

35.9 ACRES OF LAND FOR SALE

324 & 366 Fenton Mill Road
Lightfoot, VA 23188



ASKING PRICE: \$1,800,000

ABOUT PROPERTY

- Site is located adjacent to Route 199 and I-64 in Lightfoot, VA
- The property is generally flat with adjacent public utilities
- Zoning: York County zoning is Rural Residential
- Proposed Use: Single Family Residential homesites
- 324 Fenton Mill Road is the easterly property consisting of one parcel containing 16.56 acres
- 334-366 Fenton Mill Road is the westerly property consisting of eleven parcels containing 19.21 acres

KEY FACTS WITHIN 3 MILES



13,741
POPULATION



50.5
MEDIAN
AGE



2.41
AVG.
HOUSEHOLD
SIZE

\$126,352
Average Household
Income



708
TOTAL BUSINESSES



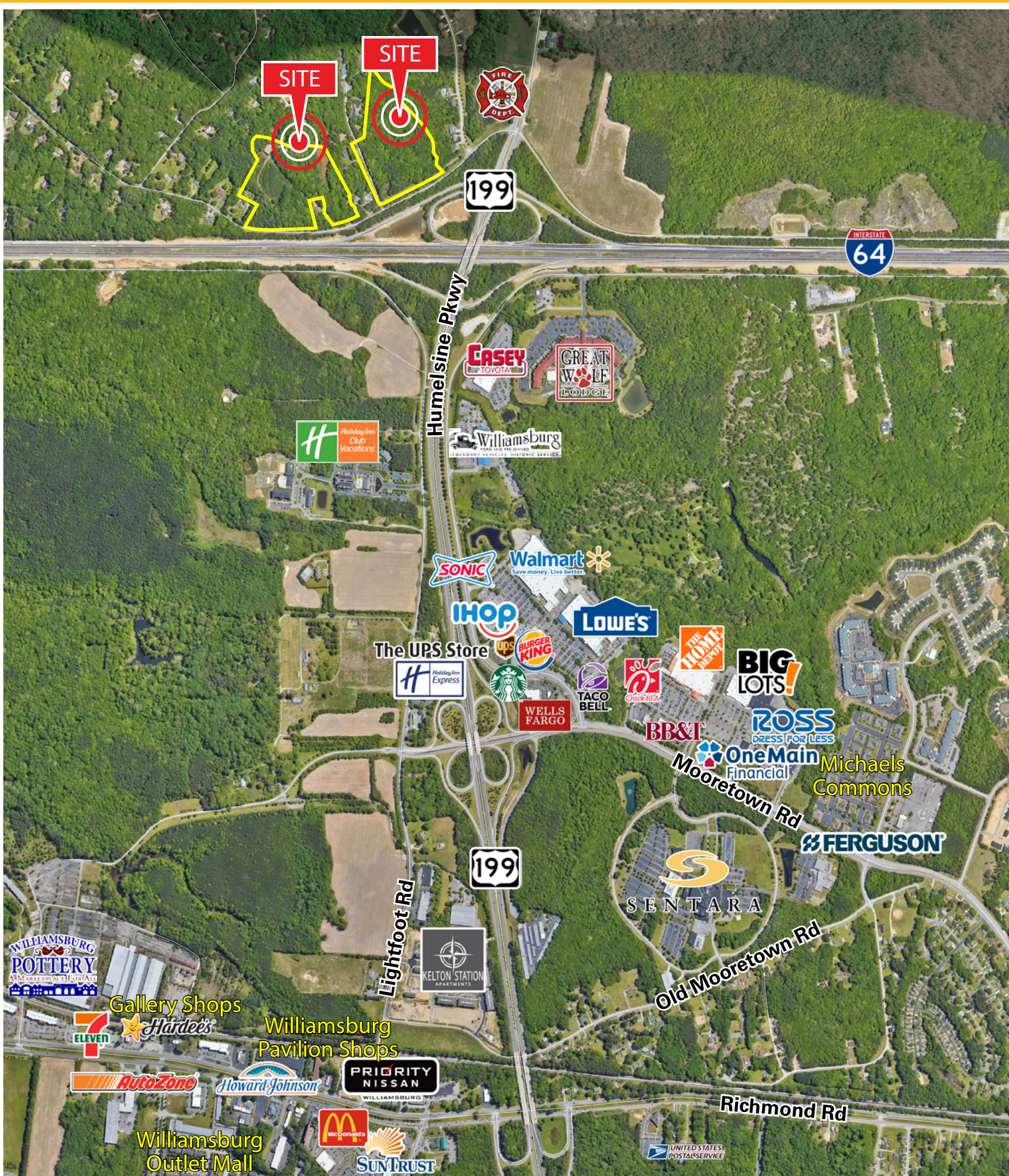
9,936
TOTAL EMPLOYEES

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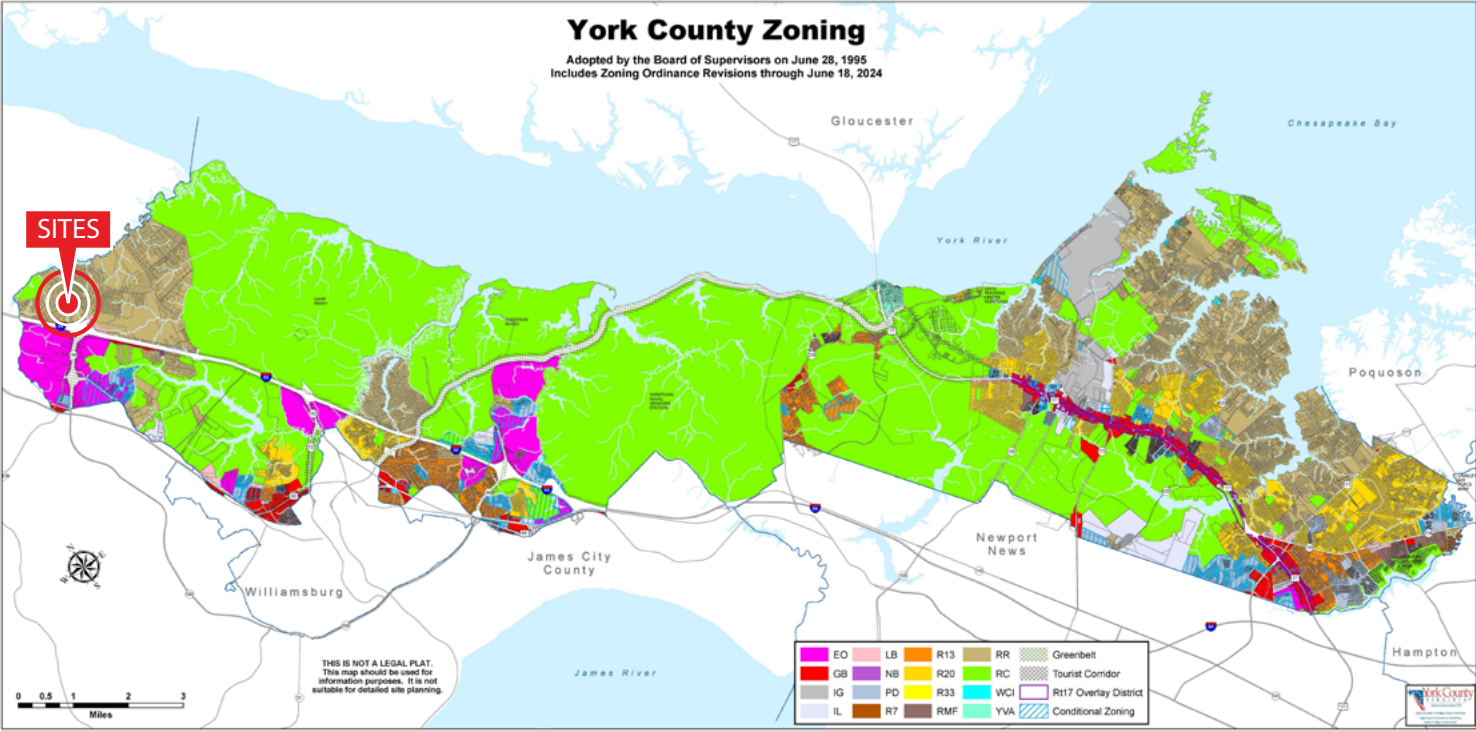
AERIAL OVERVIEW | 324 & 366 Fenton Mill Road, Lightfoot, VA 23188



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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

ZONING | 324 & 366 Fenton Mill Road, Lightfoot, VA 23188



Sec. 24.1-322. - RR—Rural residential district.

- (a) *Statement of intent.* The RR district is intended to provide opportunities primarily for single-family residential development generally having a maximum density of one dwelling unit per acre. Low density development is appropriate in areas where public services and facilities are limited and/or physical or environmental constraints are prevalent.
- (b) *Dimensional standards.* Each lot created or used shall be subject to the following dimensional standards:

RR—RURAL RESIDENTIAL DISTRICT

Use Classification	Minimum Lot Requirements ⁽¹⁾		Minimum Yard Requirements			Maximum Building Height ⁽²⁾
	Area	Width	Front	Side	Rear	
Single Family Detached Dwellings	1 ac 4000 m ²	150' 45m	50' 15m	20' 6m	50' 15m	35' 12m
All Other Permitted & Special Uses	1 ac 4000m ²	150' 45m	50' 15m	20' 6m	50' 15m	35' 10.5m

⁽¹⁾ These minimum lot requirements apply where both public water and public sewer are available. For lots not served by public water and public sewer, refer to [Section 24.1-204](#).
⁽²⁾ For dwelling units in excess of thirty-five feet (35') in height, refer to [Section 24.1-233](#).

Minimum district size: none

NOTE:
 Residential open space subdivision techniques may be used in this district.
 Performance standards and special use permit requirements or conditions may increase yard and lot requirements. See article IV.

(Ord No. 097-17, 6-4-97; Ord. No. 08-17(R), 3-17-09)