

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	10.2 Acres
<b>ZONING:</b>	RA/C2
<b>SUBMARKET:</b>	Fauquier County/Vint Hill Submarket
<b>PRICE / SF:</b>	\$3.60

## PROPERTY OVERVIEW

Prime Business Location. Visibility on Route 15/29 at the Route 17 Interchange in Opal. 10.2 Acres, half is agricultural and half if commercial highway. Future Land Use called for is Mixed Commercial/Light Industrial. Buyer will need to register site plan and follow County Permit and possibly Rezoning process depending upon plans. Sellers do not possess a survey. More than 25,000 ATD.

## PROPERTY HIGHLIGHTS

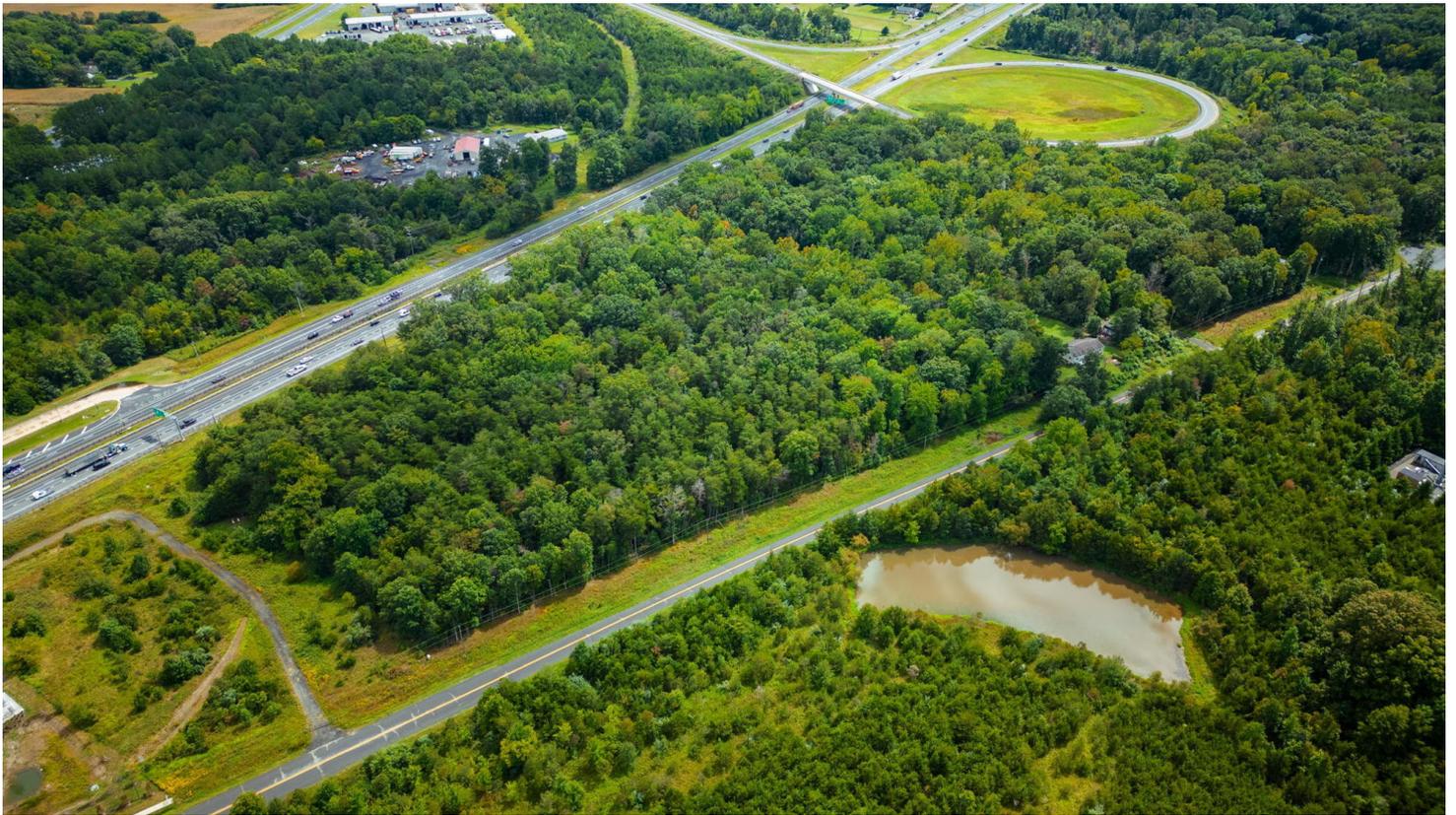
- Sewer is planned in the Opal Service District Master Plan but not scheduled yet.
- Well Test will need to be performed by Buyer as part of due diligence
- Signage potentially visible on Rt 15/29, Ingress/Egress potentially on Avatar Way
- C-2 Zoning supports a variety of retail uses, including auto sales, farm equipment sales.



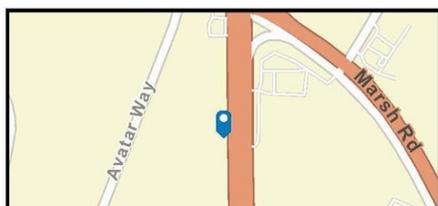
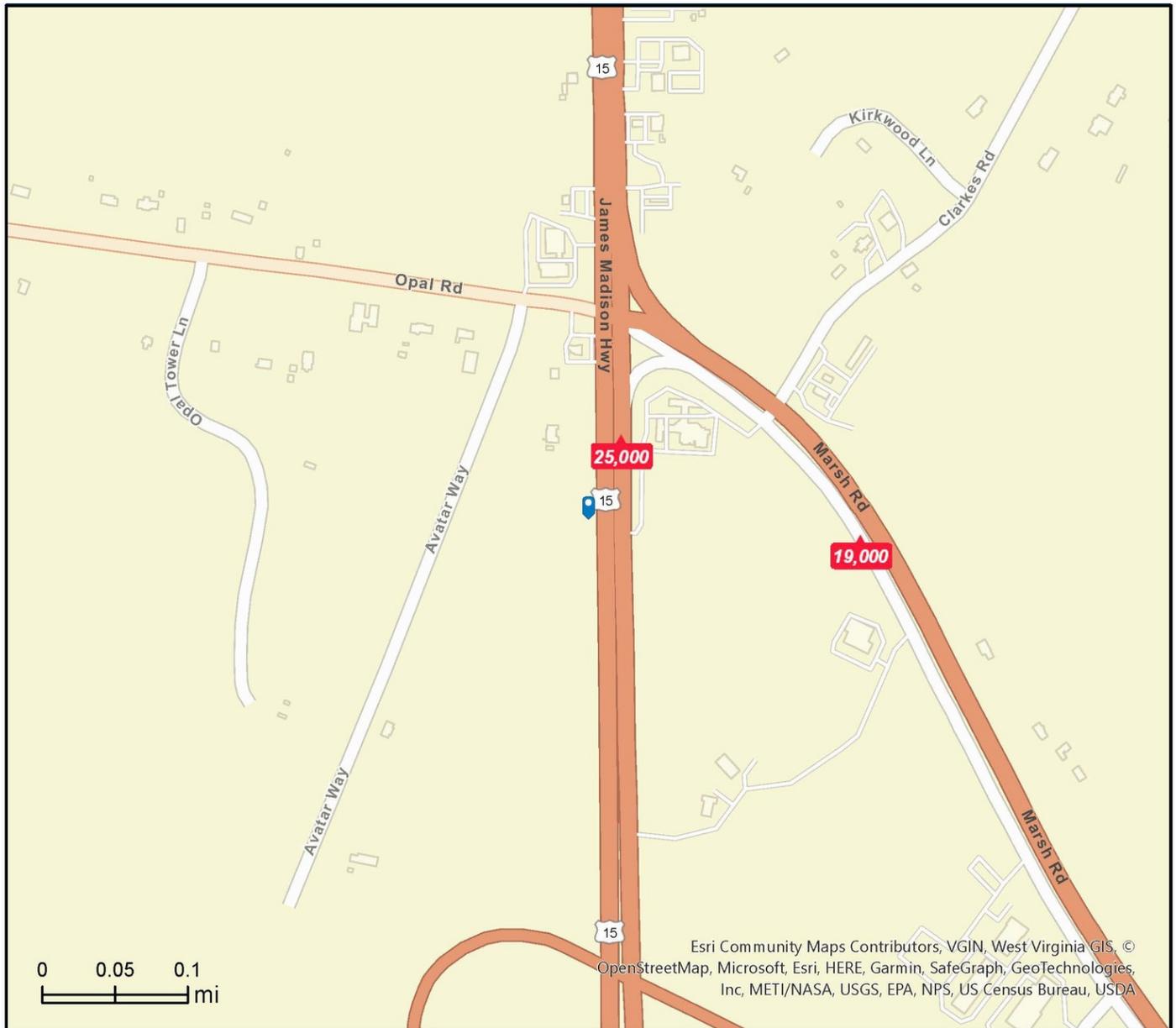
# Additional Photos



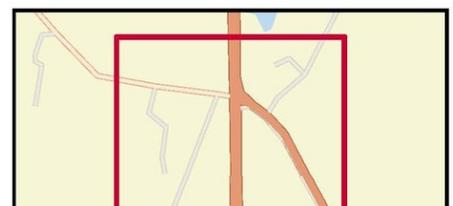
# Additional Photos



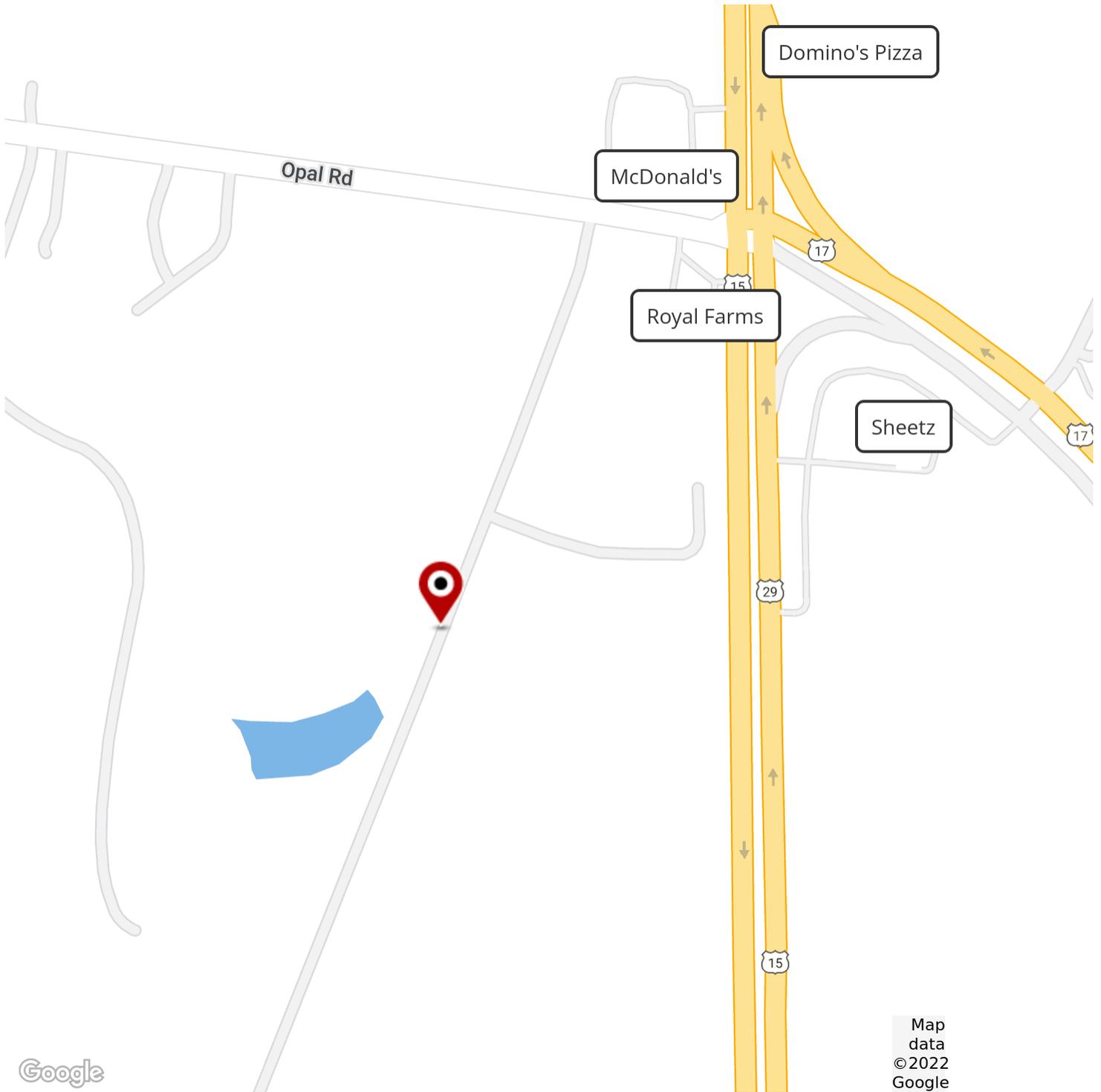
# Traffic Counts (From ArcGIS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000



# Retailer Map



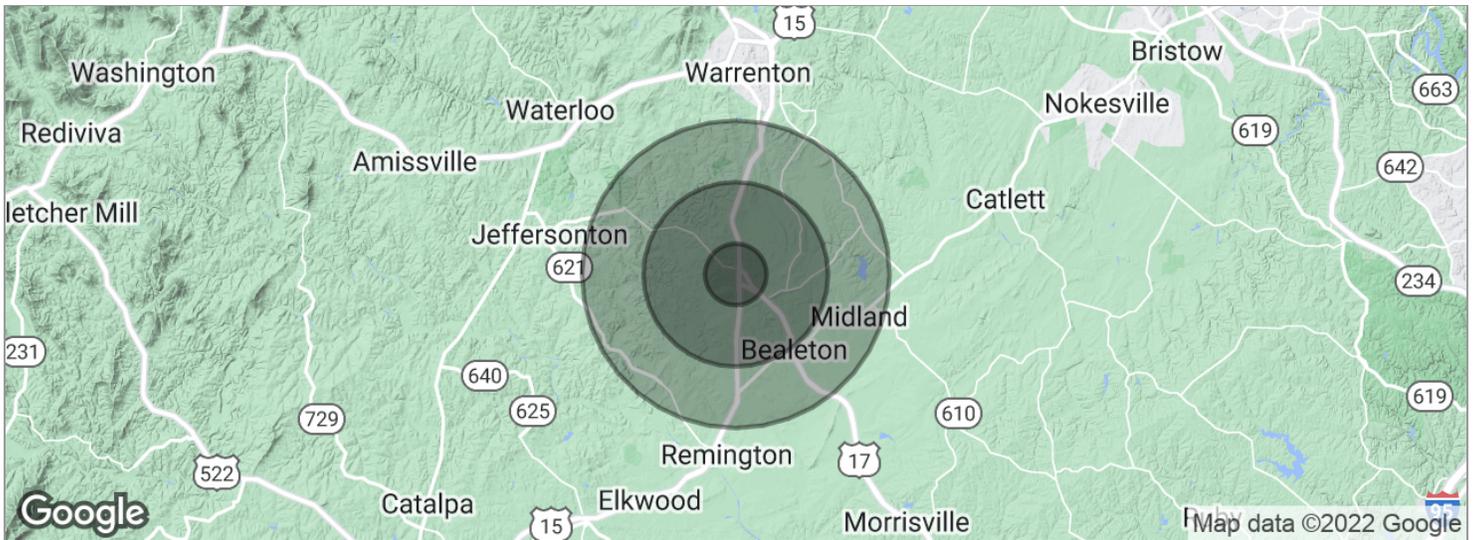
Google

Map data  
©2022  
Google





# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	437	4,447	11,839
Median age	45.2	41.4	39.3
Median age (male)	42.4	38.8	38.3
Median age (Female)	46.7	42.3	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	156	1,547	4,128
# of persons per HH	2.8	2.9	2.9
Average HH income	\$124,180	\$107,786	\$105,979
Average house value	\$414,310	\$357,143	\$351,227

\* Demographic data derived from 2020 ACS - US Census

