning area boundary begins in the east at the Town/county boundary near Heritage Subdivision and the intersection with Leach Run Parkway.
- The southern boundary follows the Town/County boundary line until reaching Remount Road (Route 522) at the western extent of the planning area.
- The northern boundary is John Marshall Highway.

OPPORTUNITIES

- Major arterial streets.
- Views of woodland hillsides.
- Contains a concentrated commercial development focused around the intersection of John Marshall Highway and Remount Road.

ACTION STRATEGIES

- Increase new commercial development along Remount Road, south of Gateway Plaza.
- Where possible, seek to connect existing local streets.
- Support redevelopment and new development of multi-family development.
- Consider the feasibility of extending public water and sewer services to lots currently located on private streets.
- Enhance wayfinding and directional signage.
- Allow mixed-use development in commercial areas, such as residential units on the upper level of buildings. Encourage redevelopment of commercial areas.
- Add a crosswalk/pedestrian infrastructure at the intersection of East Criser Road and Remount Drive.
- Pursue bicycle and pedestrian infrastructure, as well as additional transit service, to ease car congestion on John Marshall Highway. Collaborate with VDOT on roadway modifications for the corridor, as appropriate.

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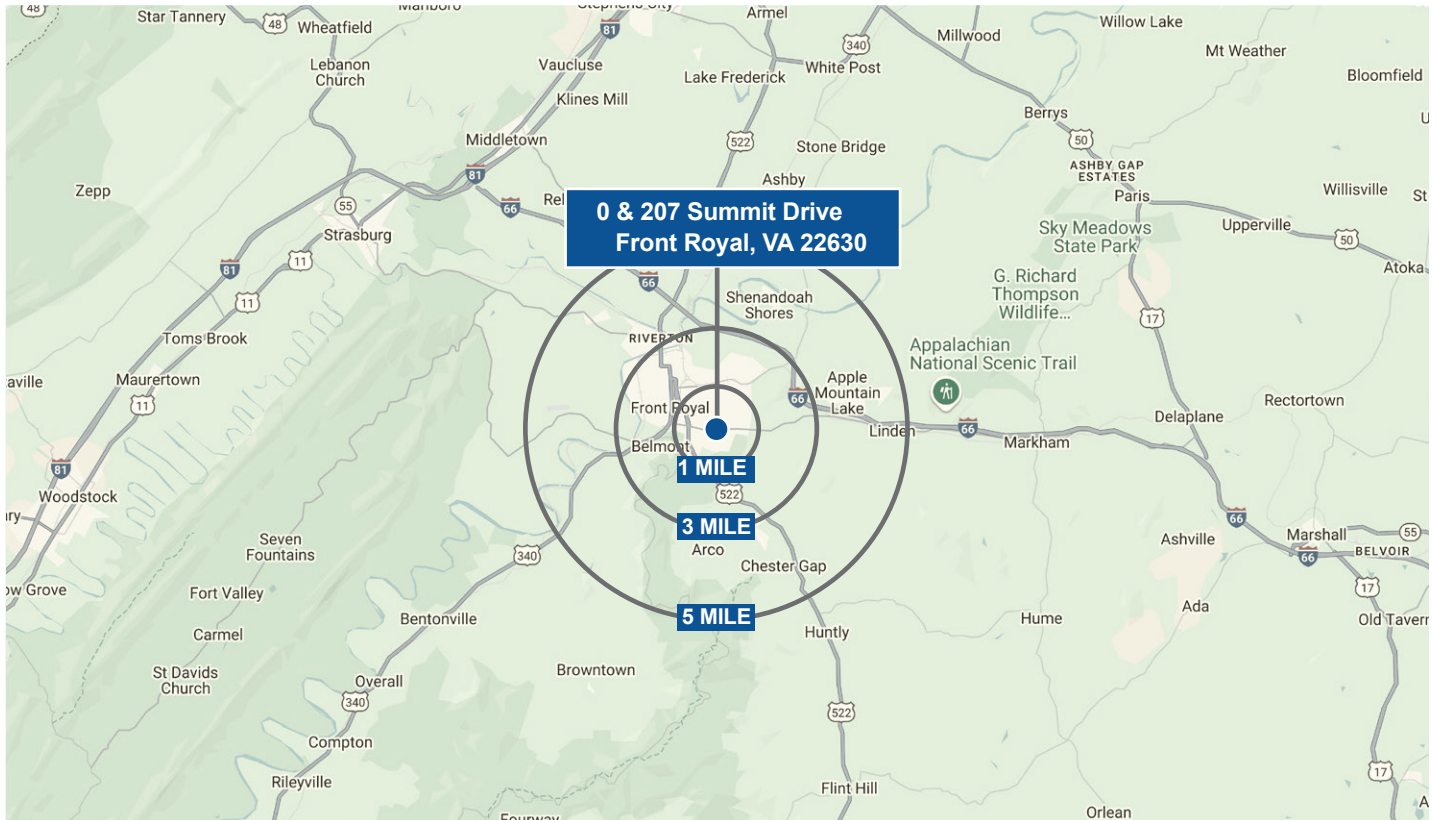
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Population	6,110	16,313	27,757
Households	2,491	6,389	10,542
Average HH Income	\$85,258	\$88,304	\$93,366
Median Home Value	\$259,050	\$268,983	\$286,175

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