



LAKE FREDERICK LAND

WHITE POST, VIRGINIA

±31 ACRES: MIXED USE OPPORTUNITY LOCATED ADJACENT TO THE DESIRABLE LAKE FREDERICK MASTER-PLANNED COMMUNITY



EXECUTIVE SUMMARY

LAKE FREDERICK LAND

±31 acres: Mixed Use opportunity located adjacent to the desirable Lake Frederick master-planned community

Potomac Real Estate Advisors ("PREA"), a Virginia licensed real estate broker, has been retained as the exclusive sales representative for Lake Frederick Land (the "Property"), a ±31 gross acre mixed-use development opportunity in the foothills of the Virginia Blue Ridge Mountains along the shores of Lake Frederick (117-acre lake). The site is located adjacent to the master planned community with plans for 2,130 approved homes (approximately 1050 built to-date), which is a key value driver. The Property is a unique offering with the scenic landscape of the Shenandoah Valley and the many leisure activities available right outside their door. Major interstates I-66 and I-81 are less than five miles away, providing excellent connectivity to more urban areas, while preserving the tranquility of the area.

The ±30-acre site in Frederick County is zoned for dense commercial including senior living, office, retail, and other commercial uses. The site conditions are fair, and utilities are available at the site. The ±1.45-acre site in Clarke County is zoned AOC (Agricultural, Open Space, Conservation).

INVESTMENT SUMMARY

ADDRESS	4684 Front Royal Pike, White Post, VA 22663	
MUNICIPALITY /GROSS ACREAGE	Frederick County (±30 Acres)	Clarke County (±1 Acre)
PIN	94A 1 (Frederick County)	27 A 16F (Clarke County)
NOTABLE FRONTAGE (APPROX.)	1,500' VA-522 (Stonewall Jackson Highway)	
ZONING	Commercial component of Lake Frederick's R5 master-planned community	AOC (Agricultural / Open Space / Conservation)
UTILITY AVAILABILITY	Water/Sewer Available	Well/Septic
CURRENT USAGE	Vacant, wooded land	
AVAILABILITY	Available Immediately	
PRICING	12,000,000	