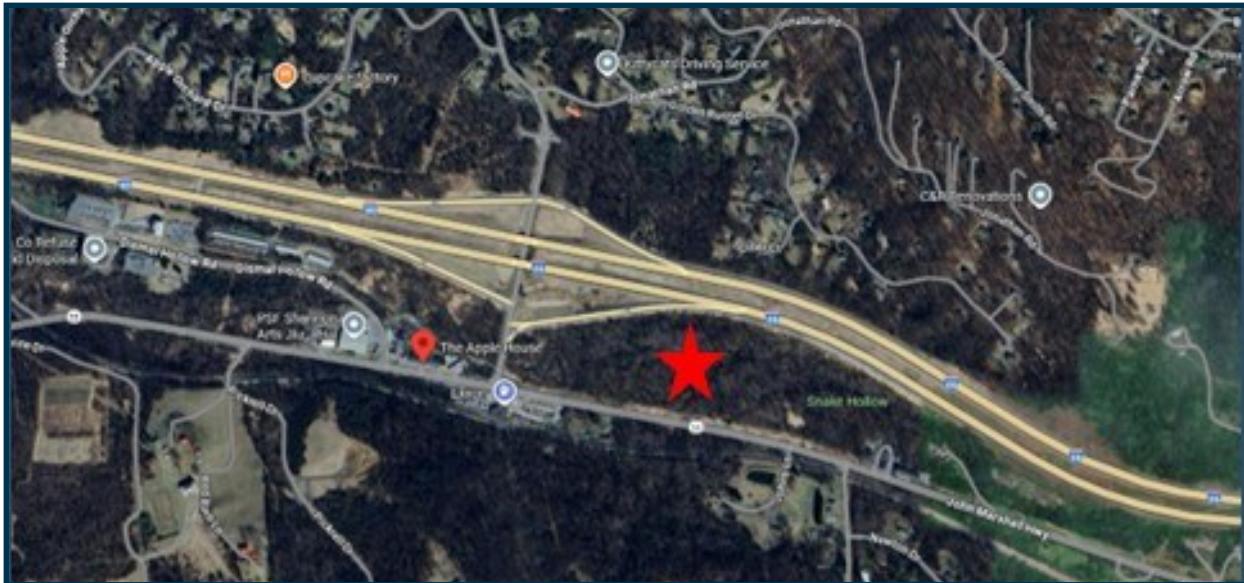


Commercial Parcel For Sale

0 John Marshall Highway / Linden, VA 22642



Offered at \$575,000

This $28\pm$ acre commercial parcel sits at the signalized intersection of I-66 and Rt. 55 in Linden, VA, providing outstanding visibility in the heart of the Shenandoah Valley just over an hour from Washington, DC. Zoned C-1, the land includes approximately $10\pm$ usable acres, with the remainder comprising naturalized woods and floodplain. A creek divides the property, requiring a bridge or culvert for access across both sides. There is no existing infrastructure, wells, or septic systems, and access is subject to VDOT regulations. The property is offered as-is, presenting a rare opportunity for investors or commercial users to navigate development constraints and capitalize on its strategic exposure.

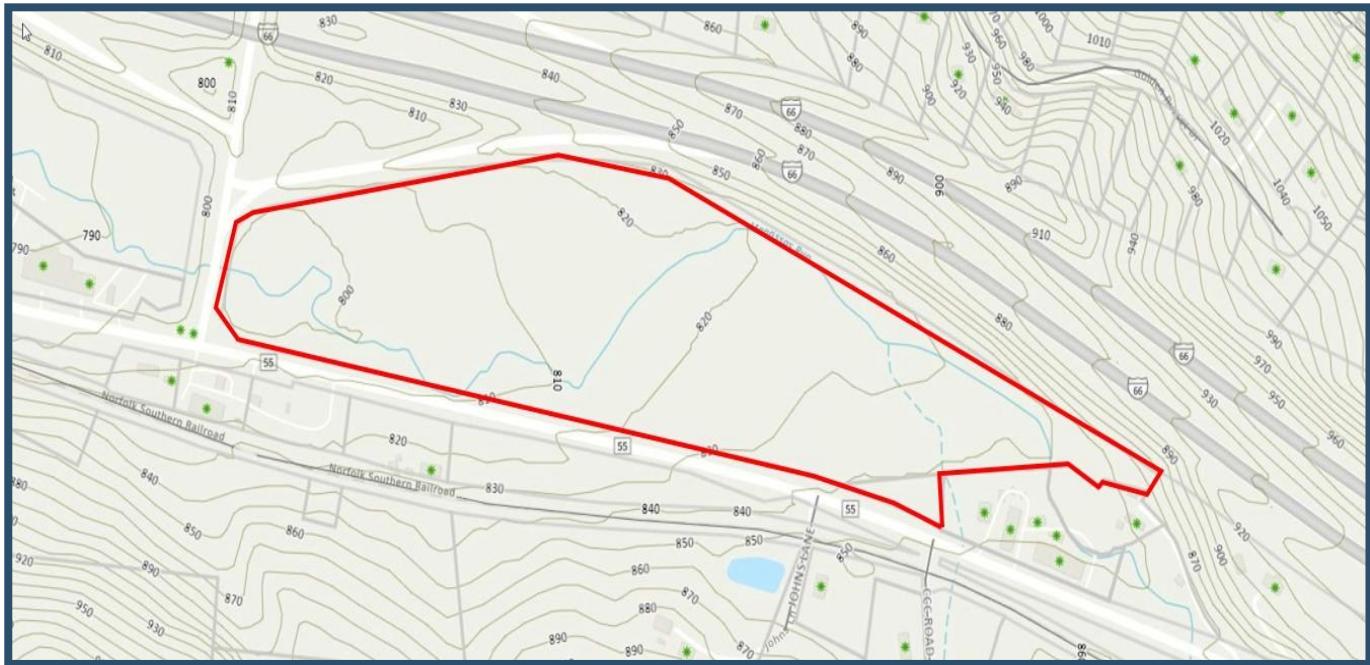
Demographic Summary

	10 mile radius	20 mile radius
Population	32,284	97,774
Projected 5 year growth	0.48	1.17
Median Income	\$82,136	\$88,564
Median Age	40.6	41.7

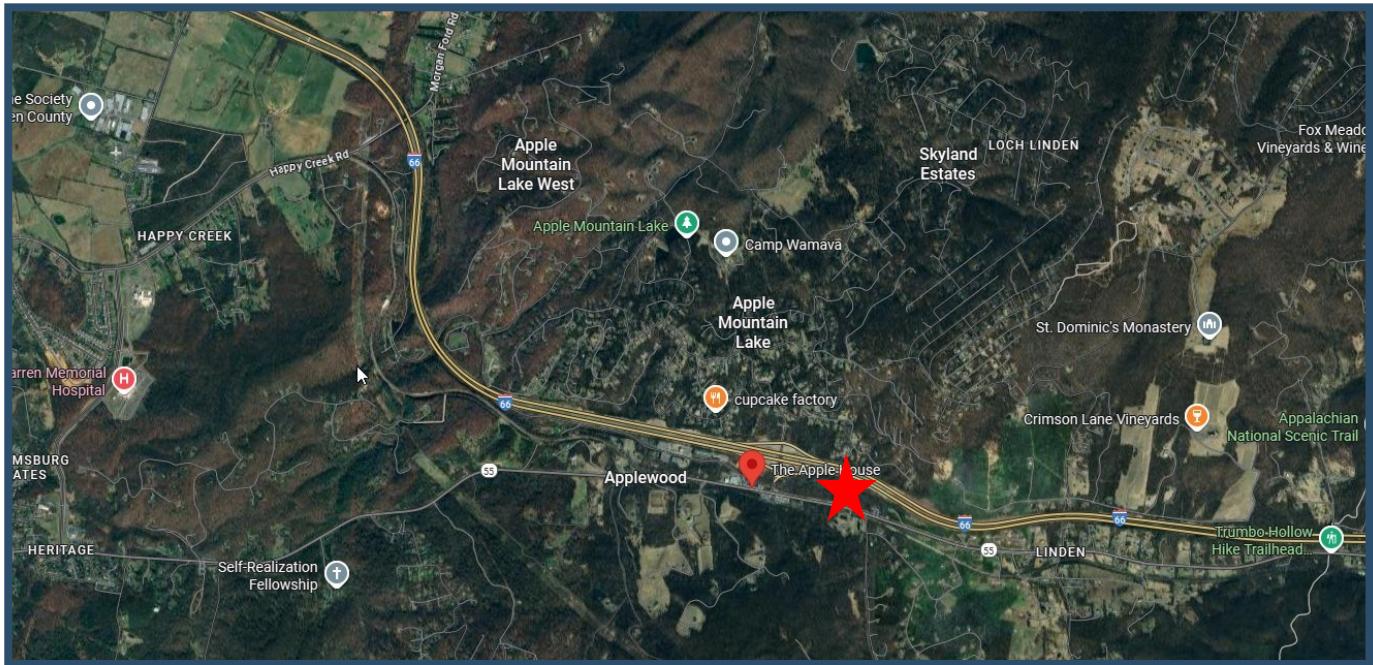
For more information please contact:
OakCrest Commercial Real Estate
 Brett Haynes, **CCIM**
 Brett.Haynes@OakCrestCommercial.com
 Cell | 540.247.1756
 Main | 540.504.0791
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

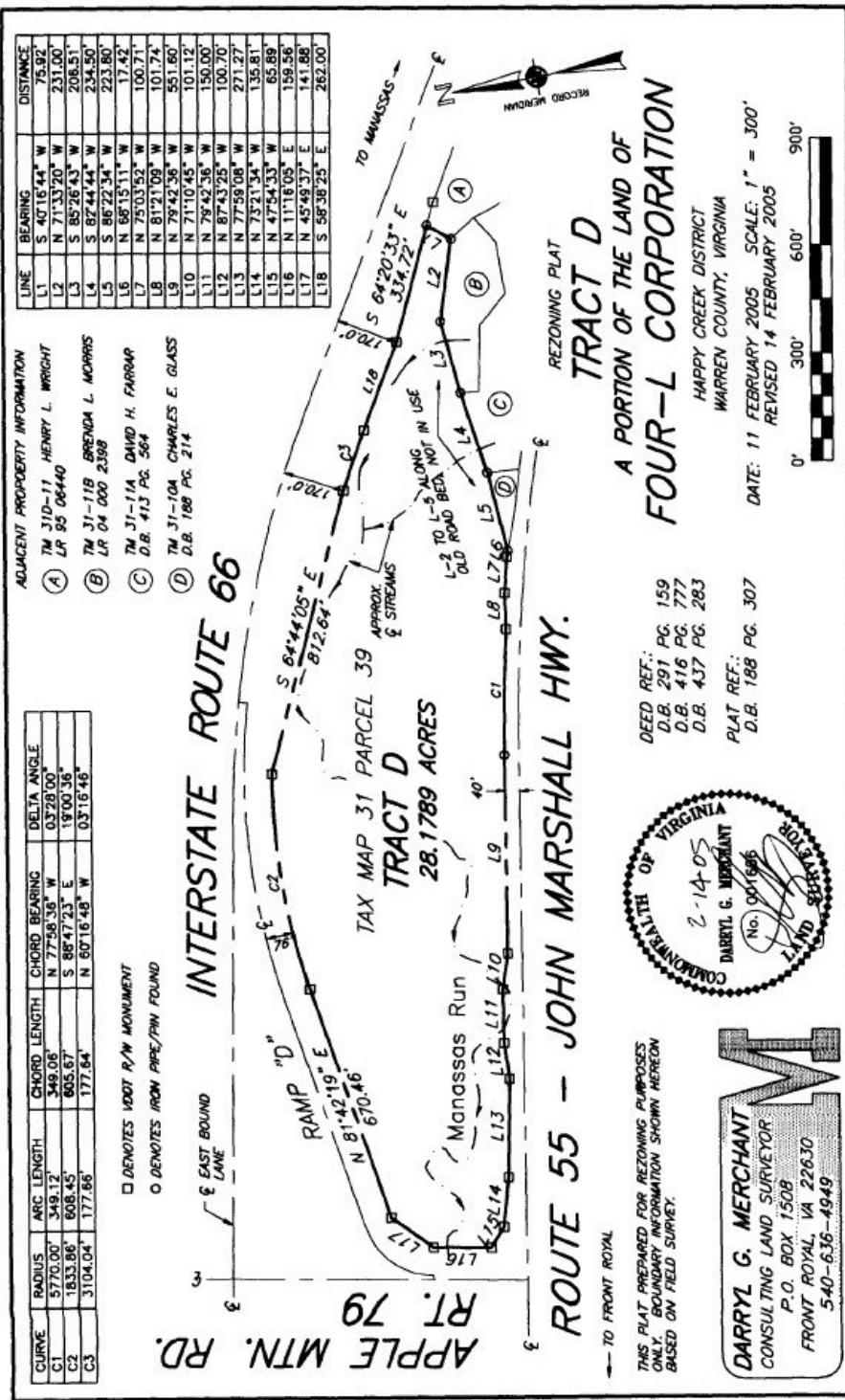
0 John Marshal Highway



0 John Marshal Highway



0 John Marshal Highway



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