

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

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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

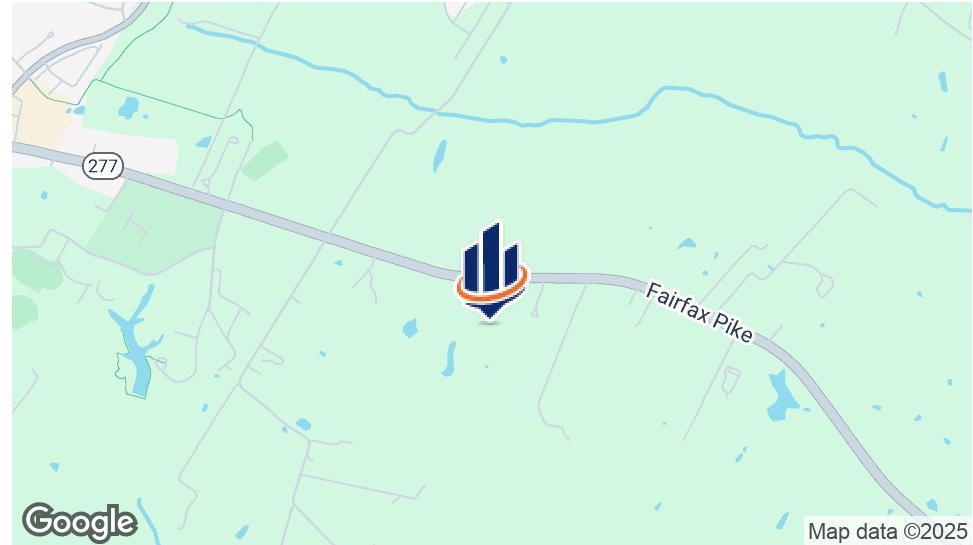
OFFERING SUMMARY

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:

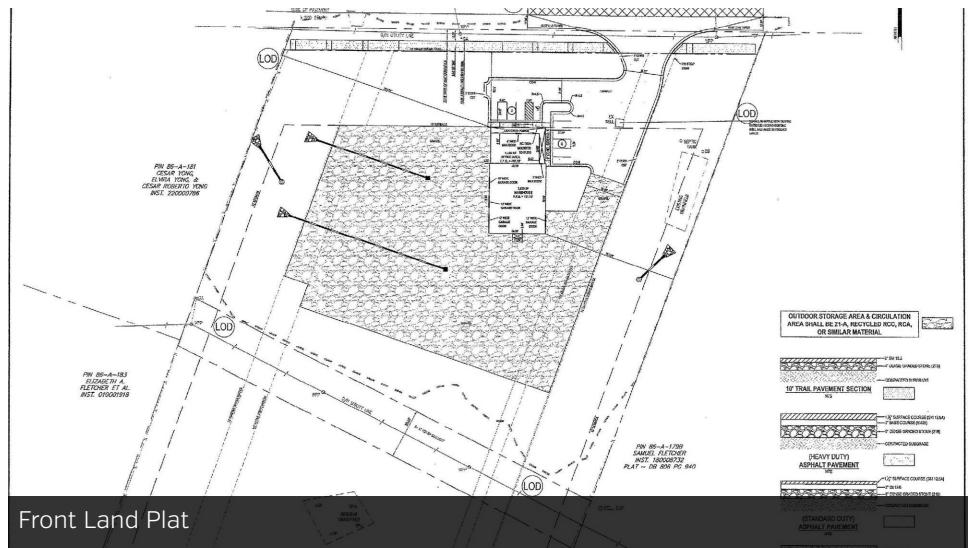
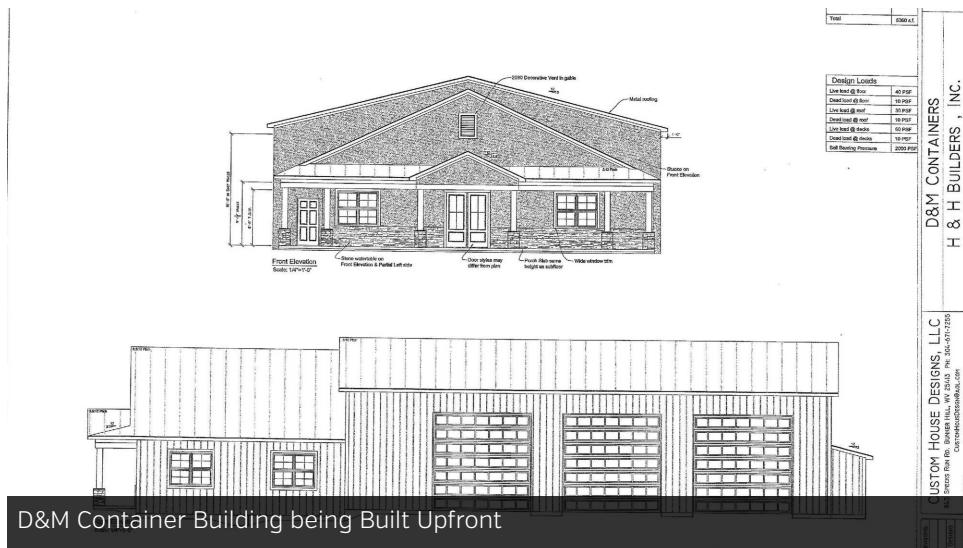
- * Office and storage facilities for Construction Contractors and Special Trade Contractors
- * Heavy Construction and Equipment
- * Truck, Fleet Maintenance Facilities
- * Flex Tech uses
- * Self Storage Facilities

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.

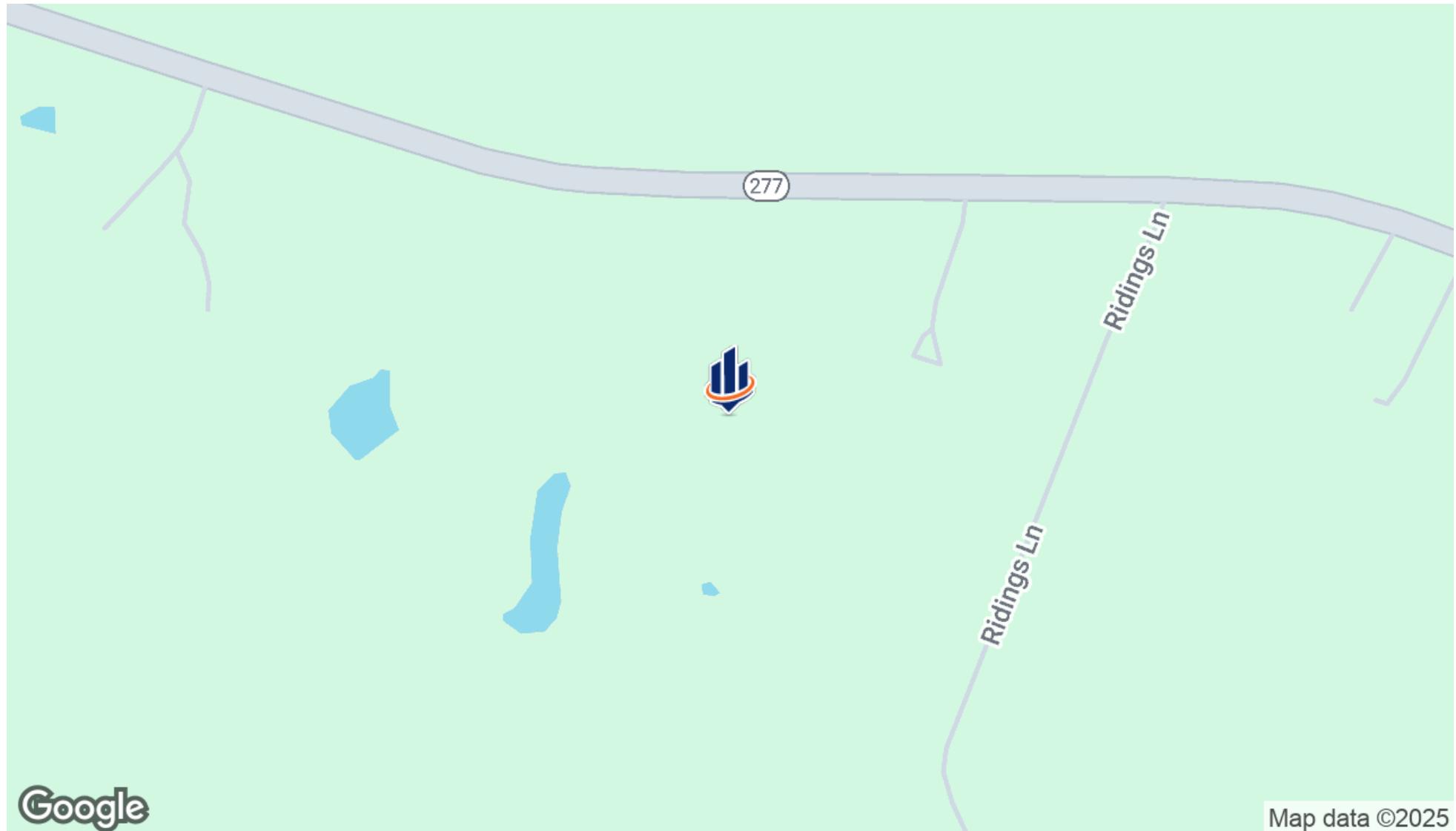
The land offers a gently rolling topography for ease of development. This industrial zoned parcel is priced for immediate sale at \$750,000, which is less than \$85,000 per acre.

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

Additional Photos



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

