

Clevenger Oaks



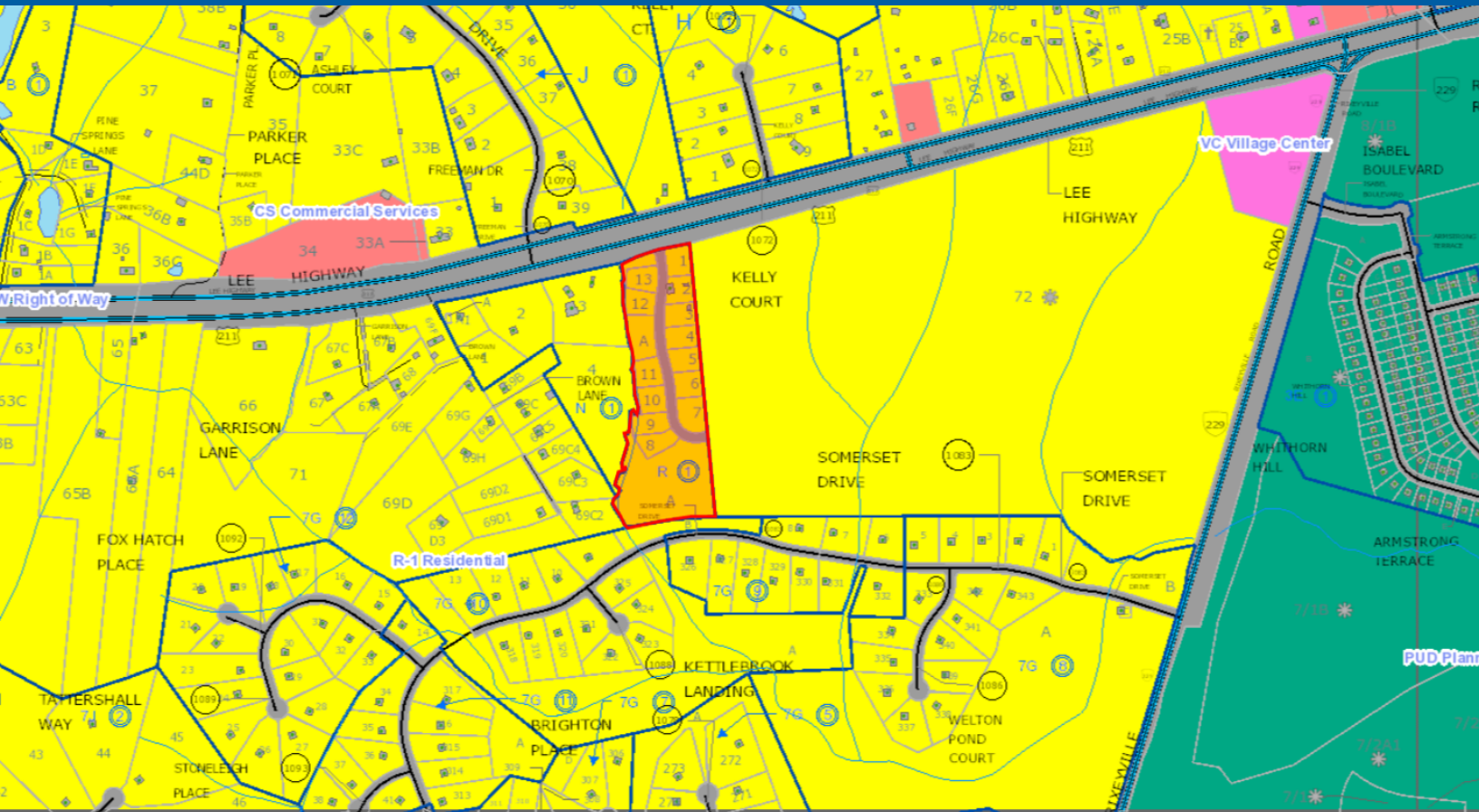
CLEVENGER OAKS | RESIDENTIAL 14 LOTS

CLEVENGERS CORNER | AMISSVILLE, VA

OFFERED AT \$1,200,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

This residential development opportunity is available at Clevenger's Corner on Rt. 211 and near other new residential and with easy access to Culpeper and Warrenton/NoVA. This is a convenient location for new residential development with 14 recorded single-family lots (Culpeper County).

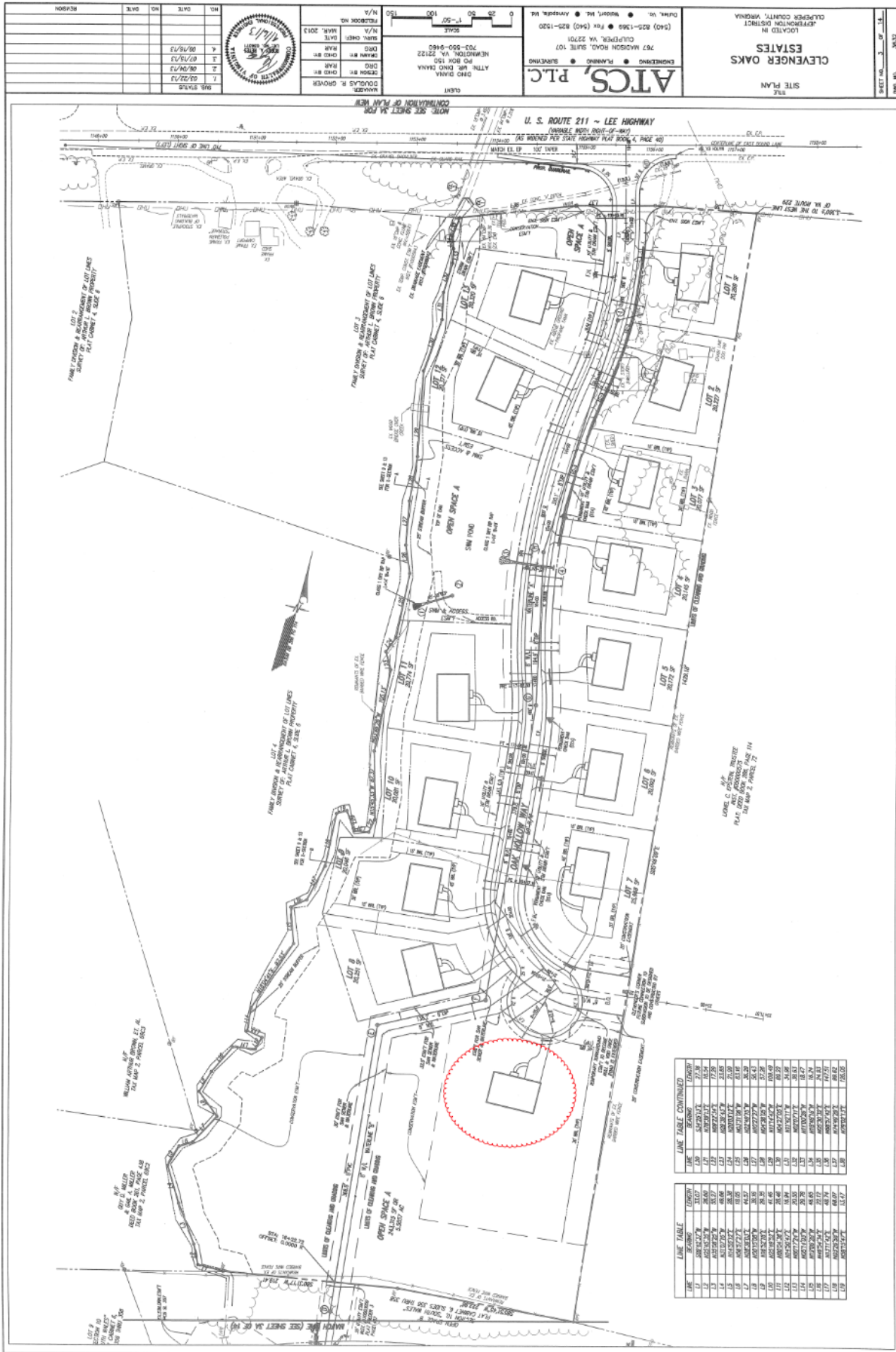
PROPERTY HIGHLIGHTS

- 14 Lots Available
- Recorded lots- ready for bonding and construction
- Conveniently Located Near Rt 211/229 Intersection

OFFERING SUMMARY

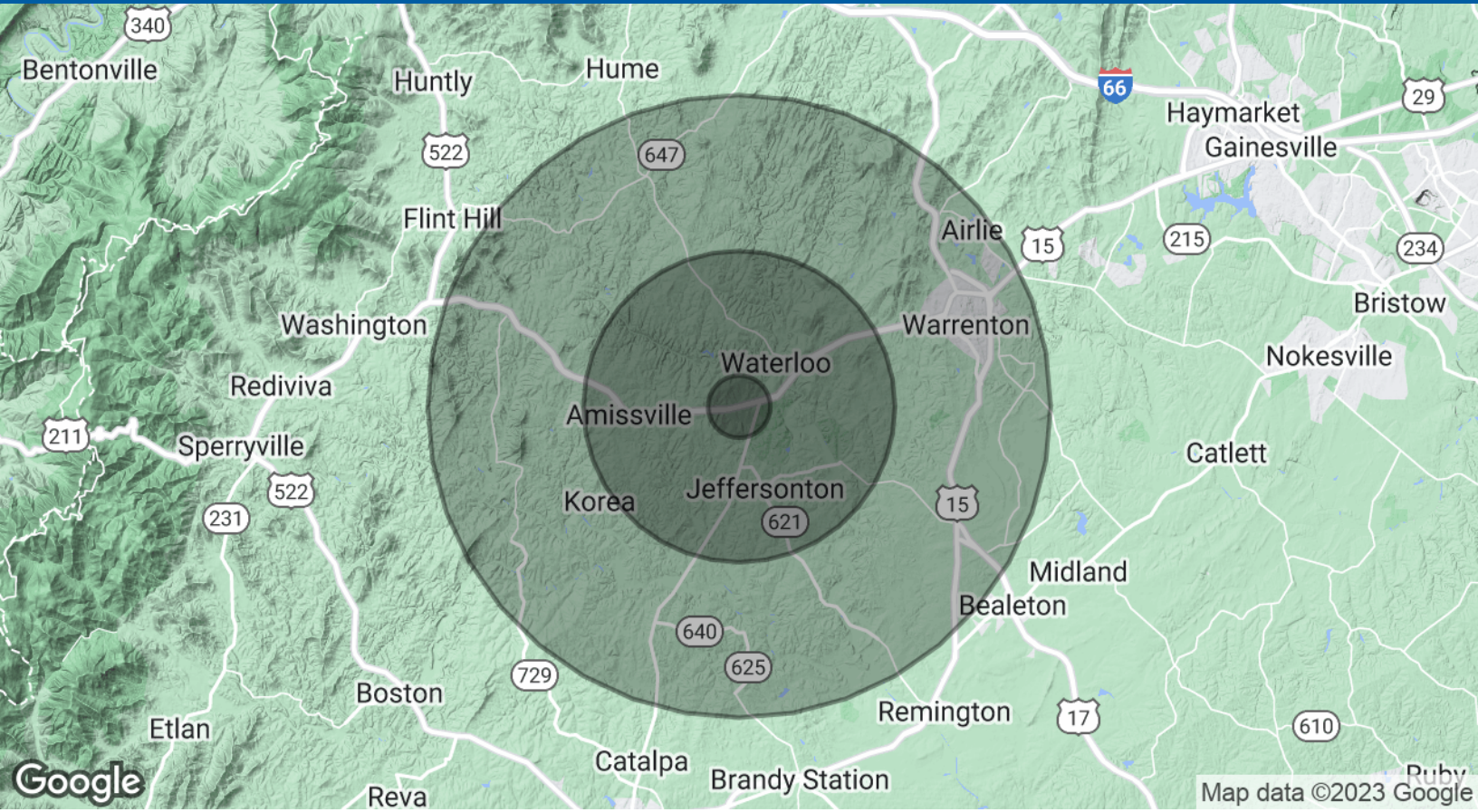
Sale Price:	\$1,200,000
Lot Size:	13.05 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	63	2,715	9,638
Total Population	117	6,692	23,391
Average HH Income	\$85,157	\$100,606	\$126,245



BILL CHIPMAN **CHRIS BERNARD**
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	117	6,692	23,391
Average Age	48.6	46.8	45.7
Average Age (Male)	43.8	41.0	43.3
Average Age (Female)	48.4	47.2	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	63	2,715	9,638
# of Persons per HH	1.9	2.5	2.4
Average HH Income	\$85,157	\$100,606	\$126,245
Average House Value	\$444,980	\$403,513	\$401,781

* Demographic data derived from 2020 ACS - US Census