

FOR SALE OR GROUND LEASE

COMMERCIAL LAND

10040 JAMES MADISON HWY WARRENTON, VA 20186



OFFERING SUMMARY

Sale Price:	\$3,500,000
Ground Lease Rate:	TBD
Lot Size:	11.57 Acres
Zoning:	C-2
Market:	Washington DC
Submarket:	Fauquier
Sale Price / SF:	\$6.94
Parcel ID:	6981-20-3733-000

PROPERTY OVERVIEW

Commercial land available for sale or ground lease. Approximately 11.57 acres. Zoned C-2 in the Opal Service District. Conceptually laid out for 3 retail pads and a self-storage pad. Self storage would require a Special Use Permit.

LOCATION OVERVIEW

Excellent location with frontage and access on the "going home" side of James Madison Hwy (Rt. 15/29/17) with 44,000 VPD!

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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LOCATION MAP



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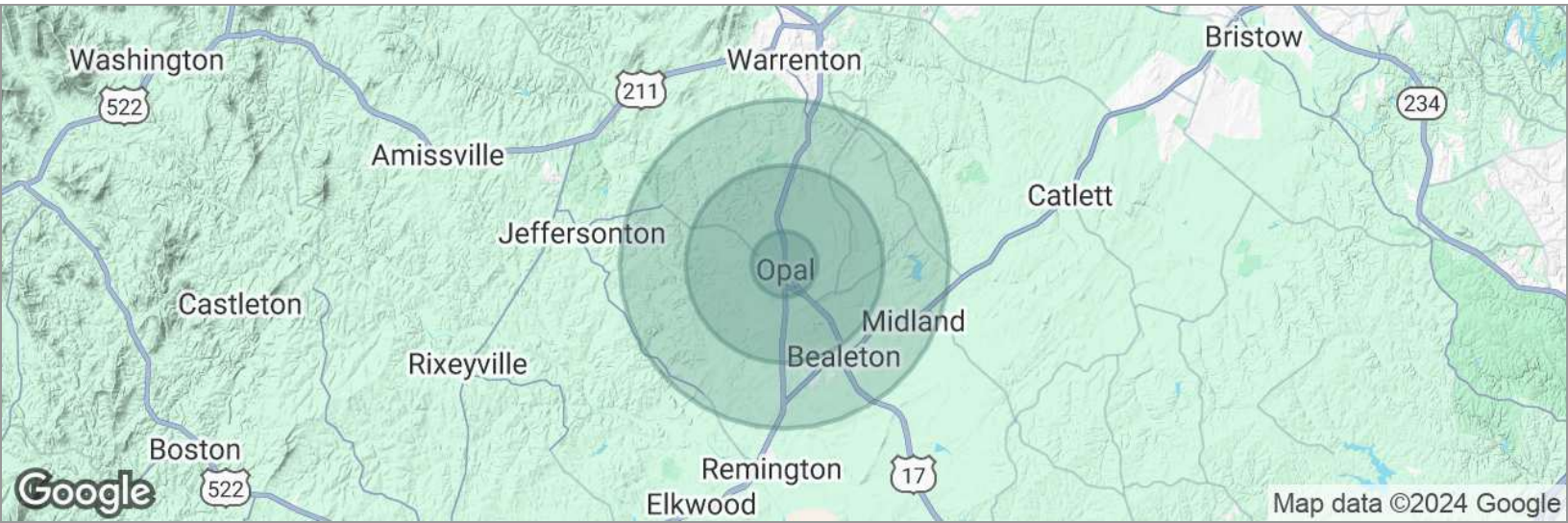
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	418	4,502	11,603
Median age	44.5	41.1	40.0
Median age (male)	41.6	38.6	38.8
Median age (Female)	46.3	42.1	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	147	1,553	4,080
# of persons per HH	2.8	2.9	2.8
Average HH income	\$123,880	\$109,611	\$106,775
Average house value	\$413,633	\$364,117	\$357,511

* Demographic data derived from 2020 ACS - US Census

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ZONING INFORMATION

Fauquier County C-2 By Right Uses	
Hotel, motel	Meeting halls for social, fraternal, civic, public and similar organizations
Preschool/nursery school	Technical school, indoor, 20,000 SF or less in size
Technical school, indoor, 20,000 SF or greater in size	Day care center, child or adult
Swimming/tennis (racquet) facility, public or private	Golf, driving range
Golf, miniature	Private clubs
Theatre, indoor	Bowling alley
Skating rink, ice or roller, non-spectator	Indoor sports activity center, 25,000 SF or less
Conference center	Post office
Animal shelter	Museum
Parks & recreation facilities (governmental/civic), nonathletic	Recycling centers, governmental
Governmental athletic recreational uses	Antique shops less than 3,000 SF
Retail sales and rental establishment and shopping center up to 50,000 SF	Convenience store
Veterinary clinic	Funeral home
Farm supply establishment	Financial institution
Business or professional office, up to 50,000 SF	Eating establishment
Eating establishment, fast food	Repair service establishment, less than 5,000 SF
Laundry/dry-cleaning drop-off, pick-up facility	Laundry/dry cleaners/laundromat less than 5,000 SF
Furniture repair, cabinet making, upholstery less than 5,000 SF	Broadcasting studio
Barber/beauty shop	Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 SF
Artisan's workshop and studio	Auto repair garage
Auto service station	Auto body/painting establishments
Automobile sales, rental and service (including motorcycles and recreational vehicles)	Truck and heavy equipment sales, rental and service
Farm equipment sales, rental and service	Motor vehicle wash
Recreational vehicle storage area	Vehicle transportation service, max of 10 vehicles
Auction establishment	Frozen food lockers
Carpet and rug cleaning	Crop/livestock farm
Horse farm	Truck farm
Forestry	Plant nursery/greenhouse
Lumber yard with incidental retail sales less than 5,000 SF	Water and sewage pumping and storage facilities, below ground

[Click here for the full Fauquier County zoning districts use information.](#)

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