

**D&M Container  
Service New Site**

1290 Fairfax Pike  
**9 Acres  
Zoned M1**



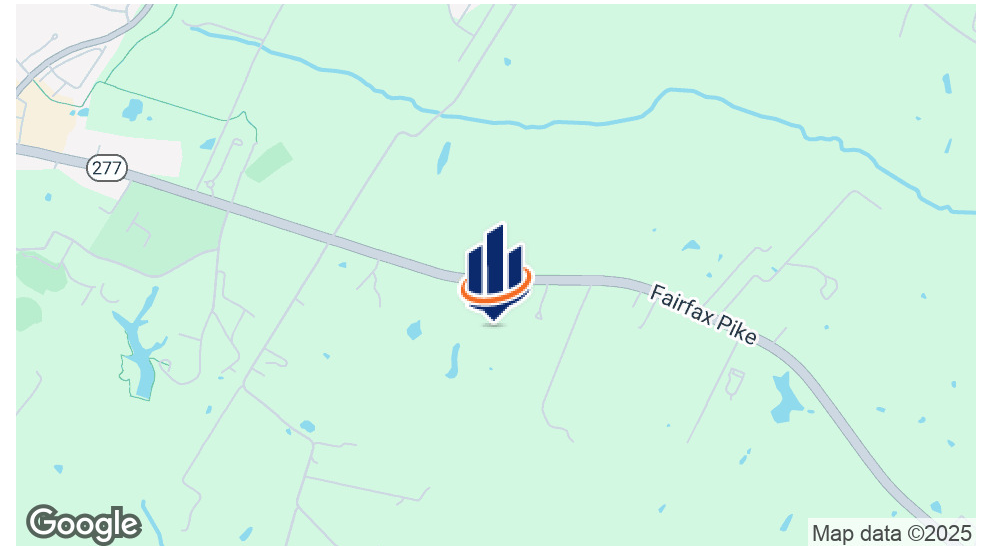
**INDUSTRIAL DEVELOPMENT LAND  
+/-9 ACRES WITH OUTSIDE STORAGE**

1290 FAIRFAX PIKE  
STEPHENS CITY, VA 22665

**Jim Guisewhite**  
540.325.0573  
[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)



# Property Summary



## PROPERTY HIGHLIGHTS

- Fresh development of the Fairfax Pike portion with great looking architecture up front to have a Contractor Yard and or highly desirable Truck and Trailer parking
- Gently rolling topography for ease of development
- Priced for Immediate sale at less than \$85,000 per acre for Industrial zoning

## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	9 Acres

## PROPERTY DESCRIPTION

SVN Commercial Specialists are pleased to introduce a new opportunity for industrial development land in Frederick County. We have listed approximately 9 acres of land, recently rezoned to M1 Industrial with generous proffers, to the market.

This parcel is located alongside Fairfax Pike in Stephens City (White Post Mailing Address), adjacent to the D & M Container Service's new office facility development. The site includes an access easement across the D & M property. Public water is available, but the site could also accommodate a well and septic system. Renderings of the adjacent development are available to provide a better understanding of the overall project context.

The generous proffers allow for a variety of uses, including:

- \* Office and storage facilities for Construction Contractors and Special Trade Contractors
- \* Heavy Construction and Equipment
- \* Truck, Fleet Maintenance Facilities
- \* Flex Tech uses
- \* Self Storage Facilities

In addition, the proffer also allows for the rare and highly desirable use of Tractor Truck and Truck Trailer Parking, subject to a Conditional Use Permit.

The land offers a gently rolling topography for ease of development. This industrial zoned parcel is priced for immediate sale at \$750,000, which is less than \$85,000 per acre.

Please reach out if you would like to review the full proffer statement, site renderings, or discuss this opportunity further.

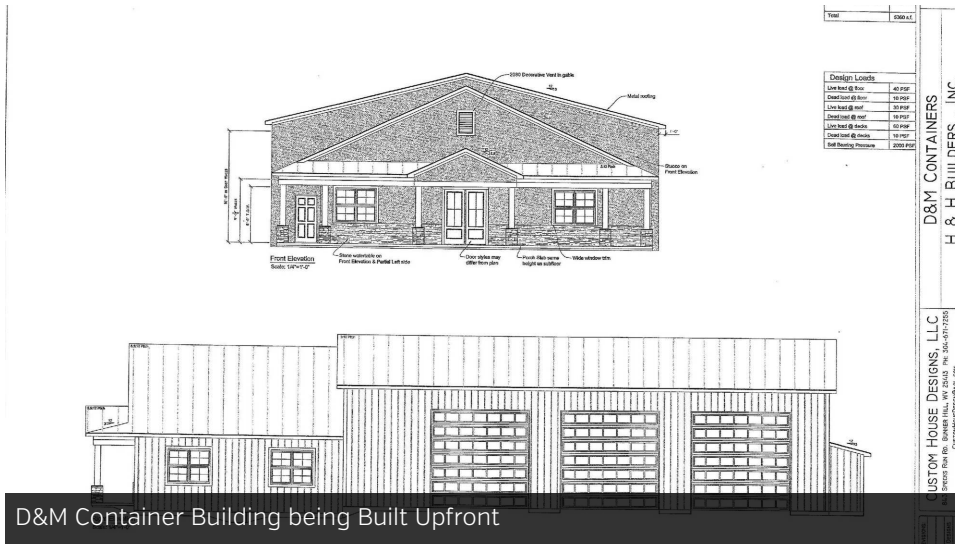
# Additional Photos



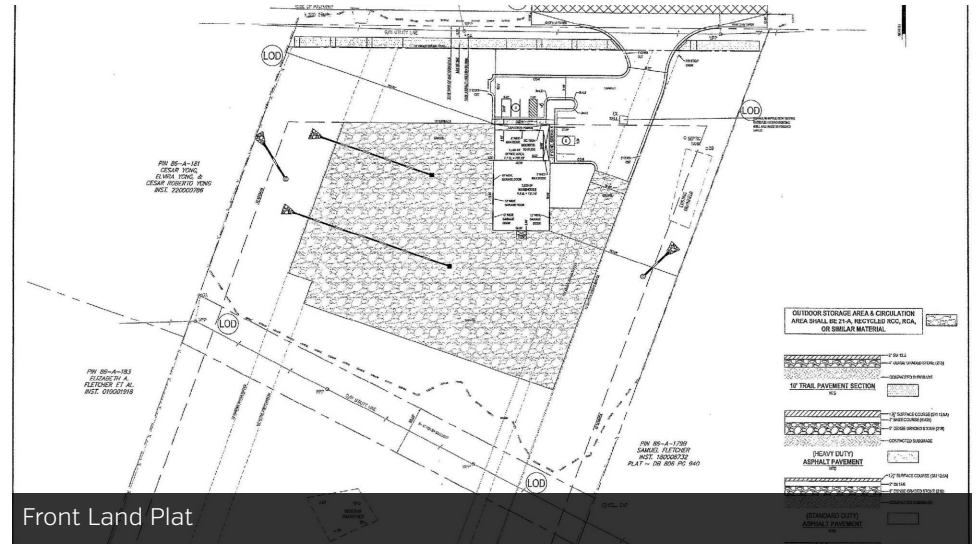
Land for Sale



Land for Sale

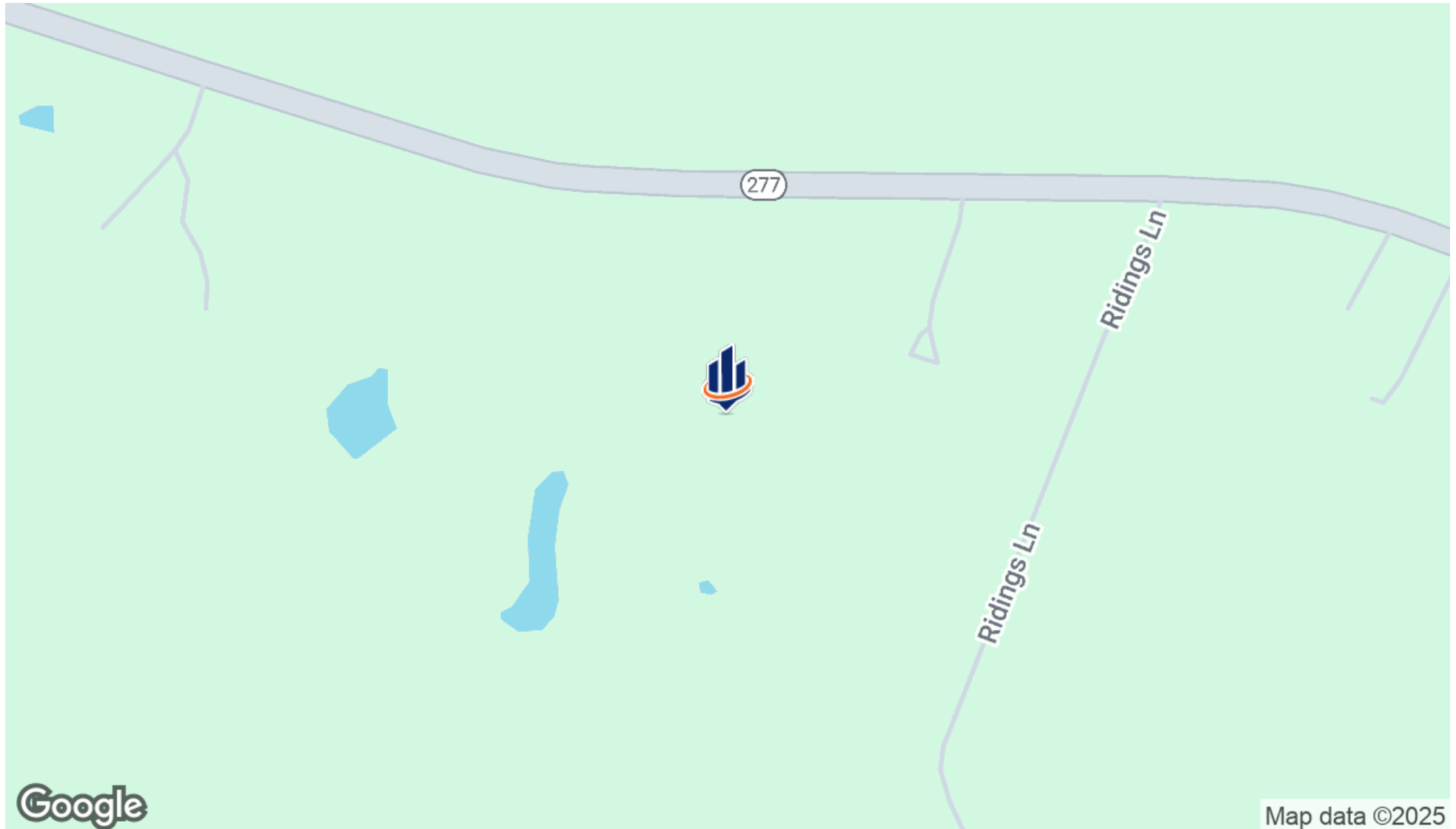


D&M Container Building being Built Upfront



Front Land Plat

# Location Map





# Demographics Map & Report

## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	33,963	115,448	182,934
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	41	42

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	12,746	43,392	70,043
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$115,083	\$111,792	\$111,645
Average House Value	\$422,260	\$403,613	\$402,472

Demographics data derived from AlphaMap

