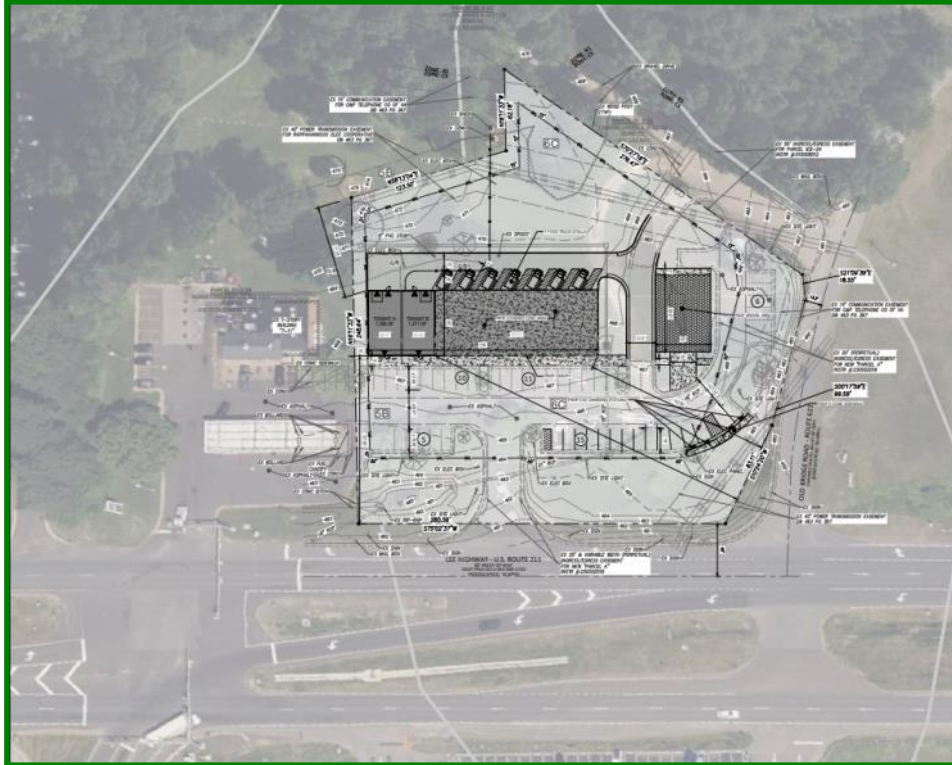


FINISHED RETAIL PAD SITE AT CLEVINGER'S CORNER

Lee Hwy
Amissville, VA 20106



Sales Price \$1,350,000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-realty.com

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

The property listed for sale presents an excellent opportunity for development with **Seller financing available**. High traffic intersection with multiple entrances and drive thru infrastructure already established. Finished retail pad site on US 211, Lee Highway at Clevenger's Corner between Warrenton and Culpeper, VA. Site is currently being used as a Food Truck Plaza that is producing \$70,000 in Net Operating Income. Rendering and Preliminary Plans for a retail, office, or small contractor bays completed. Alternative rendering concept includes open air farmers market concept. See document section. Site work is complete with parking, curb, stormwater management, and utilities in place. Ideal for retail, restaurants, office, contractor and self storage. Located at signalized intersection at US-211 in front of Stonehaven community, a new development that currently has 300 homes with another 500 on the way.

SITE PLAN: The previously approved site plan featured a 10,500 sq. ft. structure and a 2,520 sq. ft. drive-thru bank. Updated site plan approval to be completed shortly. Utilities are available, with some infrastructure already in place. The site has operational 400A electrical service, and four overhead light poles with updated LED fixtures illuminate the property on a timer. A recent survey has been completed.

EXISTING INFRASTRUCTURE FOR FINISHED PAD SITE has an estimated \$950k value in infrastructure in place featuring a fully build-ready parcel equipped with a dedicated water retention pond and runoff diversion system. The site includes two storm drains connected to 15" laterals, which feed into a 21" lateral and then into the retention pond. Extensive site work has already been completed, including a partially paved drive-thru and over 50 dedicated parking spaces. Nearly all curb, gutter, and other site work has been finished, expediting redevelopment.

IN PLACE NOI WITH FOOD TRUCK PARK is currently generating approximately \$70k in net annual income with room for further growth. A popular food truck court on the property has over 5,400 followers, with its fanbase expanding daily.

FAST GROWTH in the surrounding area is undergoing large-scale development, with over 700 homes planned across the street (about 350 of which are complete) and an additional 400 homes in the planning stage directly behind the parcel. Additionally, a large 1M+ sq. ft. retail center is under development nearby, including a full-service grocery store. The property is located at a major signalized intersection with two separate entrances, offering prime development potential with extensive road frontage and visibility to over 22,000 vehicles per day and growing





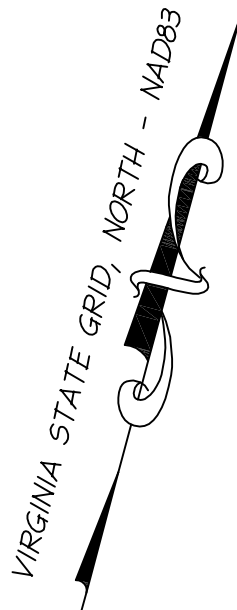


Source: Esri, DeLorme, Garmin, GeoEye, and the GIS User Community



SETBACKS: CS, COMMERCIAL SERVICES

FRONT: 50 FEET
SIDE: NONE, EXCEPT THAT ANY BUILDING WALL WITH OPENINGS SHALL BE AT LEAST FIFTEEN (15) FEET FROM ANY PROPERTY LINE WITH AN ADDITIONAL FIVE (5) FEET FOR EACH BUILDING STORY OVER THE FIRST FLOOR.
REAR: REAR YARDS SHALL BE EQUAL TO THE HEIGHT OF THE BUILDING (PEAK OF ROOF OR TOP OF PARAPET), BUT NOT TO EXCEED (30) FEET.



LEGEND:

- 4 STORM STRUCTURE #
10 DENOTES NUMBER OF PARKING SPACES
C&G CURB & GUTTER
E/P EDGE OF PAVEMENT
CONC. CONCRETE
CSW CONCRETE SIDEWALK
GP GAS PUMP
EBOX ELECTRIC BOX
SYC SYCAMORE
C/O CLEAN OUT
DB DEED BOOK
PG PAGE
EX. EXISTING
IRF IRON ROD FOUND
IPF IRON PIPE FOUND

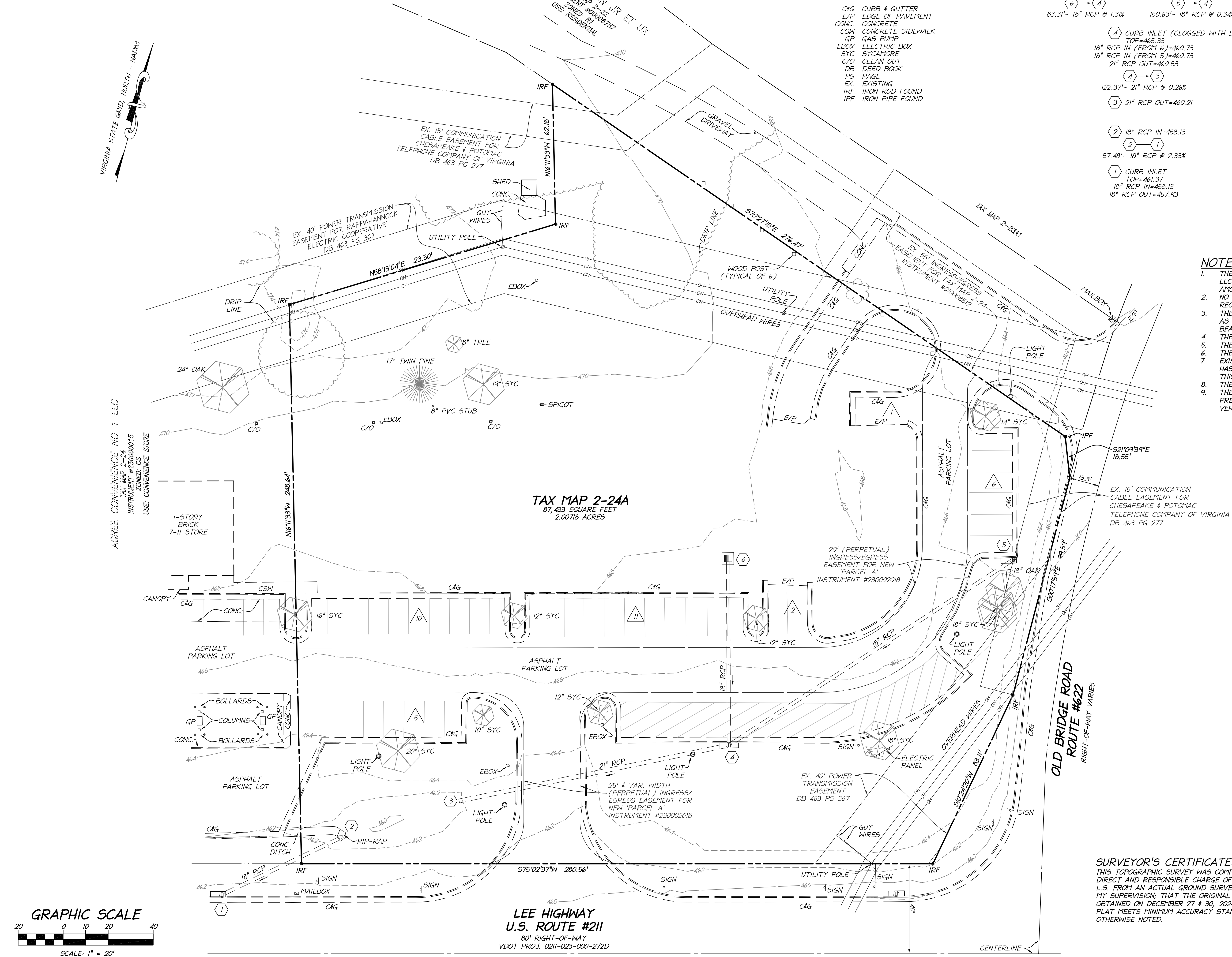
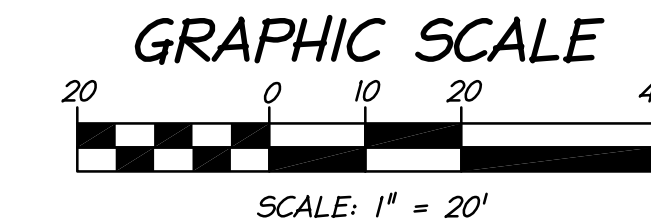
STORM SEWER AS-BUILT INFORMATION:

- 6 GRATE INLET
TOP=466.32
18" RCP OUT=461.82
83.31'- 18" RCP @ 1.31%
5 CURB INLET
TOP=465.09
18" RCP OUT=461.24
150.63'- 18" RCP @ 0.34%
4 CURB INLET (CLOGGED WITH DEBRIS)
TOP=465.33
18" RCP IN (FROM 6)=460.73
18" RCP IN (FROM 5)=460.73
21" RCP OUT=460.53
4 3
122.37'- 21" RCP @ 0.26%
3 21" RCP OUT=460.21
2 18" RCP IN=458.13
2 1
57.48'- 18" RCP @ 2.33%
1 CURB INLET
TOP=461.37
18" RCP IN=458.13
18" RCP OUT=457.93

NOTES:

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GARRAVA, LLC AS ACQUIRED BY DEEDS RECORDED AS INSTRUMENT #210009060 AMONG THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
3. THE PROPERTY HEREON LIES WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 51047C0050D BEARING AN EFFECTIVE DATE OF FEBRUARY 26, 2021.
4. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED CS.
5. THE VERTICAL DATUM IS BASED ON NAVD88. THE CONTOUR INTERVAL IS TWO (2).
6. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT SHOWN.
7. EXISTING WETLANDS AND/OR HAZARDOUS WASTE ON THE SUBJECT PROPERTY HAS NOT BEEN INVESTIGATED NOR CONFIRMED IN CONJUNCTION WITH THIS SURVEY.
8. THE PROPERTY IS SERVED BY PRIVATE SEWER AND WATER.
9. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY SCHOOLS & TOWNSEND, P.C. DATED FEBRUARY 13, 2024 AND FIELD VERIFIED BY THIS FIRM.

AGREE CONVEYANCE NO. 1, LLC
TAX MAP 2-24
INSTRUMENT #23000015
ZONED: CS
USE: CONVENIENCE STORE



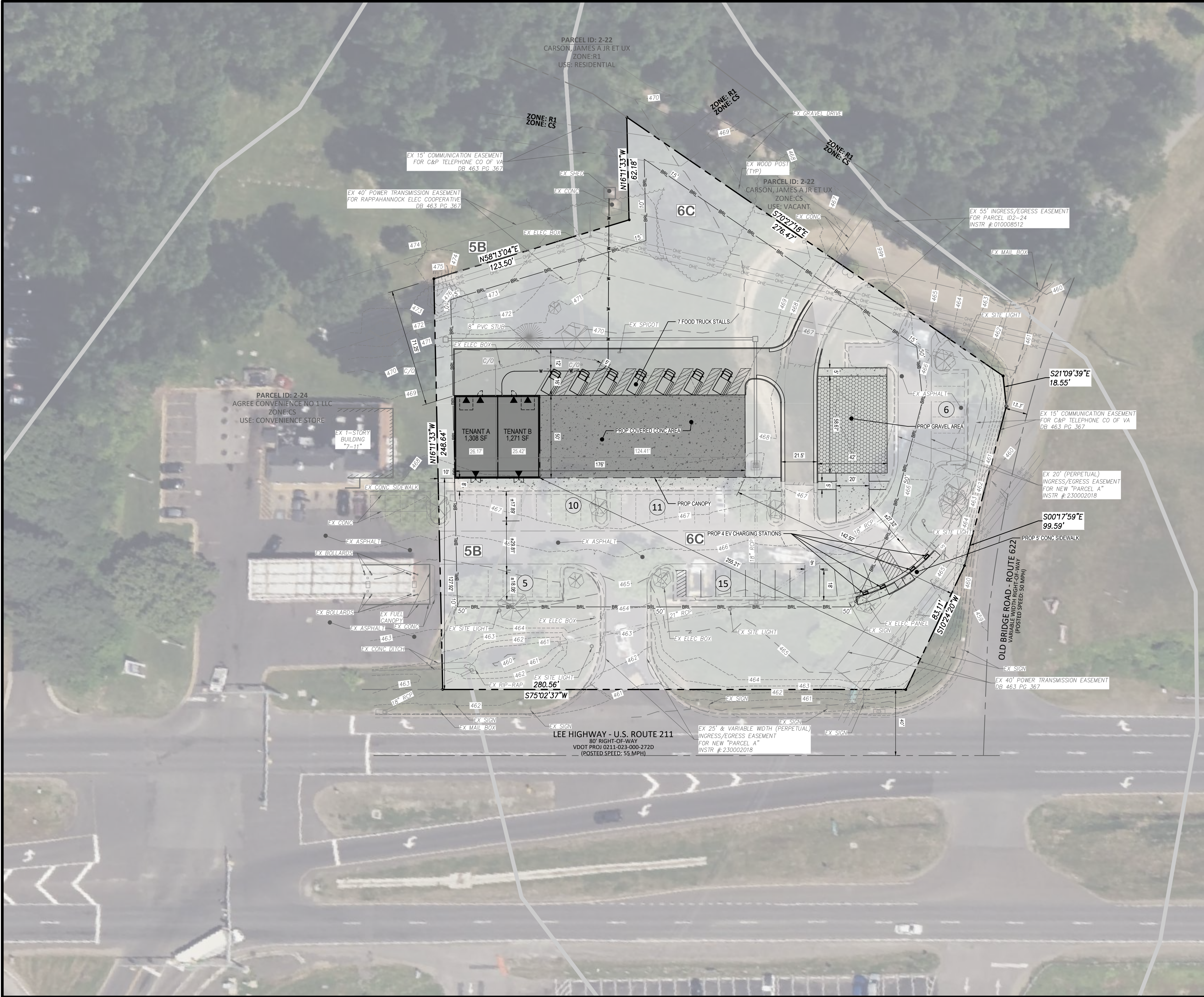
SURVEYOR'S CERTIFICATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK E. PERRY, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 27 & 30, 2024; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



TOPOGRAPHIC SURVEY
ON THE PROPERTY OF
GARRAVA, LLC
INSTRUMENT #210009060
TAX MAP PARCEL 2-24A
INSTRUMENT #2300002018
PLAT FOLDER 4, PAGES 1123
JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA
DATE: JANUARY 6, 2025



SHEET NO. _____



EXISTING LINETYPE LEGEND

EX PROP	---
EX PROP ADJ.	---
EX SETBACK	---
EX CENTERLINE	---
EX ACCESS EASEMENT	---
EX ELEC. EASEMENT	---
EX TOPO MAJOR	---
EX TOPO MINOR	---
EX BUILDING	---
EX CURB AND GUTTER	---
EX PAVEMENT	---
EX PAVEMENT MARK	---
EX SIDEWALK	---
EX DRIP	---
EX OVERHEAD ELEC.	---
EX STM	---
78A SOILS BOUNDARY	---

EXISTING HATCH LEGEND

EX BUILDING	---
-------------	-----

PROPOSED LINETYPE LEGEND

LIMITS OF DISTURBANCE	---
SAWCUT LINE	---
PROP BUILDING	---
PROP BUILDING CANOPY	---
PROP CURB	---
PROP CURB AND GUTTER	---
PROP PAVEMENT MARK	---
PROP TOPO MAJOR	---
PROP TOPO MINOR	---
PROP SAN. SEWER	---
PROP STORM SEWER	---
PROP WATER	---

PROPOSED HATCH LEGEND

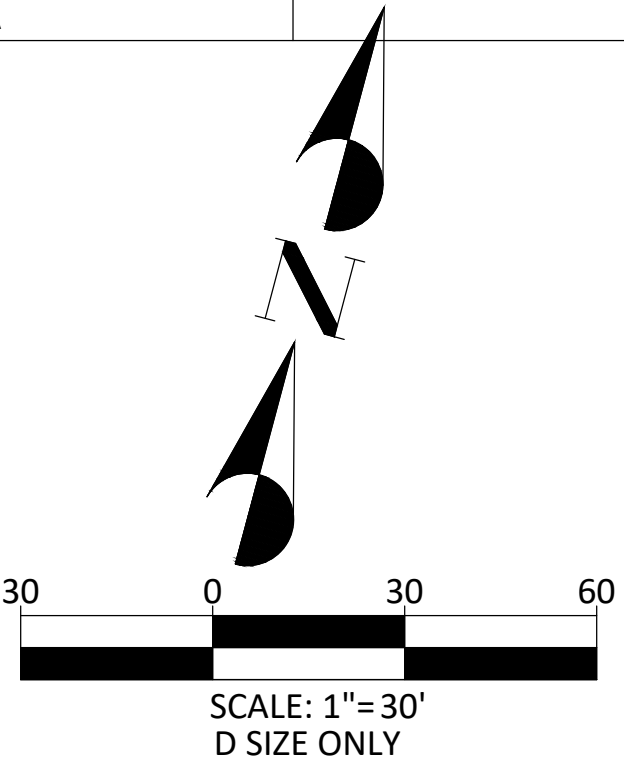
PROP ASPHALT	---
PROP BUILDING	---
PROP CANOPY	---
PROP GRAVEL	---
PROP SIDEWALK	---
PROP PAVEMENT & ADA	---

PARCEL INFORMATION

ZONING REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1.0 ACRES	2.00718 ACRES
MINIMUM LOT WIDTH	NONE	280.56 FEET
MAXIMUM LOT COVERAGE	60%	
MAXIMUM FLOOR AREA RATIO	1	
MINIMUM GREEN SPACE	0%	
MAXIMUM BUILDING HEIGHT	XX FEET	
STREET SETBACK	50 FEET	127.92 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	21.25 FEET

ZONING COMPLIANCE C2

GPIN/Deed	2-24A
ZONE	CS
CURRENT USE	VACANT
PROPOSED USE	XXX
FLOODPLAIN	X PER 51047C00050D EFF 2/26/2021
PARCEL SIZE	2.00718 ACRES
DISTURBED AREA	
IMPERVIOUS AREA	
PERMANENT SEEDD AREA	



SHEET REVISION TRACKING

REV #	DATE	DESCRIPTION



9 N 3RD STREET, SUITE 204 • WARRENTON, VA 20186
LAND DEVELOPMENT SERVICES • LAND PLANNING
CIVIL ENGINEERING • DESIGN • PROJECT MANAGEMENT

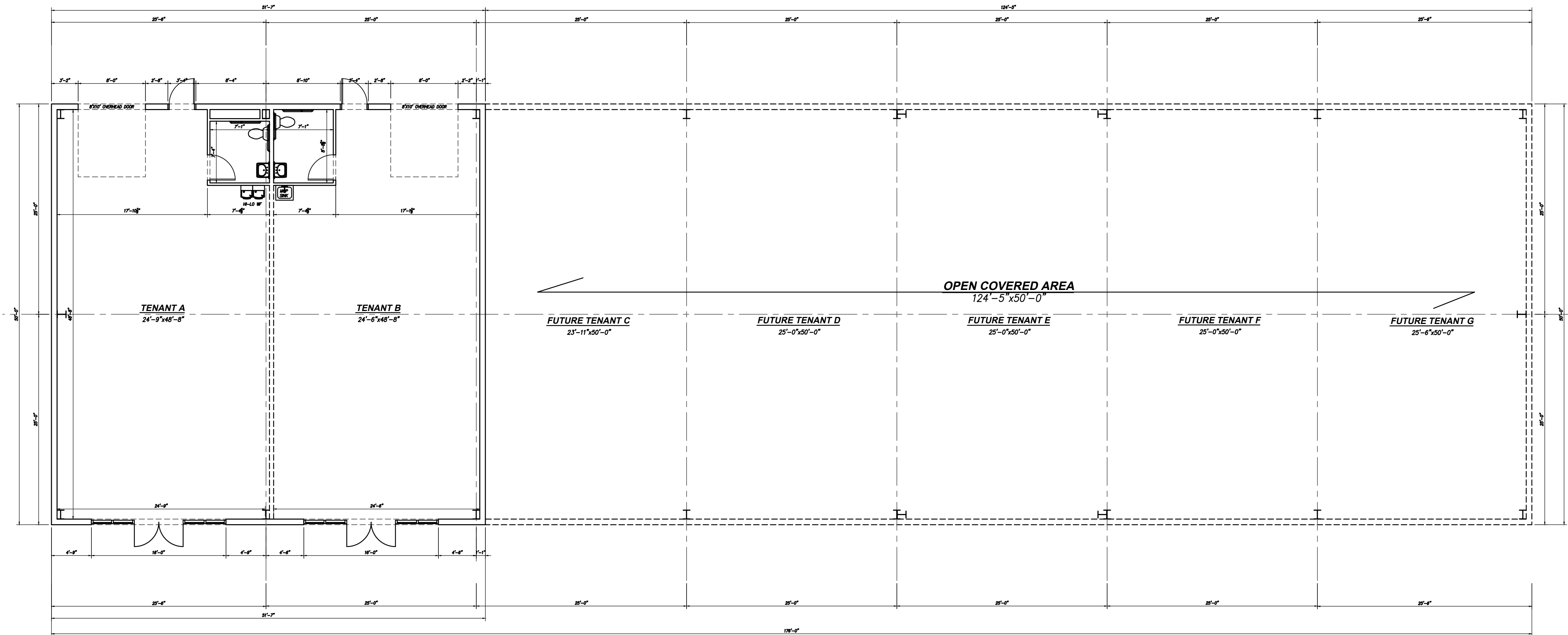
CLEVENGERS CORNER
LEE HIGHWAY AND OLD BRIDGE ROAD
CULPEPER COUNTY, VIRGINIA

CONCEPTUAL PLAN

CONCEPT

C038.2404
PROJECT #
concept-01.dwg
FILENAME
FEBRUARY 19, 2025
DATE
1
SHEET NO.

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OVERALL PROPOSED OVERALL FLOOR PLAN
SCALE 1/8"=1'-0"

SEAL

ISSUED FOR
REVIEW
04-15-2024

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
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c.302.745.3098
kyle@designdelmarva.com
steve@designdelmarva.com
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Dominion Construction GROUP
341 Academy Hill Road
WARRENTON, VA 20186
pt.340.428.3612

Clevengers Corner Retail

US ROUTE 211, LEE HIGHWAY

VIRGINIA

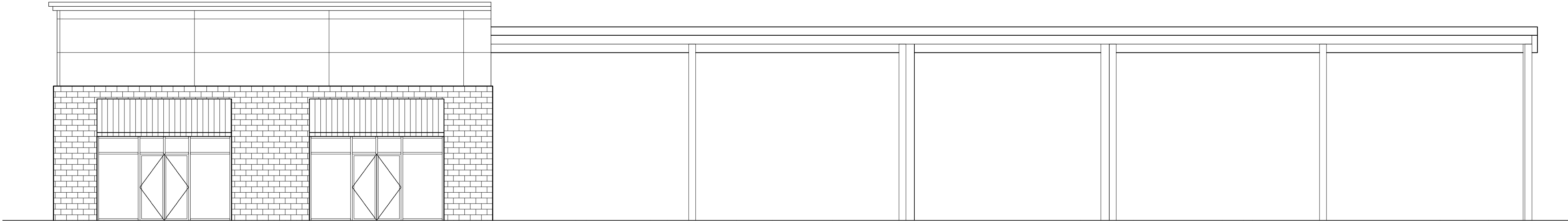
CULPEPER COUNTY

OVERALL FIRST FLOOR PLAN

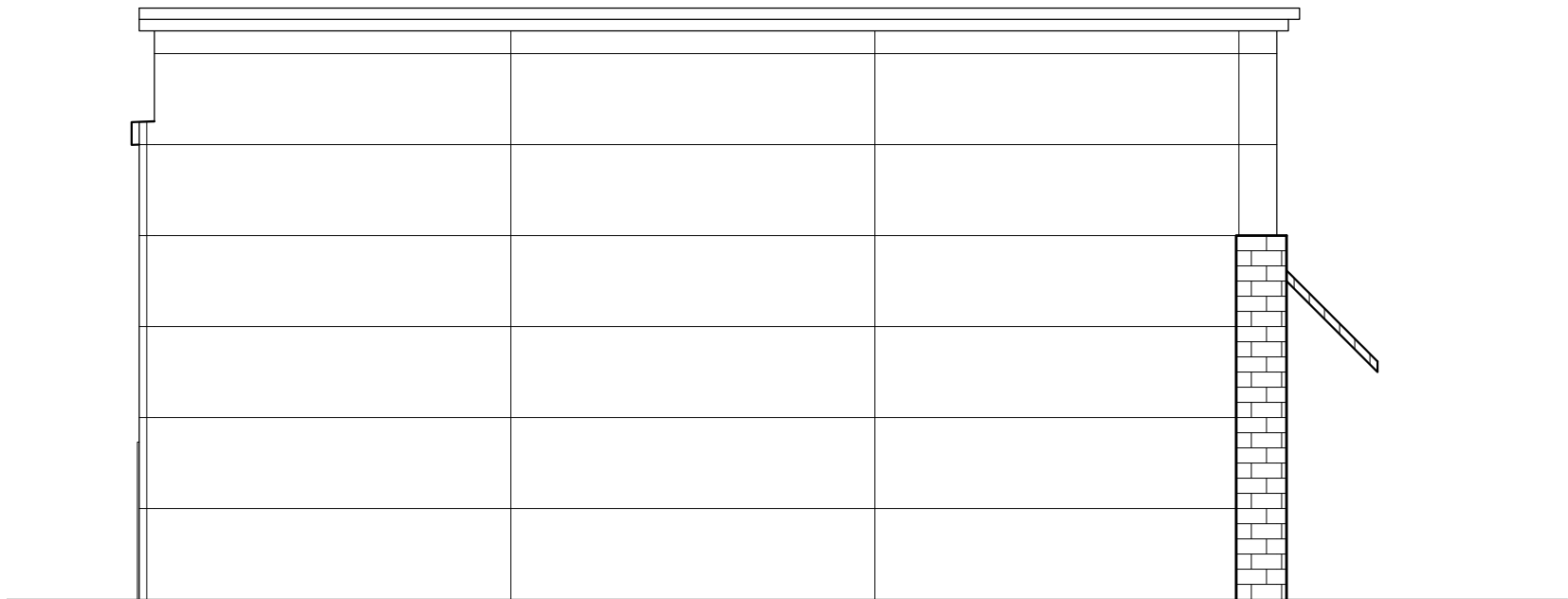
DATE
04-15-24

SHEET NO.
A101

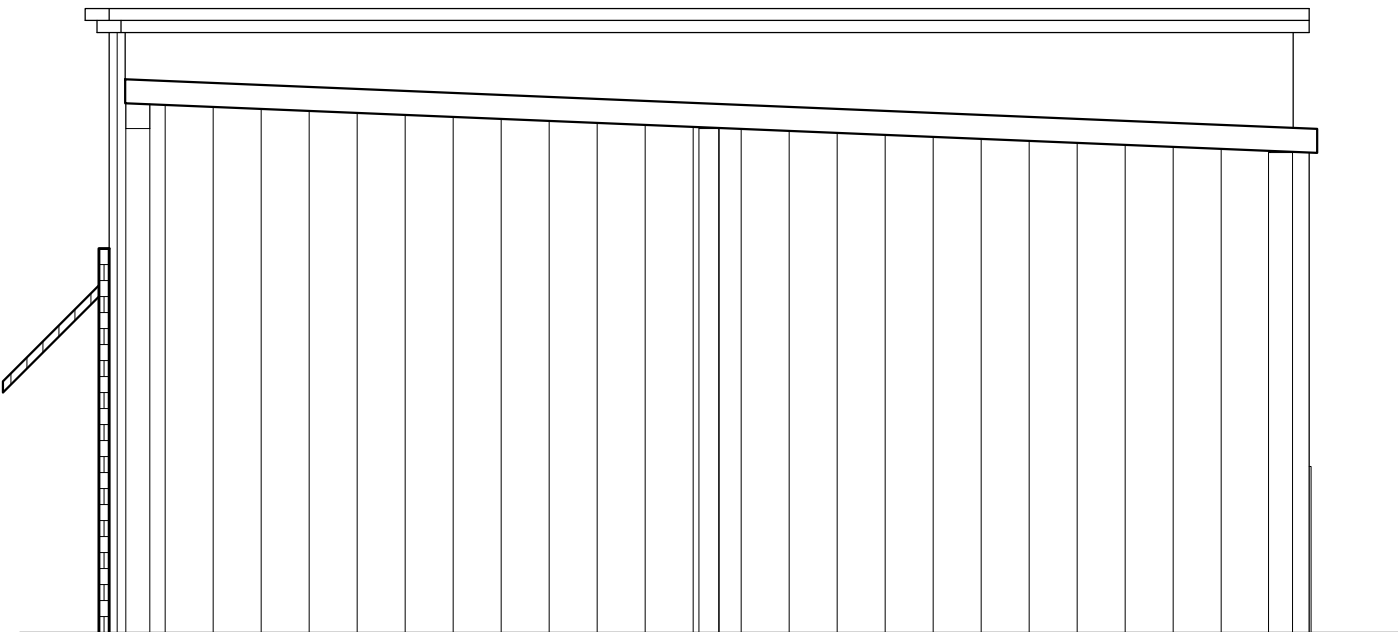
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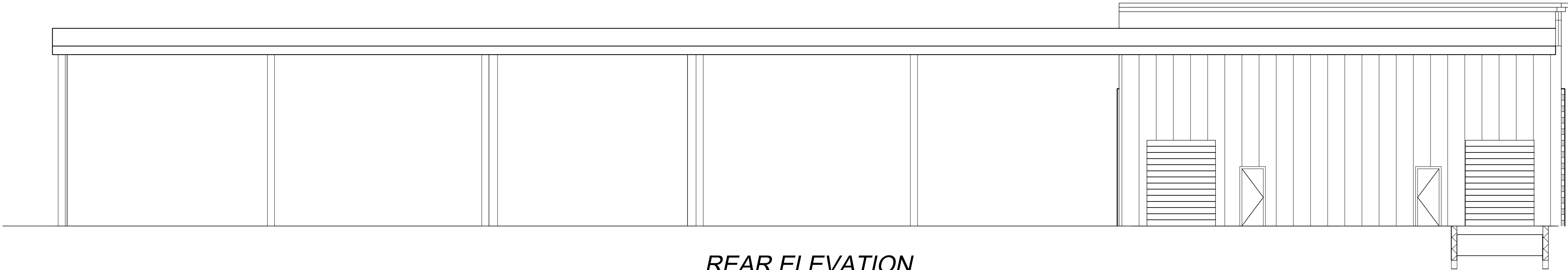
FRONT ELEVATION
SCALE 1/8"=1'-0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

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Clevengers Corner Retail

US ROUTE 211, LEE HIGHWAY

CULPEPER COUNTY

VIRGINIA

ELEVATIONS

DATE
04-15-24

SHEET NO.
A102





