

COMMERCIAL PROPERTY

JACOBS & CO
REAL ESTATE



FOR SALE

PROPERTY ADDRESS:

9249 Elk Run Rd

Catlett VA 20119

List price of **\$2,500,000**

10.8665 Acres | Fauquier
County, VA

RARE INDUSTRIAL-ZONED PROPERTY

- Ideal for Contractor Yard or Owner-User Development
- An exceptionally rare offering of 10.8665 acres zoned Industrial in Fauquier County. Properties of this size, zoning, and flexibility are seldom available in today's market.
- This site is already owned, making it ideal for an owner-user, contractor storage yard, or industrial operator seeking long-term control of a hard-to-find asset.
- Fauquier County has expressed a preference for a building to be constructed on the property, providing a clear path for development and future use.

KEY HIGHLIGHTS

- 10.8665 acres | Industrial zoning
- Extremely rare availability in Fauquier County
- Ideal for contractor storage yard, industrial use, or owner-user
- Subdivision potential — property can be divided into multiple parcels
- Flexible purchase options: seller will consider partial or full acquisition
- Strong long-term hold with development upside
- Opportunity unlikely to last

INVESTMENT & DEVELOPMENT POTENTIAL

This property offers multiple exit strategies, including:

- Single owner-user development
- Subdivision into smaller industrial parcels
- Long-term land hold with future development

PROPERTIES LIKE THIS SIMPLY DO NOT COME TO MARKET OFTEN

SCOTT JACOBS

ASSOCIATE BROKER

📞 703-346-5855

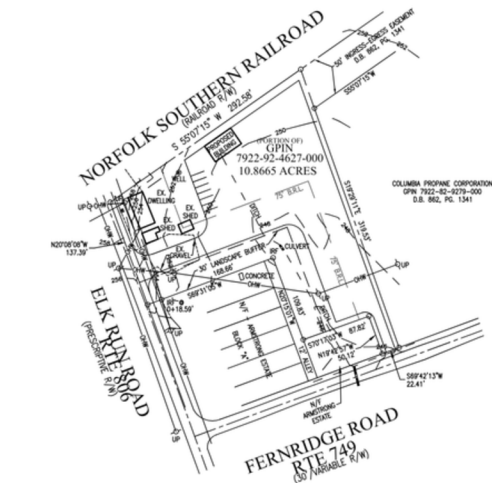
✉️ scott@jacobsandco.com

🌐 scott.jacobsandco.com



NOTES

1. THE PORTION OF THE PROPERTY SHOWN HEREON IS DESIGNATED AT GPN 7922-92-4627-000 AND IS ZONED I-1.
2. TITLE REPORT NOT FURNISHED, ADDITIONAL EASEMENTS AND/OR RIGHT-OF-WAYS MAY EXIST.
3. THE PORTION OF THE PROPERTY SHOWN HEREON IS PLATTED FROM EXISTING PLATS AND DEEDS OF RECORD AND A CURRENT FIELD SURVEY BY THIS FIRM.
4. THE PORTION OF THE PROPERTY SHOWN HEREON KNOWN AS GPN 7922-92-4627-000 CURRENTLY STANDS IN THE NAME OF BRYANT & SONS, INC., AS RECORDED AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA, AS D.B. 1595, PG. 234.



CONCEPTUAL PLAN
9249 ELK RUN ROAD - PROPERTY OF
BRYANT & SONS, INC.
GPN 7922-922-4627-000
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

H. Aubrey Hawkins Associates, Ltd.
LAND SURVEYING LAND PLANNING DEVELOPMENT
19000 CROSSROAD PKWY CULPEPER, VA 22701
PHONE: 540-825-0238 FAX: 540-825-5616

SCALE: 1" = 80' DRAWN BY: AMG CHKD BY: AH DATE: MAY 20, 2020
FILE: 19-0348 WETLANDS-B.DWG W.O.#: 190-348 SHEET 1 OF 1
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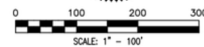
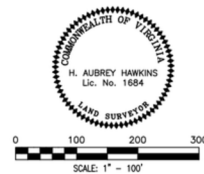
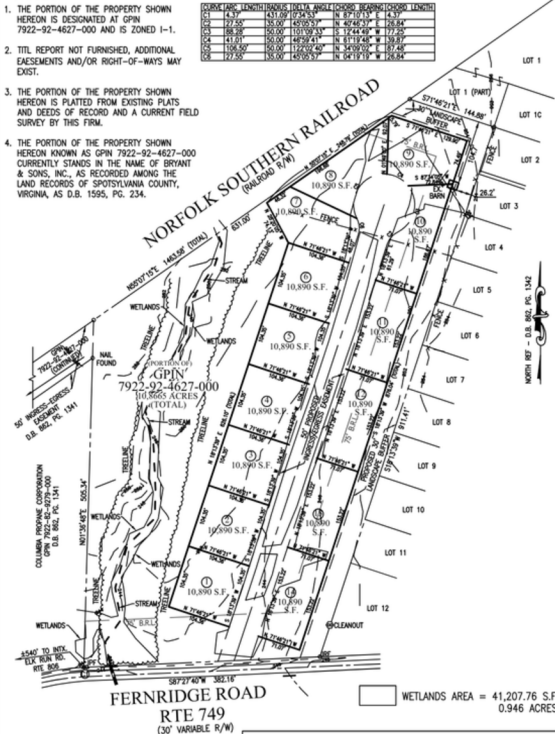


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CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
2+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
3+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
4+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
5+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
6+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
7+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
8+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
9+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00
10+00.00	N 87° 15' 00" E	100.00	87° 15' 00"	100.00



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