



9223 Elk Run Rd & 3495 Catlett Rd
Catlett, VA 20119

Four Parcels in Fauquier County

9223 Elk Run Rd PIN: 7922-82-7991-000 & PIN: 7922-82-3778-000

3495 Catlett Rd PIN: 7922-83-7305-000 & PIN: 7922-83-6215-000

Sales Price: \$3,350,000.00

**Approximate Estimated
Acreage 9.5**

Property Class: Commercial

Zoned C-1 & I1

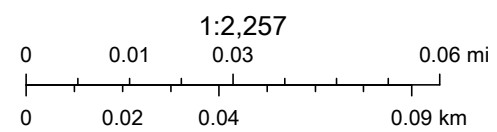


property line fix



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- | | | | |
|--------------------|-----------------|------------------------------------|---------|
| School Location_2K | Railroad_2K | Road Centerlines_without labels_2K | COUNTY |
| Municipal | Encumbrances_2K | MAJOR | LOCAL |
| Current | TaxParcel_2K | MINOR; RAMP | PRIVATE |



Maxar, Microsoft, Bloomfield Township MI, Esri., Inc.



September Moon

Catlett Animal Hospital

Cedar Run
Antique Center

The Fauquier Bank

Catlett Rd

Dollar General

Trinity
Meth

Byler

Old Catlett

806

28

667

28

667



DOLLAR GENERAL

Prohome of Virginia

Byler Buildings

TFB
The Fauquier Bank



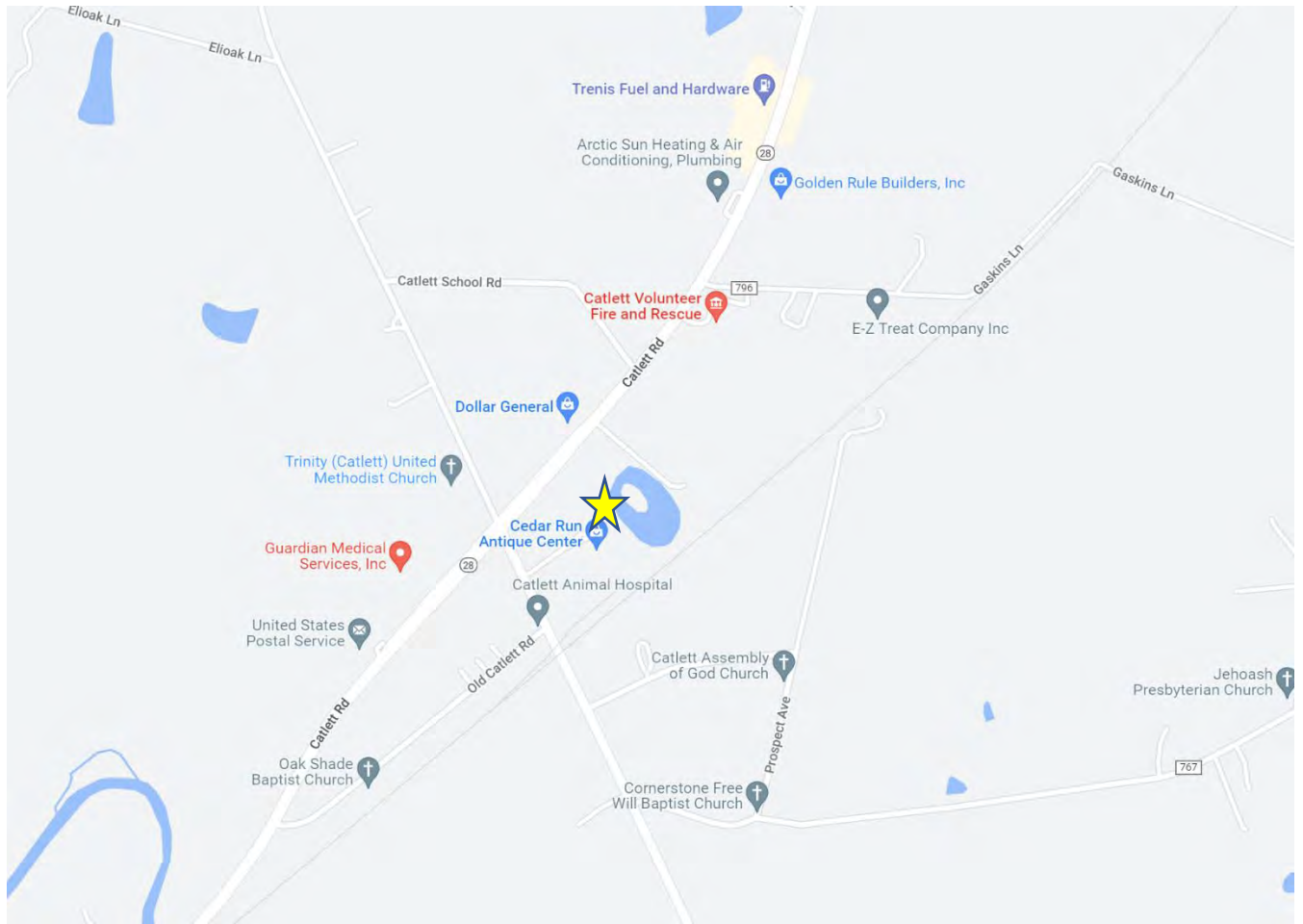
CATLETT
ANIMAL HOSPITAL
Large and Small Animal Veterinary Services

Cedar Run Antique Center

9223 Elk Run Rd & 3494 Catlett Rd

Google

Map data ©2020 Imagery ©2020, Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency

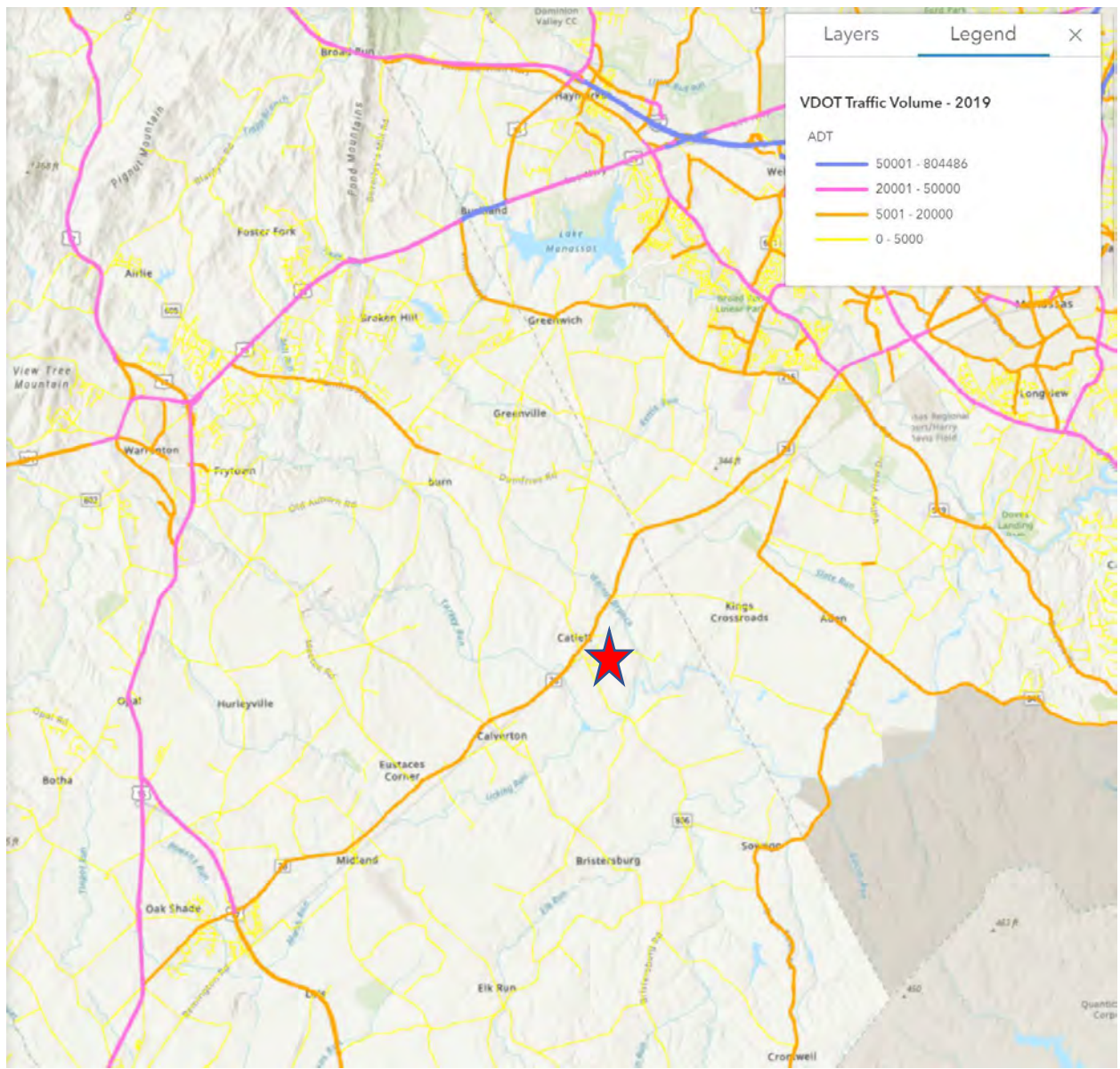


Commercial Neighborhood (C-1) District- generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. The areas should be located so as to provide pedestrian access from nearby neighborhoods. The size should relate to the neighborhoods served and the configuration should allow for internal pedestrian movement.

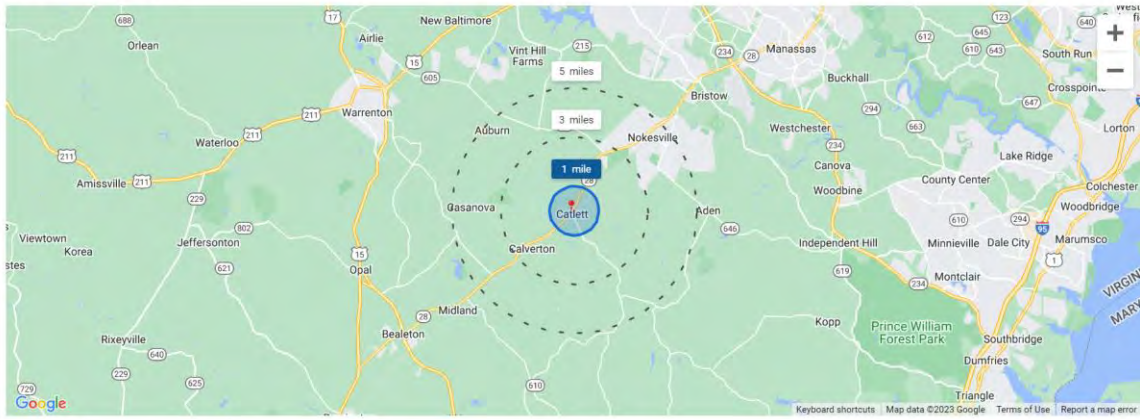
Permitted Uses:

- Business or Professional Office
- Retail shopping center
- Convenience store
- Veterinary Clinic
- Farm supply establishment
- Restaurant
- Bank
- Bakery
- Appliance, Radio, and Television Repair Shop
- Barber shop
- Beauty Parlor
- Bowling Alley
- Dancehall
- Health Club and Gymnasiums
- Job Printing
- Key Making
- Pet Shop
- Shoe Repair
- Tailor
- Skating Rink
- Tool Rentals
- Service Station

Industrial Park (I-I) District -designed for industries where the primary activity is conducted within completely enclosed structures. The district allows for public-access type industrial uses, and commercial uses generally related to the industrial activities. In general the district contains uses which have minimal environmental impacts.



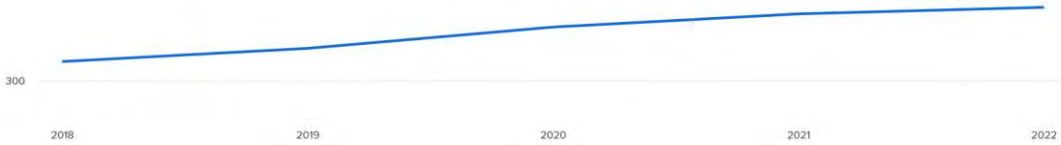
Demographic Insights



Population

345

↑ 1% Compared to 341 in 2021 ↑ 10% Compared to 312 in 2018

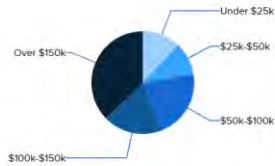


Household Income

\$111k
Median Income

\$119k
2026 Estimate

↑ 1%
Growth Rate



Age Demographics

44
Median Age

44
2026 Estimate

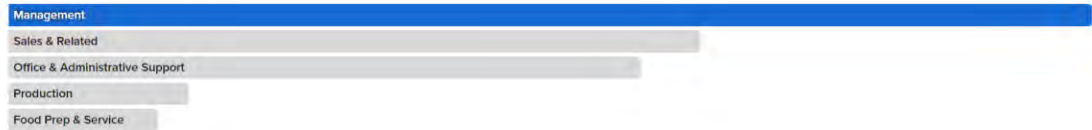
↓ -2%
Growth Rate



Number of Employees

311

Top 5 Employment Categories



Housing Occupancy Ratio

11:1

12:1 predicted by 2026



Renter to Homeowner Ratio

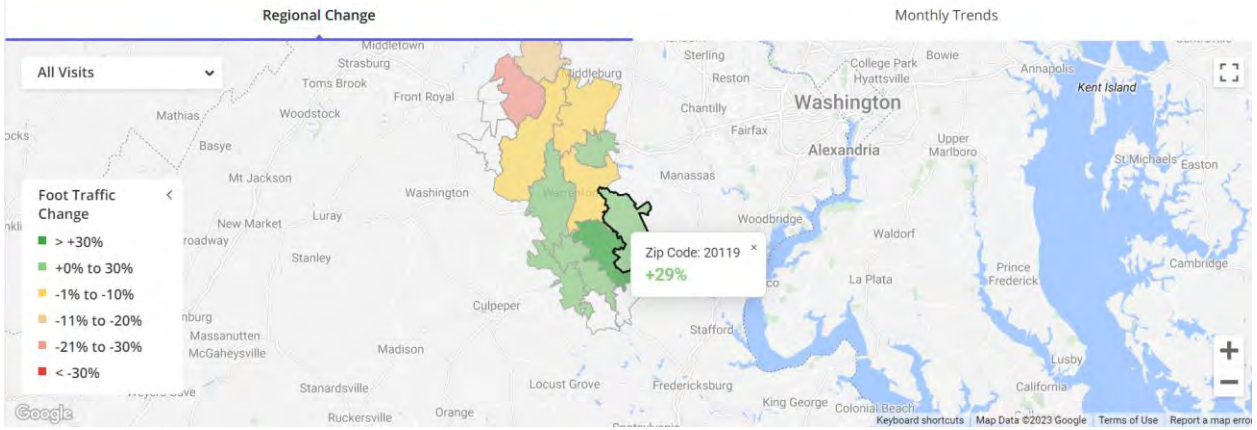
1:2

1:2 predicted by 2026



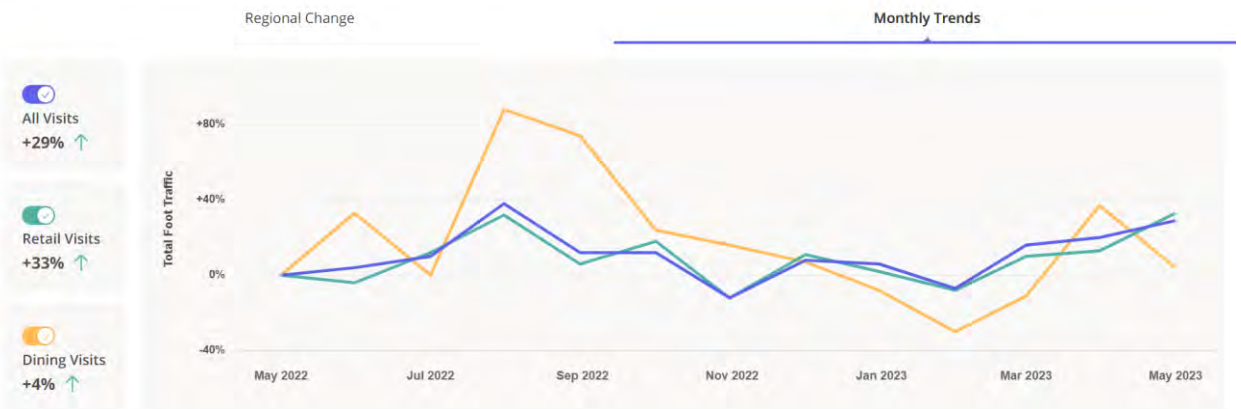
Foot Traffic Trends

April 2023 VS April 2022 Zip Code: 20119, Fauquier County, Virginia



Foot Traffic Trends

April 2023 VS April 2022 Zip Code: 20119, Fauquier County, Virginia



Connection to Fauquier County's Engineering Design Unit and Connection have been completed. Ready for Development.

CATLETT & CALVERTON WASTEWATER TREATMENT PROJECT

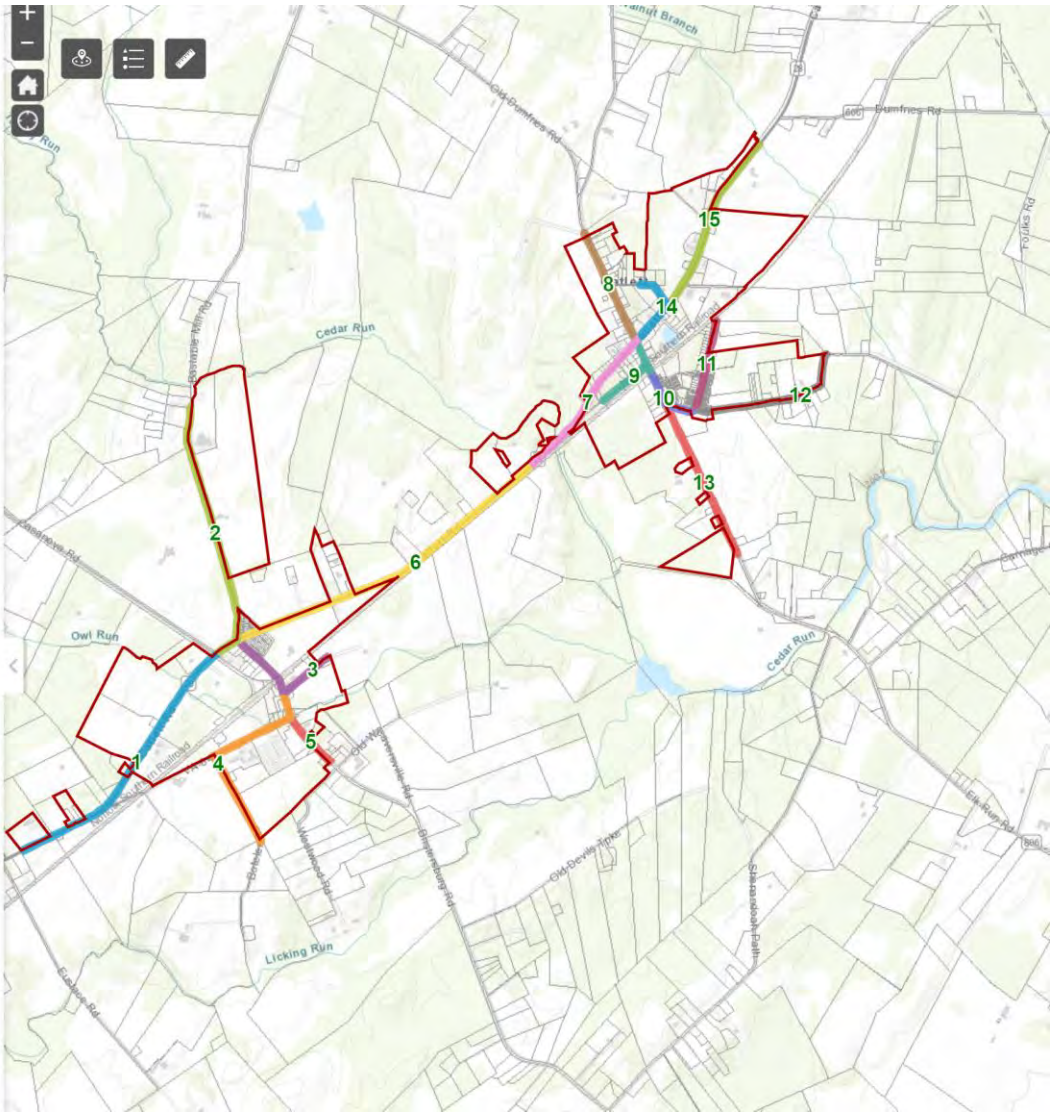
The Board has awarded a contract to a qualified Design-Build team to construct an affordable and effective wastewater system to meet the treatment needs in the communities of Catlett and Calverton.

[Project Website](#)

Partially Financed by VADEQ
Starting July 2020
Completion January 2022
10+Miles of Sewer Force Main to be installed.
Over 100 Homes and Businesses signed up to be connected.
Treatment Plant Capacity: 80,000 GPD or 308 Homes.
For Information on signing up call - Fauquier County: (540)422-8001

Mapping Site Directions

- Near Me Tool**
Enter PIN to determine which phase of the Wastewater Treatment Construction project your property falls within.
- Map Legend**
- Measure Features**
- Base Maps**



CATLETT-CALVERTON WASTEWATER TREATMENT SYSTEM

Design-Build Project

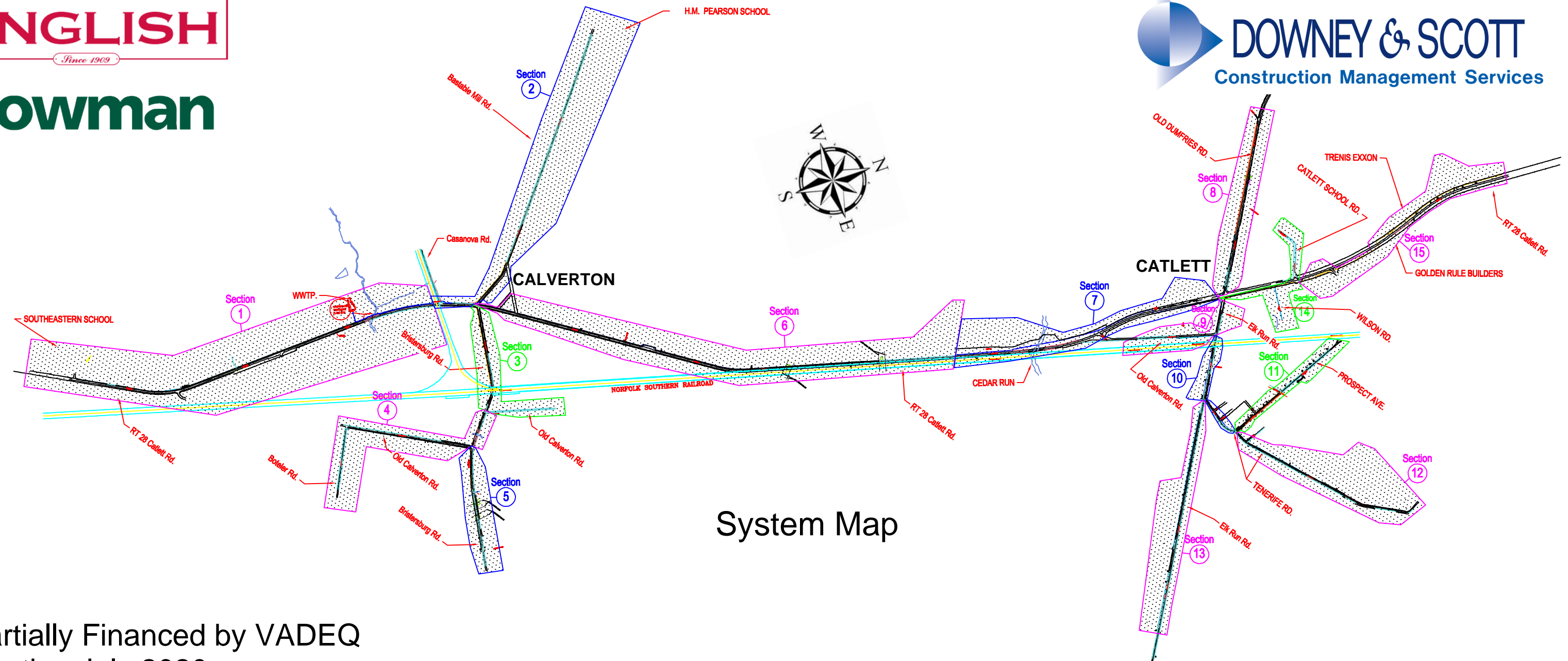
Authorized and Funded by the Fauquier County Board of Supervisors and the Citizens of Fauquier County



Designed and Constructed by:



Construction Management by:



System Map

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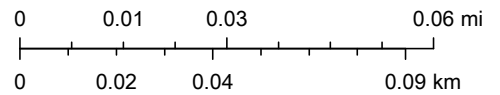
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| | | | Override 1 |



Prince William County, VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Bloomfield Township MI, Esri., Inc.

Legend

VDOT Traffic Volume - 2019

Average Daily Traffic (ADT)

- 50,001 - 243,000
- 20,001 - 50,000
- 5,001 - 20,000
- 0 - 5,000





3494

3389

B

3521

3438

3485

3385

9273

3488

2

3

4

1231

3547

2240

3118

9279

3493

5

3489

3491

3778

9219

3649

1018

3843

9221

9223

4027

1076

3403

9224

9233

4568

9227

3430

3224