

# COMMERCIAL LAND | 8.69 ACRES | OLD STOCKYARD ROAD | MARSHALL VA

**FOR SALE | LAND**

Old Stockyard Road



**CRES INC.**  
COMMERCIAL REAL ESTATE SERVICES

**BILL CHIPMAN**

President

540.347.2610 x1

bill@cresincorporated.com

[cresincorporated.com](http://cresincorporated.com)

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** \$2,200,000

**Lot Size:** 8.69 Acres

**Price / Acre:** \$253,165

**Zoning:** Marshall Code in the Gateway District

**Market:** Washington DC

**Submarket:** Marshall, VA

**Traffic Count:** 5,200

## PROPERTY OVERVIEW

8.69 acres located in Marshall, Virginia. By right uses are multi-family as well as office and retail uses.

## PROPERTY HIGHLIGHTS

- Well located
- Easy access to I-66
- Multifamily, Office, Retail
- Seven (7) pre-purchased sewer taps



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	52	1,361	8,475
<b>Total Population</b>	145	3,734	23,142
<b>Average HH Income</b>	\$124,463	\$122,498	\$114,480



# PROPERTY DESCRIPTION



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8.69 acres located in Marshall, Virginia. By right uses are multi-family as well as office and retail uses.

## LOCATION DESCRIPTION

Located in Marshall, Virginia, the site has excellent frontage on the East side of Old Stockyard Road (Route 1001) as well as having a large amount of frontage on the South side of East Main Street (Route 55). It is approximately 1/4 mile from I-66/U.S. Rt. 17 interchange. The Property is located adjacent to Tractor Supply and the Marshall Shopping Center which consists of a Food Lion as well as other small retail shops.

## SITE DESCRIPTION

The Property has seven (7) pre-purchased sewer taps and public water available to the site. Water is currently not available to the site.

# PROPERTY DETAILS & HIGHLIGHTS

<b>Building Name</b>	Commercial Land   8.69 Acres   Old Stockyard Road   Marshall VA
<b>Property Type</b>	Land
<b>Property Subtype</b>	Multifamily
<b>APN</b>	6969-89-2054; 6969-89-6085; 6969-88-1625
<b>Lot Size</b>	8.69 Acres
<b>Free Standing</b>	No

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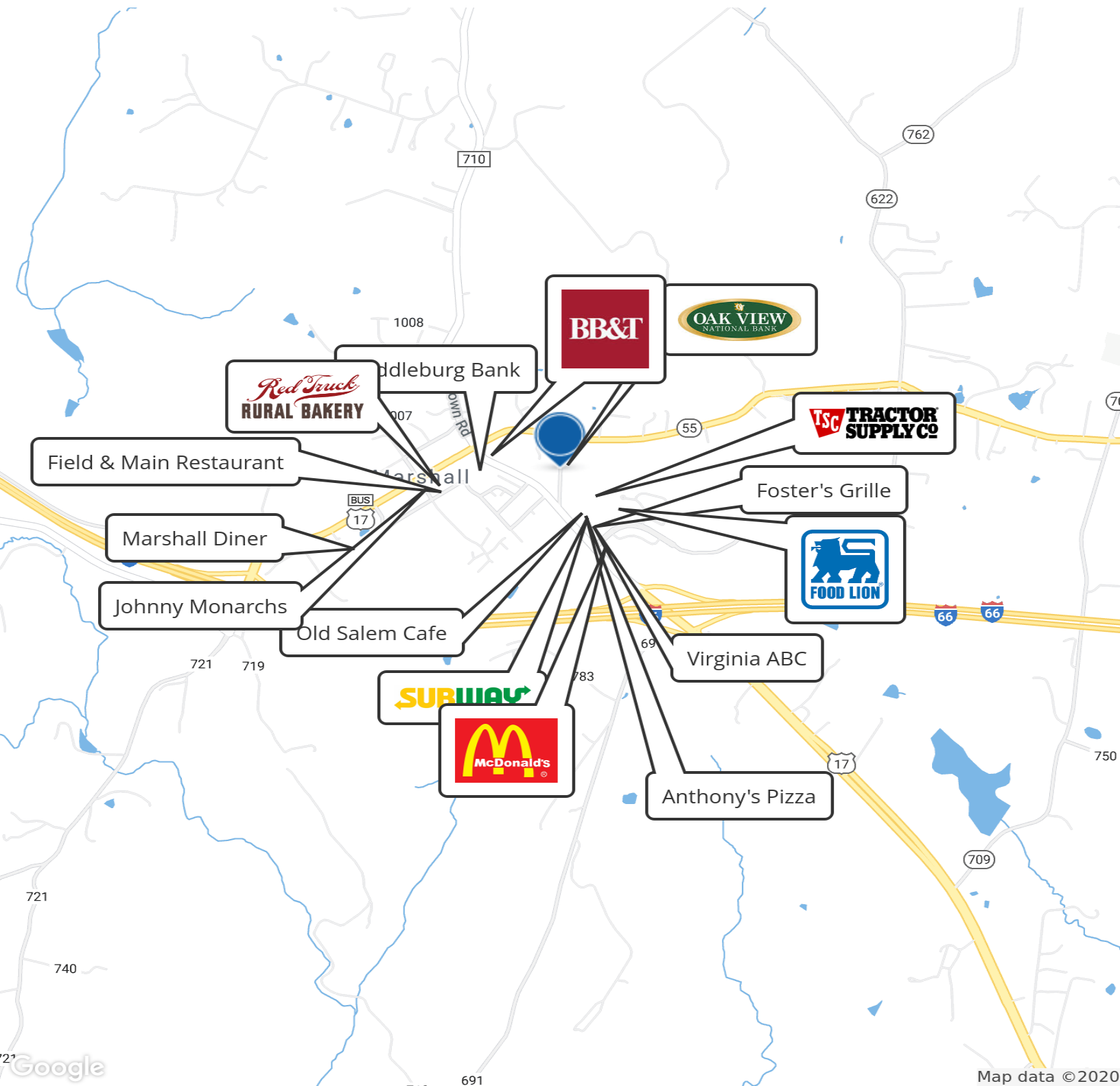


# ADDITIONAL PHOTOS



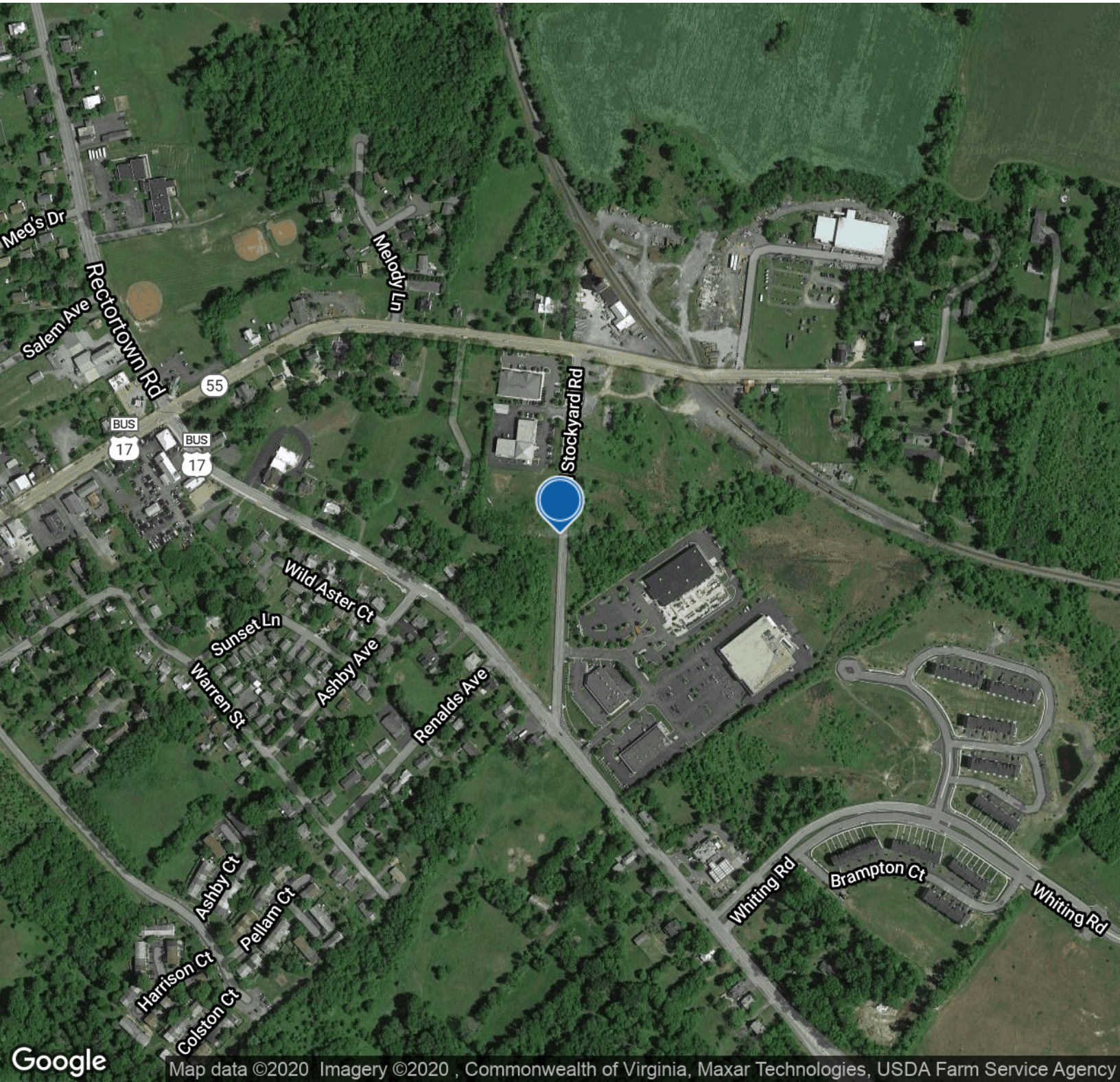


## NEARBY BUSINESSES



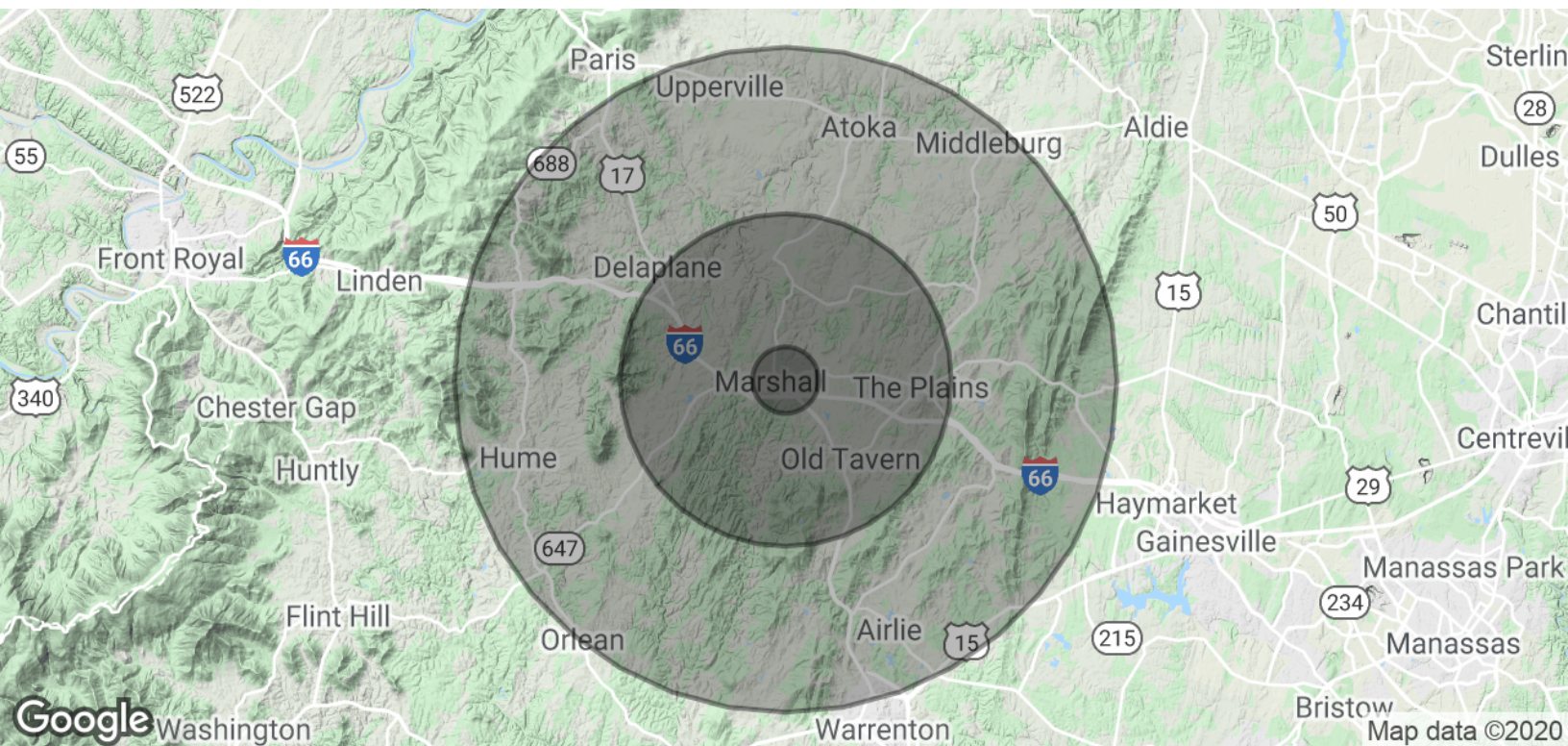


# LOCATION MAPS





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	145	3,734	23,142
Average age	42.0	42.6	42.7
Average age (Male)	41.4	42.1	42.2
Average age (Female)	42.9	43.6	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	1,361	8,475
# of persons per HH	2.8	2.7	2.7
Average HH income	\$124,463	\$122,498	\$114,480
Average house value	\$600,403	\$575,315	\$583,257

*\* Demographic data derived from 2010 US Census*



## ADVISOR BIO



### **BILL CHIPMAN**

**President**

bill@cresincorporated.com

**Direct:** 540.347.2610 x1 | **Cell:** 540.878.1211

### **PROFESSIONAL BACKGROUND**

#### **BROKERAGE:**

CRES Inc. offers a wide variety of commercial real estate needs to our clients and customers in the Northern Virginia market. Our years of experience in the commercial real estate profession have given us extensive knowledge in all aspects of this industry. Associates of CRES Inc. has taken part in a wide assortment of sales and leasing transactions in the Washington D.C. area over the past twenty years with an accumulated participation in the sale of over \$800 million worth of commercial real estate.

#### **APPRAISING AND CONSULTING:**

This division of our company is overseen by a prominent Member of the Appraisal Institute (MAI) with over twenty-five years of appraisal and consulting experience. Associates of CRES Inc. have appraised over \$3 billion worth of commercial real estate.

### **EDUCATION**

James Madison University  
B.B.A. - Finance

**CRES Incorporated**  
13 Culpeper Street  
Warrenton, VA 20186  
540.878.1211



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