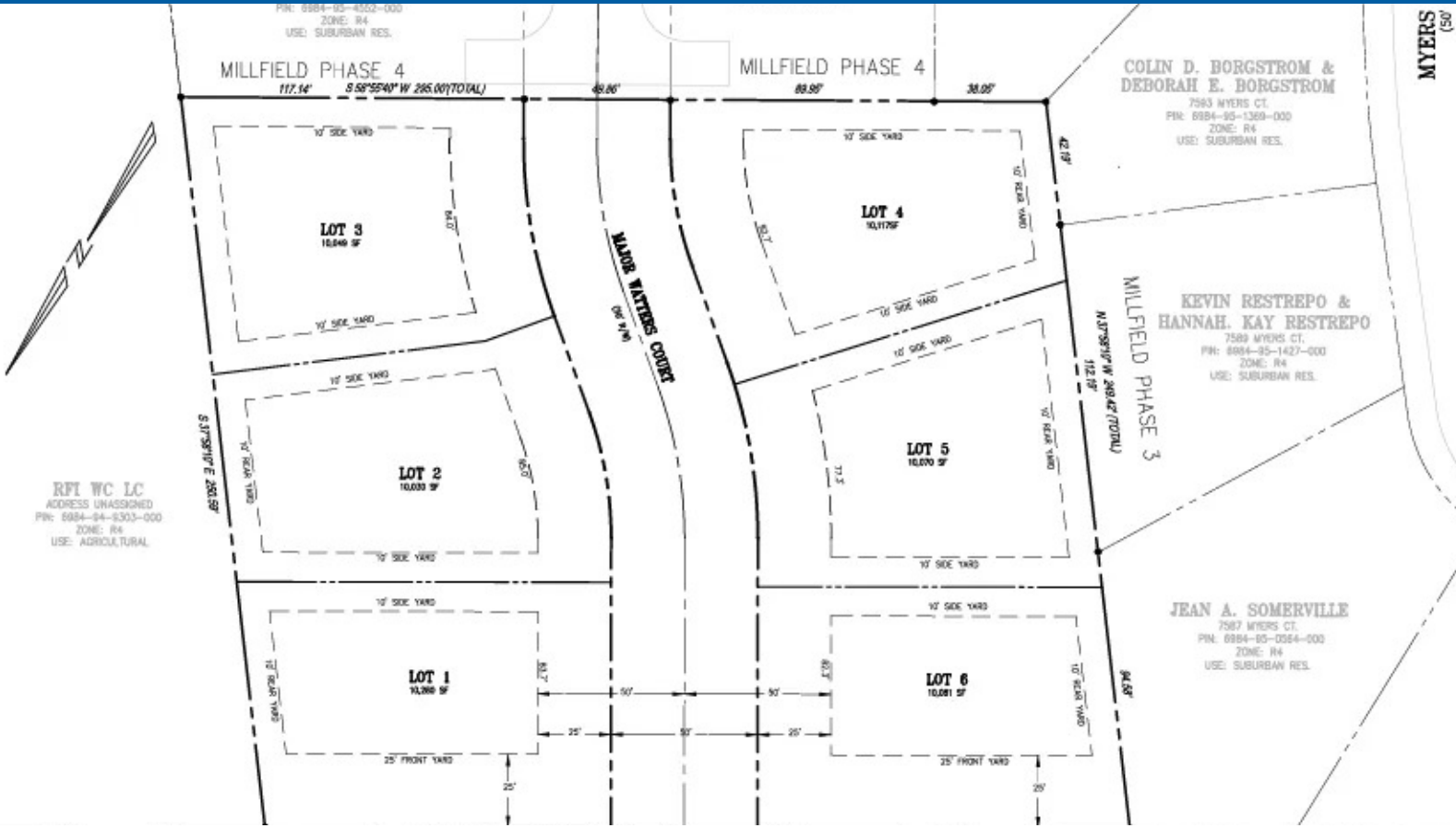




6-LOT SINGLE-FAMILY DEVELOPMENT

6415 ACADEMY HILL RD, WARRENTON, VA 20187

OFFERED AT \$950,000



PROPERTY DESCRIPTION

1.681-acre tract platted for six (6) single family lots located on Academy Hill Extended, near established communities and minutes from historic Downtown Warrenton. Full construction plans have been approved and the final plat is in its second submission with Fauquier County. Each lot is approximately 10,000 square feet with public water and sewer available. A rare chance to acquire a well-positioned, substantially entitled small-lot subdivision in a supply-constrained submarket — ideal for a builder or investor ready to bring six new home sites to market.

PROPERTY HIGHLIGHTS

- 1.681-acre tract approved for 6 single-family lots (10,000 SF each)
- Located minutes from Downtown Warrenton
- Full construction plans have been approved and the final plat is in its second submission with Fauquier County
- Public water and sewer available

OFFERING SUMMARY

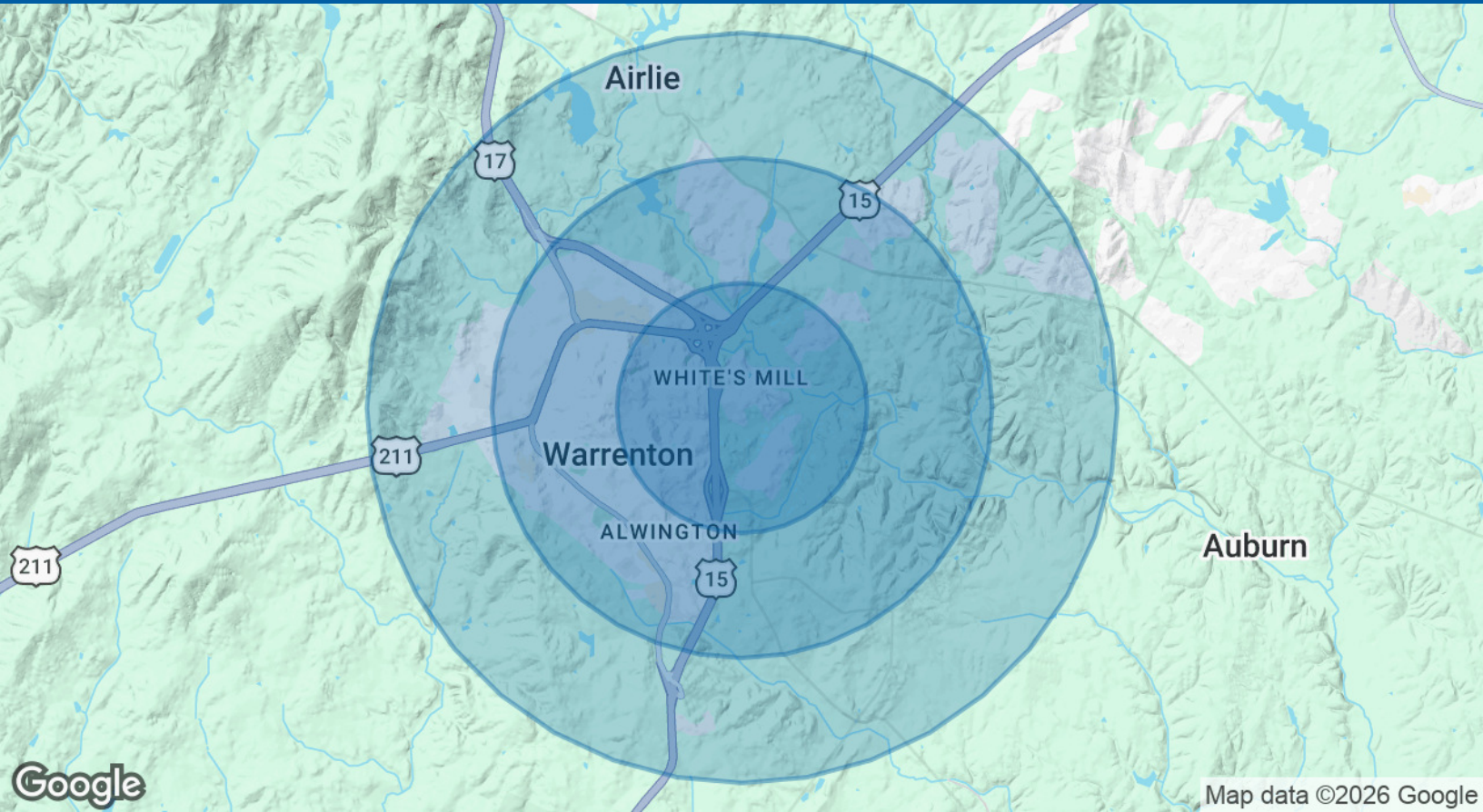
Sale Price:	\$950,000
Lot Size:	1.681 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,781	4,072	5,930
Total Population	5,126	10,962	16,202
Average HH Income	\$138,632	\$135,711	\$146,331



BILL CHIPMAN **CHRIS BERNARD**
President/Owner Vice President
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,126	10,962	16,202
Average Age	37.2	39.3	40.1
Average Age (Male)	36.8	38.1	38.4
Average Age (Female)	36.4	38.4	40.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,781	4,072	5,930
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$138,632	\$135,711	\$146,331
Average House Value	\$517,740	\$519,890	\$538,649

2023 American Community Survey (ACS)