



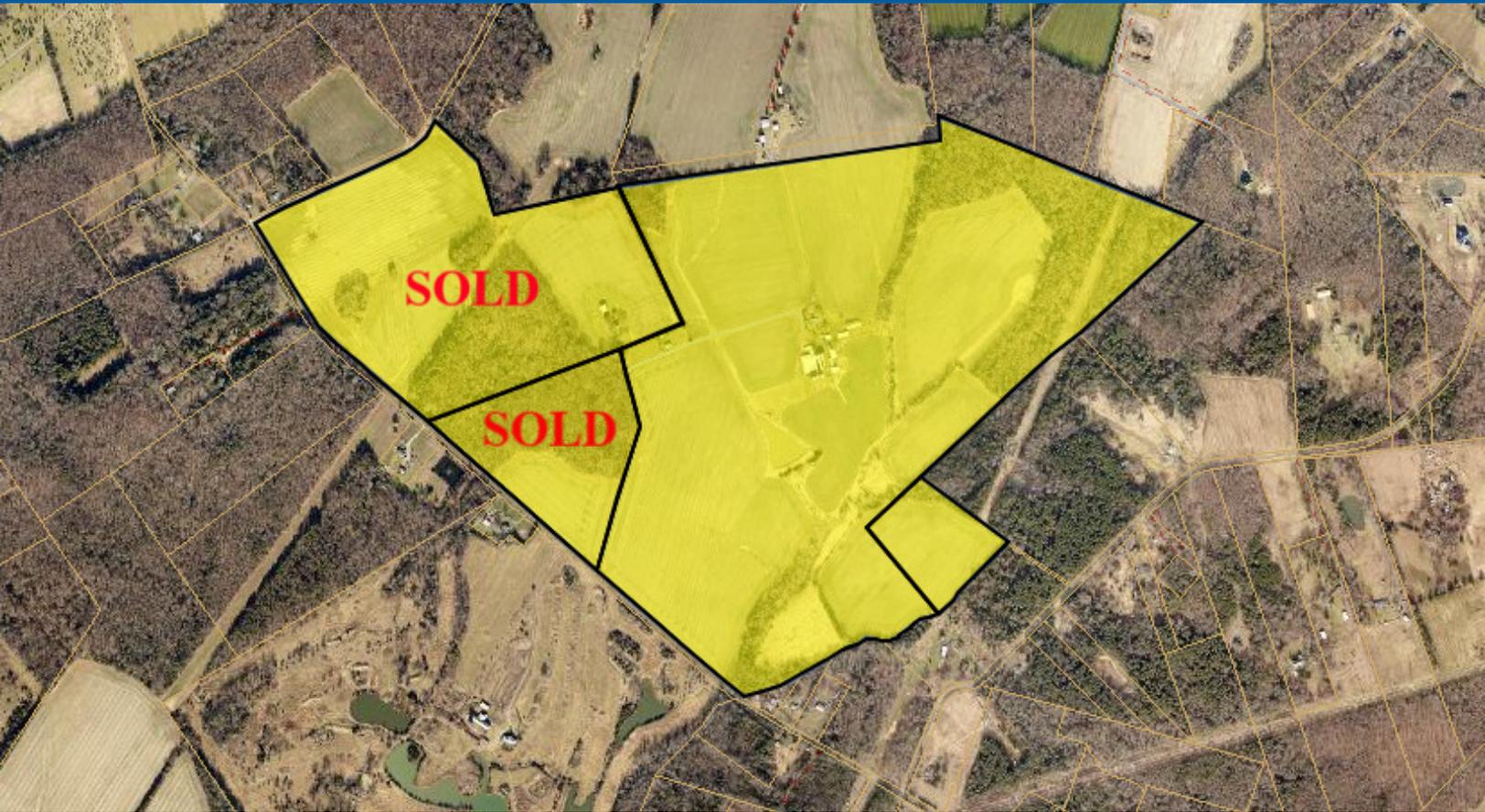
16 LOT SUBDIVISION POTENTIAL

11312 TIMBUKTU LANE, MIDLAND, VA 22728

OFFERED AT \$2,800,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.347.2610 | INFO@CRESINC.US





PROPERTY DESCRIPTION

213 acres of RA-zoned land in Fauquier County offering a compelling residential development opportunity with the potential for up to 16 total lots. The property consists of two parcels: approximately 203 acres (Parcel 8024) with potential for 14 residential lots, and an additional 10-acre parcel (Parcel 6607) allowing for 2 residential lots, for a combined total of 16 buildable lots, subject to County requirements and final engineering.

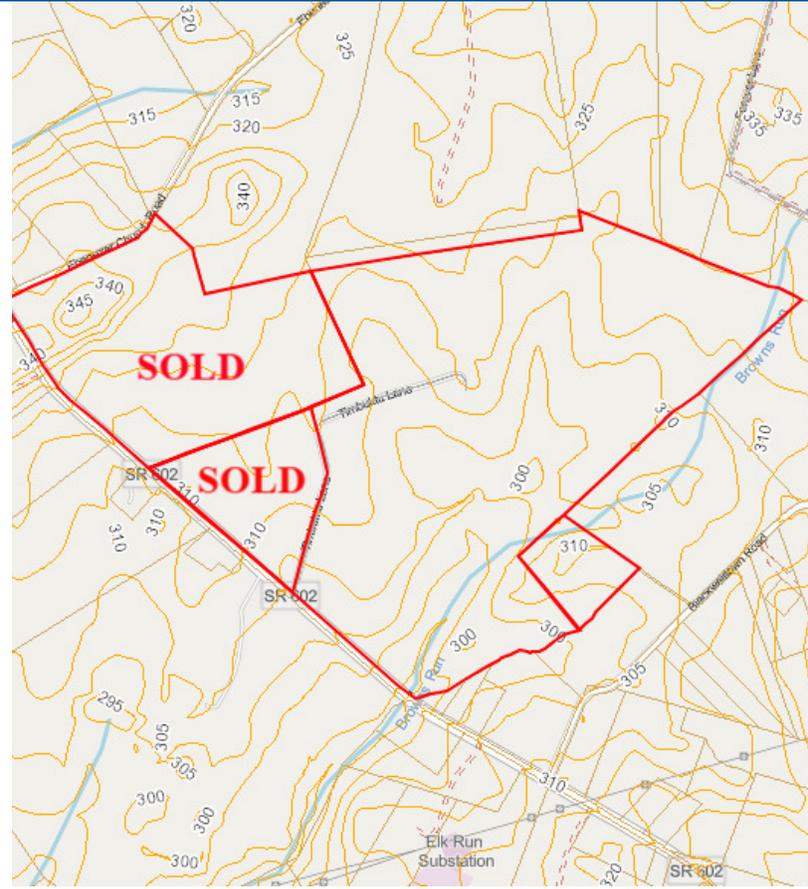
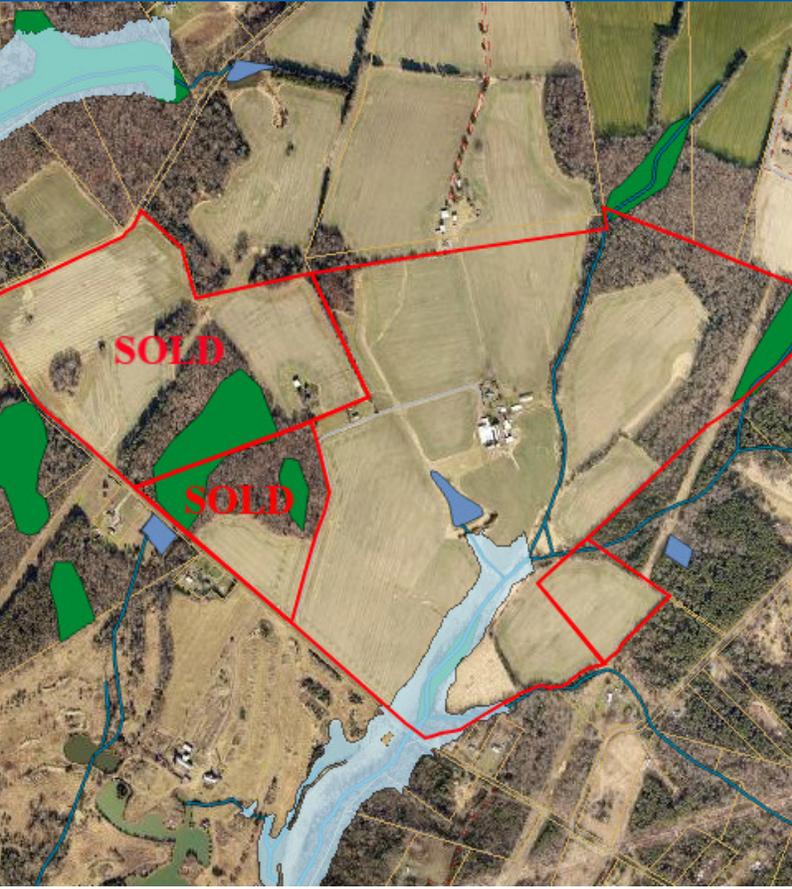
The land presents a favorable subdivision profile with no existing easements, enhancing layout flexibility and making it an attractive candidate for conservation tax credits or phased development strategies. Zoning supports low-density residential development, estate lots, or a hybrid conservation-oriented approach, while also allowing continuation of agricultural use during entitlement and build-out.

In addition to its development potential, the property is improved with a ~2,700 SF farmhouse (5 bedrooms, 2 bathrooms) and a collection of agricultural structures including multiple garages, accessory buildings, five silos, and a large cow barn.

OFFERING SUMMARY

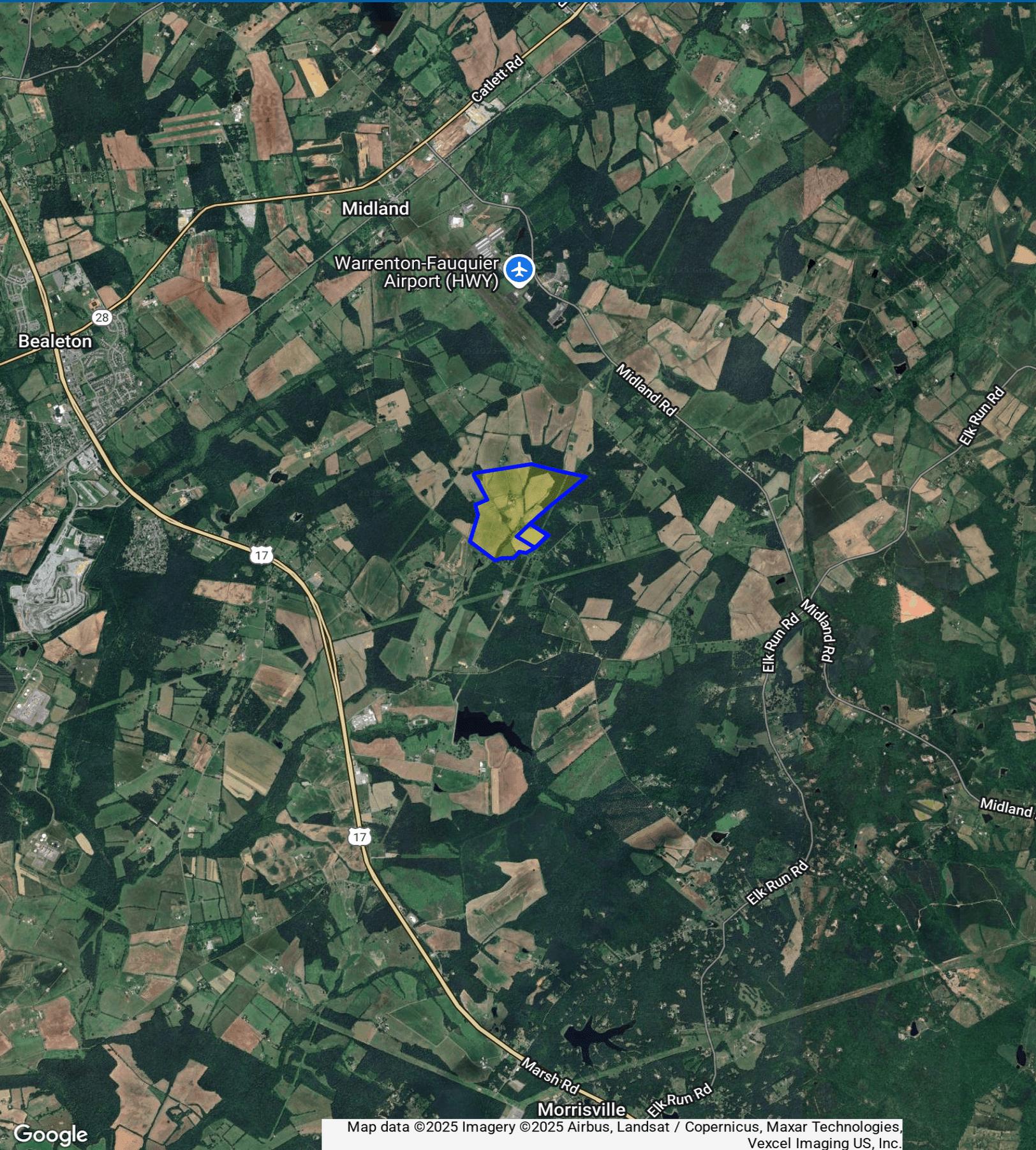
Sale Price:	\$2,800,000
Lot Size:	213.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	12	43
Total Population	4	32	118
Average HH Income	\$116,813	\$120,455	\$116,992



BILL CHIPMAN **CHRIS BERNARD**
President/Owner Vice President
540.347.2610 540.347.2610
bill@cresinc.us chris@cresinc.us

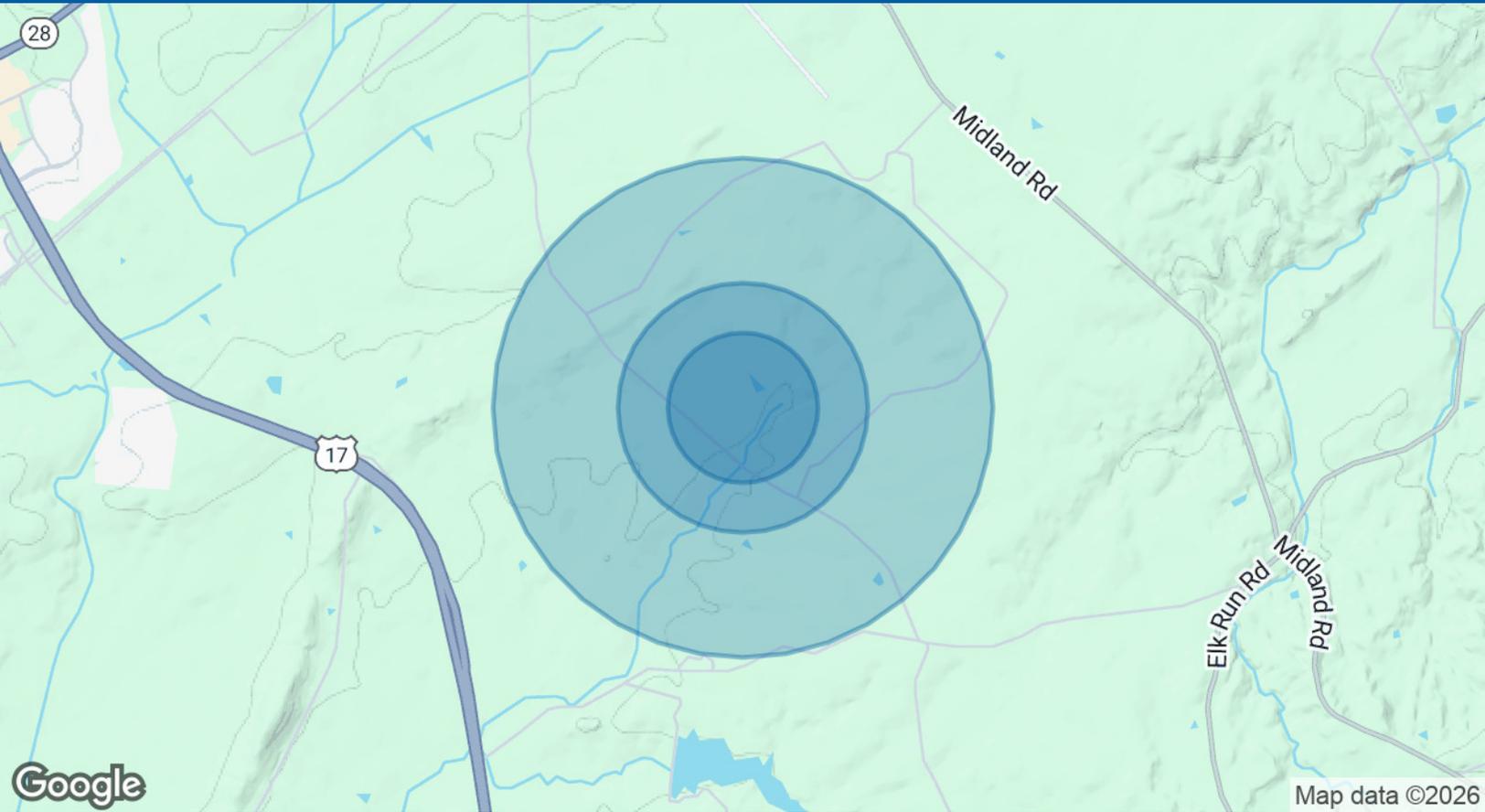




Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

BILL CHIPMAN **CHRIS BERNARD**
President/Owner Vice President
540.347.2610 540.347.2610
bill@cresinc.us chris@cresinc.us





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	32	118
Average Age	41	39	41
Average Age (Male)	41	39	41
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	12	43
# of Persons per HH	2	2.7	2.7
Average HH Income	\$116,813	\$120,455	\$116,992
Average House Value	\$641,132	\$586,083	\$638,431

Demographics data derived from AlphaMap