

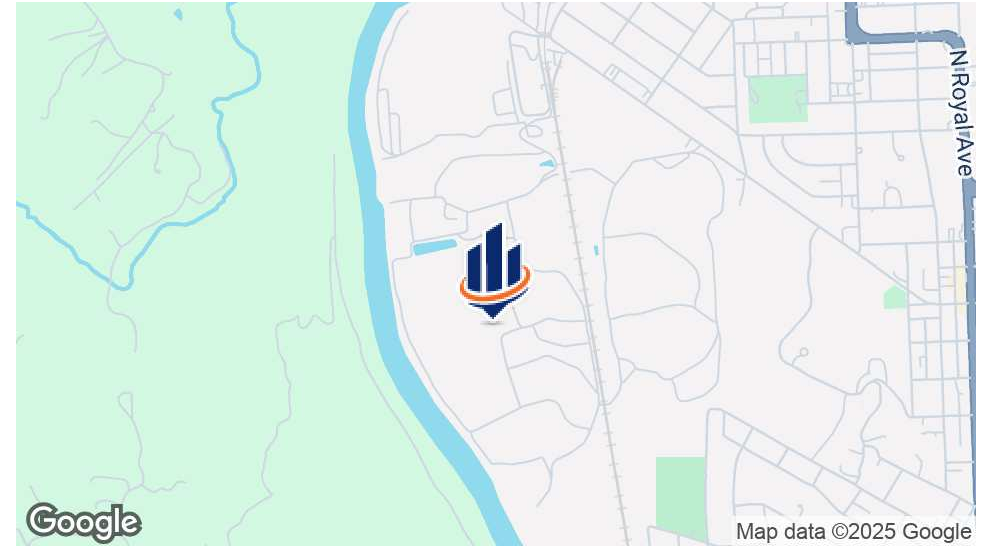
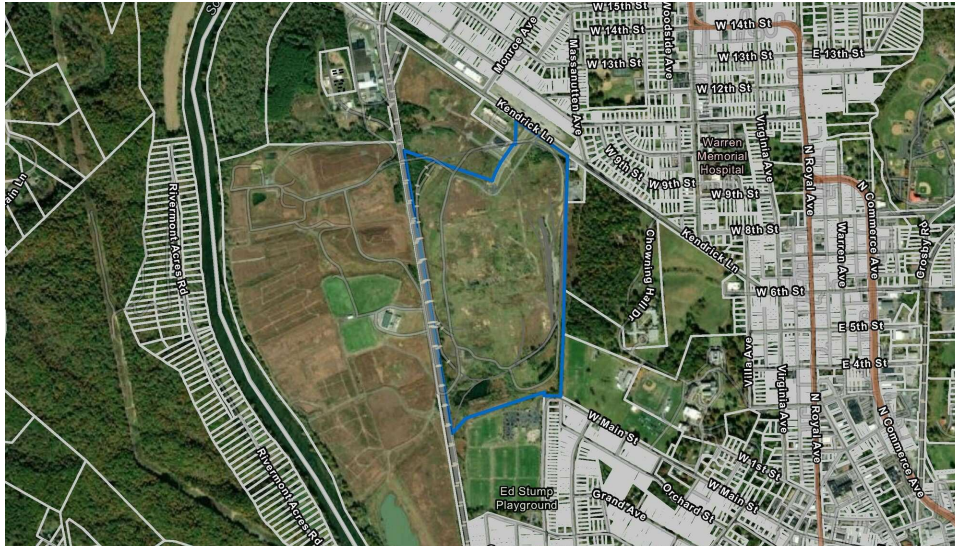


# AVTEX REDEVELOPMENT LAND OPPORTUNITY

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# Property Summary



## PROPERTY HIGHLIGHTS

- EPA Superfund Approved for redevelopment
- Site is ready for immediate site development
- Commercial entrance has been installed to the site
- Centrally located in the Town of Front Royal

## OFFERING SUMMARY

Sale Price:	\$6,451,500
Lot Size:	112.89 Acres

## PROPERTY DESCRIPTION

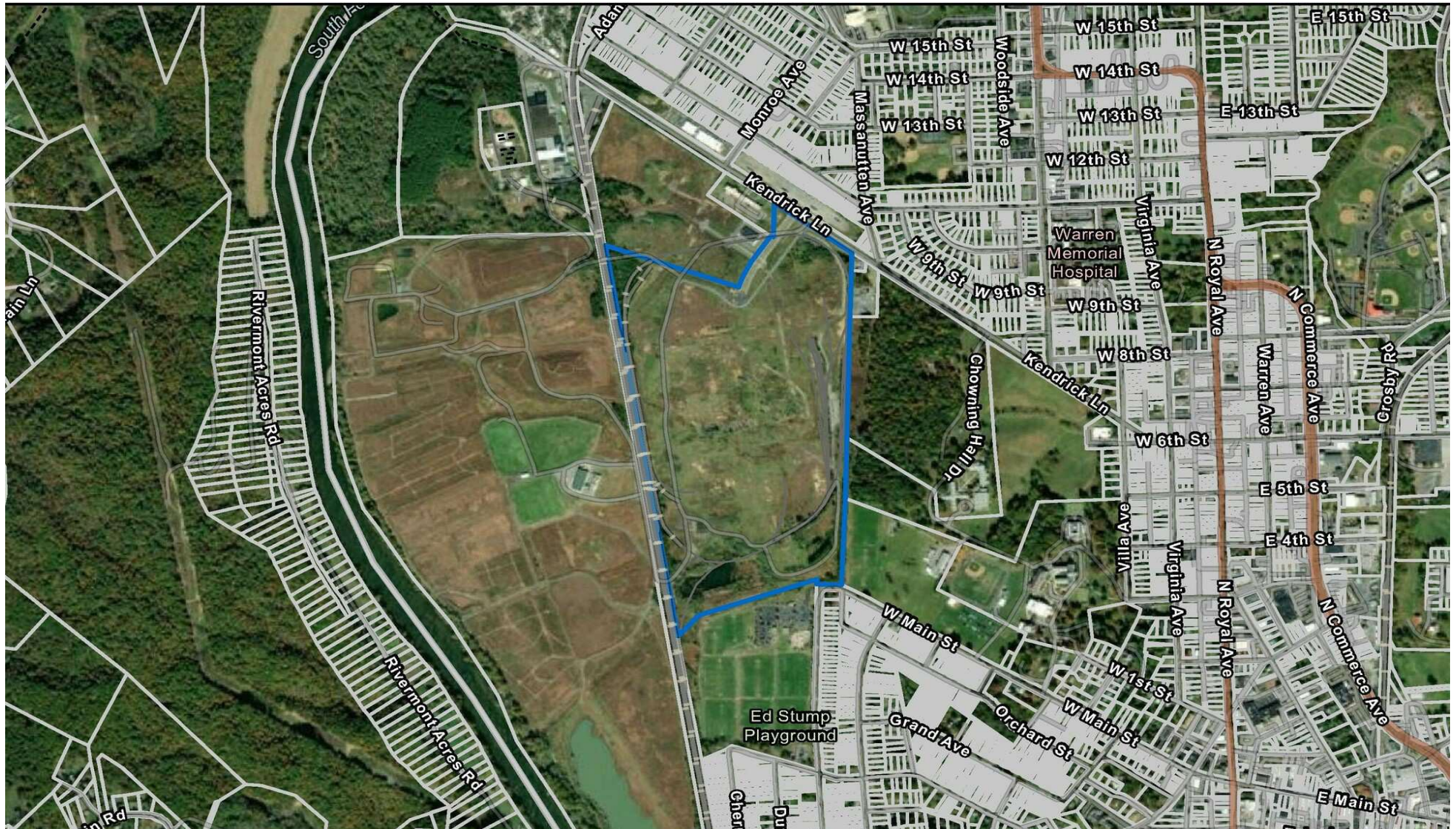
I'm excited to share that SVN Commercial Specialists has been awarded the listing assignment to sell the 112.9-acre Royal Phoenix Commercial/Industrial site in Front Royal.

This property has been under the EPA Superfund's guidance for the past 40 years, undergoing extensive testing and mitigation of past contamination. It has now been approved for redevelopment, subject to certain restrictions.

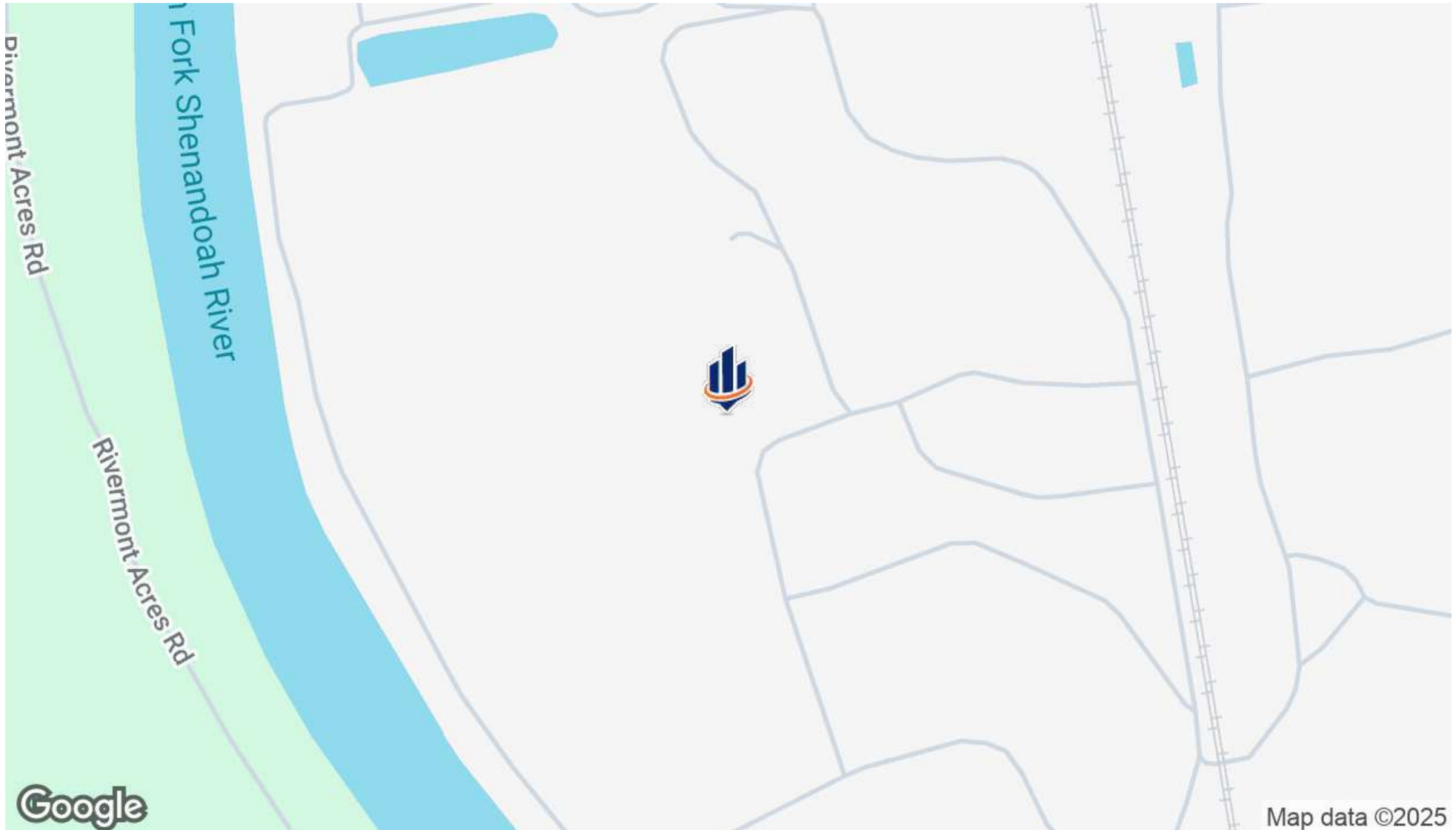
The site features mostly flat topography and is bordered by rail along its southwestern edge. Notably, there are 240 acres west of the railroad that are protected by a conservation easement, ensuring they will not be developed in the future. An entrance road has already been installed from Kendrick Lane, making the property ready for redevelopment. We are open to considering all suitable uses, including wireless telecommunication facility, RD facilities, light manufacturing, warehousing and distribution, recycling, contractor offices and facilities, and lumber and building supply, among other unrestricted options. Final use determination must be approved by the Town of Front Royal

The site is zoned MCD equipped with public water, sewer, and natural gas. It is priced at \$57,143 per acre to facilitate immediate redevelopment.

# Additional Photos



# Location Map



# Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	25,818	65,547	103,623
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,876	25,083	39,882
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$111,672	\$113,390	\$113,366
Average House Value	\$377,777	\$398,989	\$413,171

Demographics data derived from AlphaMap

