

7 Acres For Sale

6043 Valley Pike / Stephens City, VA 22655



LOCATION, LOCATION, LOCATION!! This 7 +/- mostly open flat/level acres lays just south of Stephens City on Valley Pike (Route 11) and is bounded by Route 81 to the East, and Route 11 to the West. With commercial or residential development potential, this land is currently zoned RA, and is subject to rezoning and county approval for your specific purpose. Land is currently part of 21.71 acres that will be re-platted to create the new parcel (see aerial view photo). Water and sewer from Stephens City currently lays just to north of the subject property (estimated 0.2m). The school directly to the north of the property currently has a month-to-month lease on one acre +/- for soccer/recreational fields that can be terminated with 30 days' notice. Lots of potential with this property!

Asking \$725,000

Demographic Summary

	10 mile radius	20 mile radius
Population	71,448	180,903
Projected 5 year growth	0.38	0.87
Median Income	\$81,626	\$85,312
Median Age	39.4	40.6

For more information please contact:
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All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

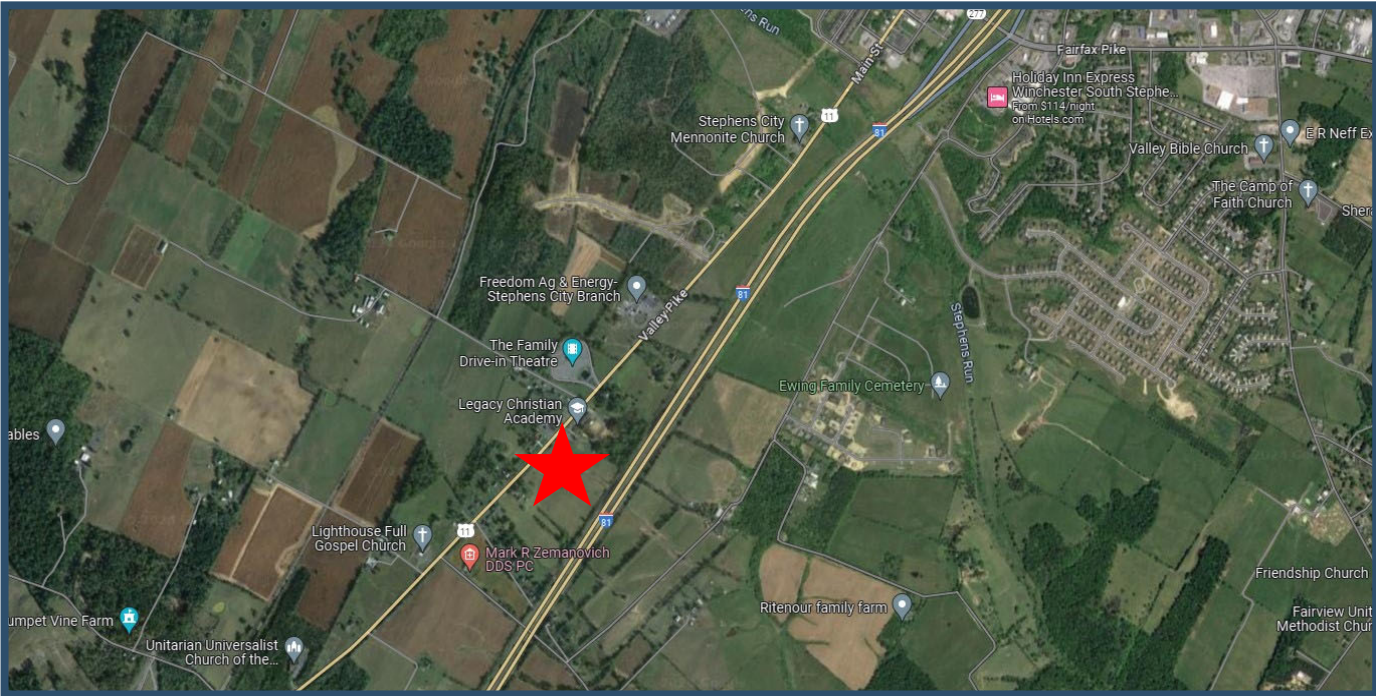
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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