

3 Parcels For Sale

0 Valley Pike / Stephens City, VA 22655



Demographic Summary

	10 mile radius	20 mile radius
Population	87,031	178,773
Projected 5 year growth	0.52	0.98
Median Income	\$76,324	\$77,478
Median Age	39.6	40.7

For more information please contact:
OakCrest Commercial Real Estate

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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.

3 Parcels Valley Pike

3 Development Parcels

May be purchased together

or

Purchased individually

\$120,000/Acre

Total acreage of **26.44 AC** zoned NDD (Newtown Development District), located within a new residential development and requires Stephens City town approval. **\$3,172,800 #VAFV2019824**

14.94963 AC of industrial land in the heart of Stephens City. Located within a new residential development Parcel K-1 is zoned NDD (Newtown Development District) and requires Stephens City town approval.

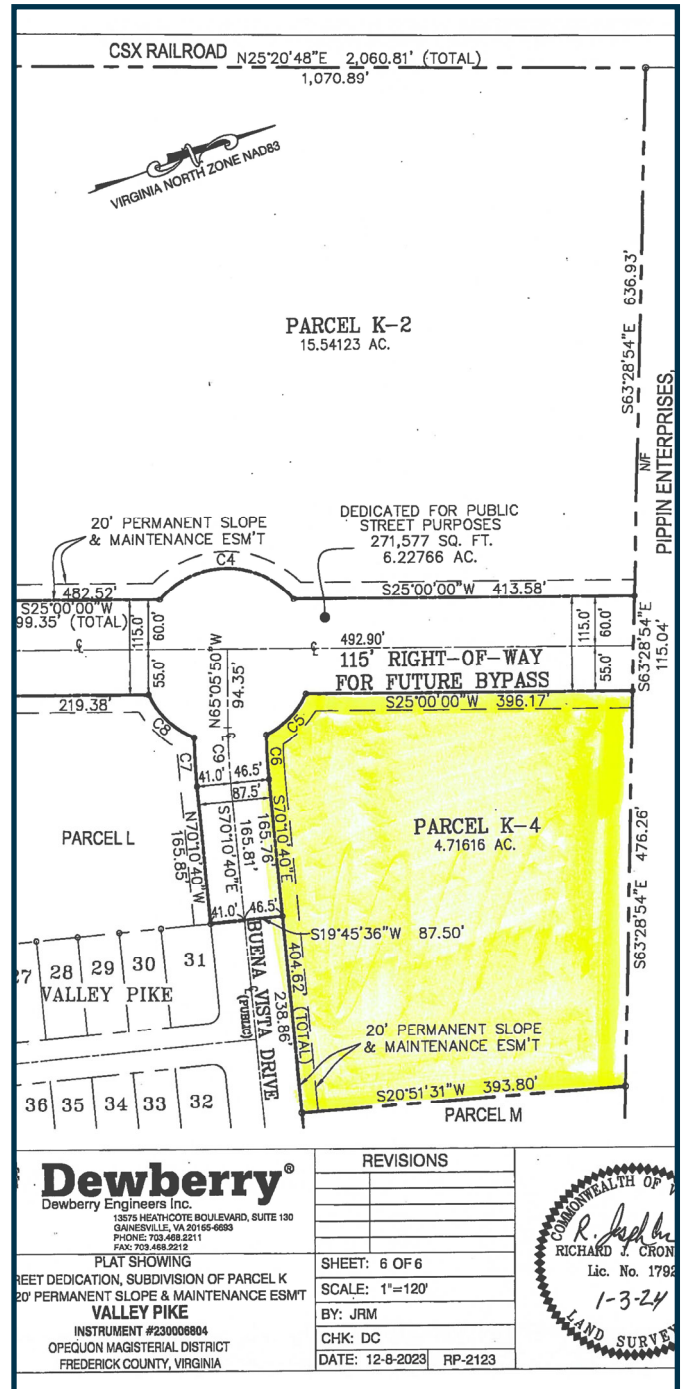
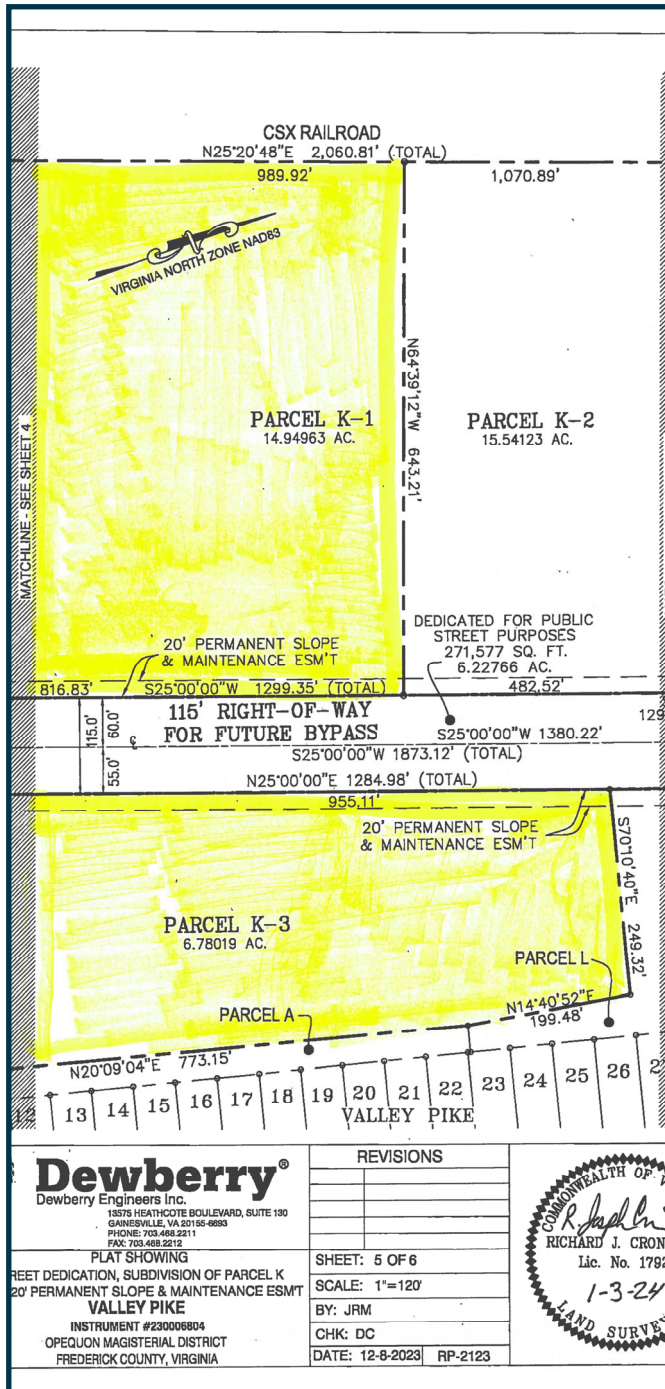
\$1,793,955.60 #VAFV2020122

6.78019 AC of commercial land in the heart of Stephens City. Located within a new residential development Parcel K-3 is zoned NDD (Newtown Development District) and requires Stephens City town approval. **\$813,622.80 #VAFV2020124**

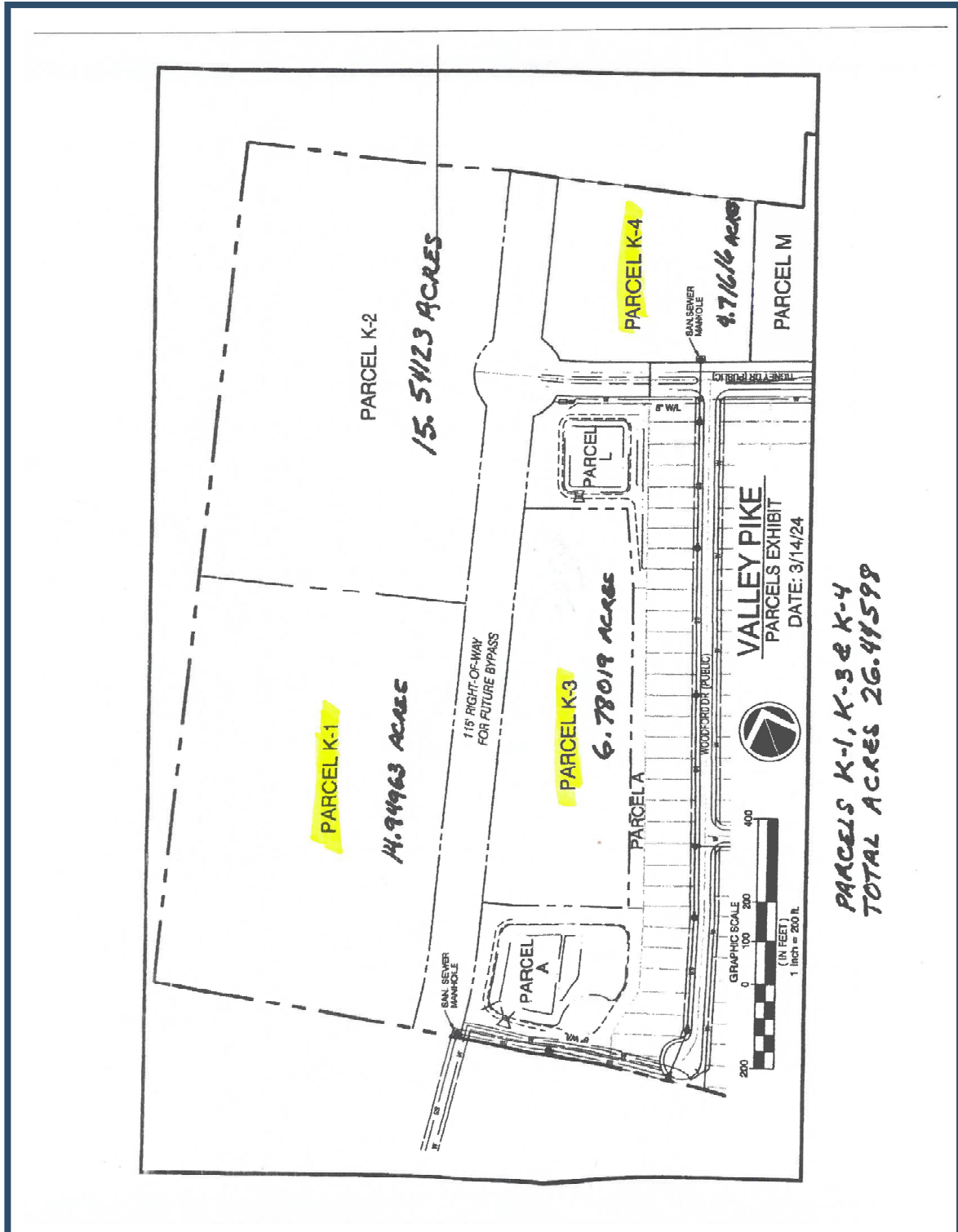
4.71516 AC of commercial land in the heart of Stephens City. Located within a new residential development, Parcel K-4 is zoned NDD (Newtown Development District) and requires Stephens City town approval.

\$565,819.20 #VAFV2020126

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PARCELS K-1, K-3 & K-4
TOTAL ACRES 26.44598

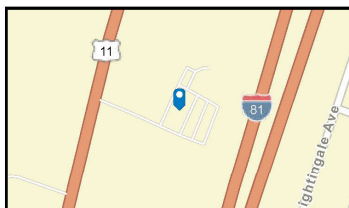
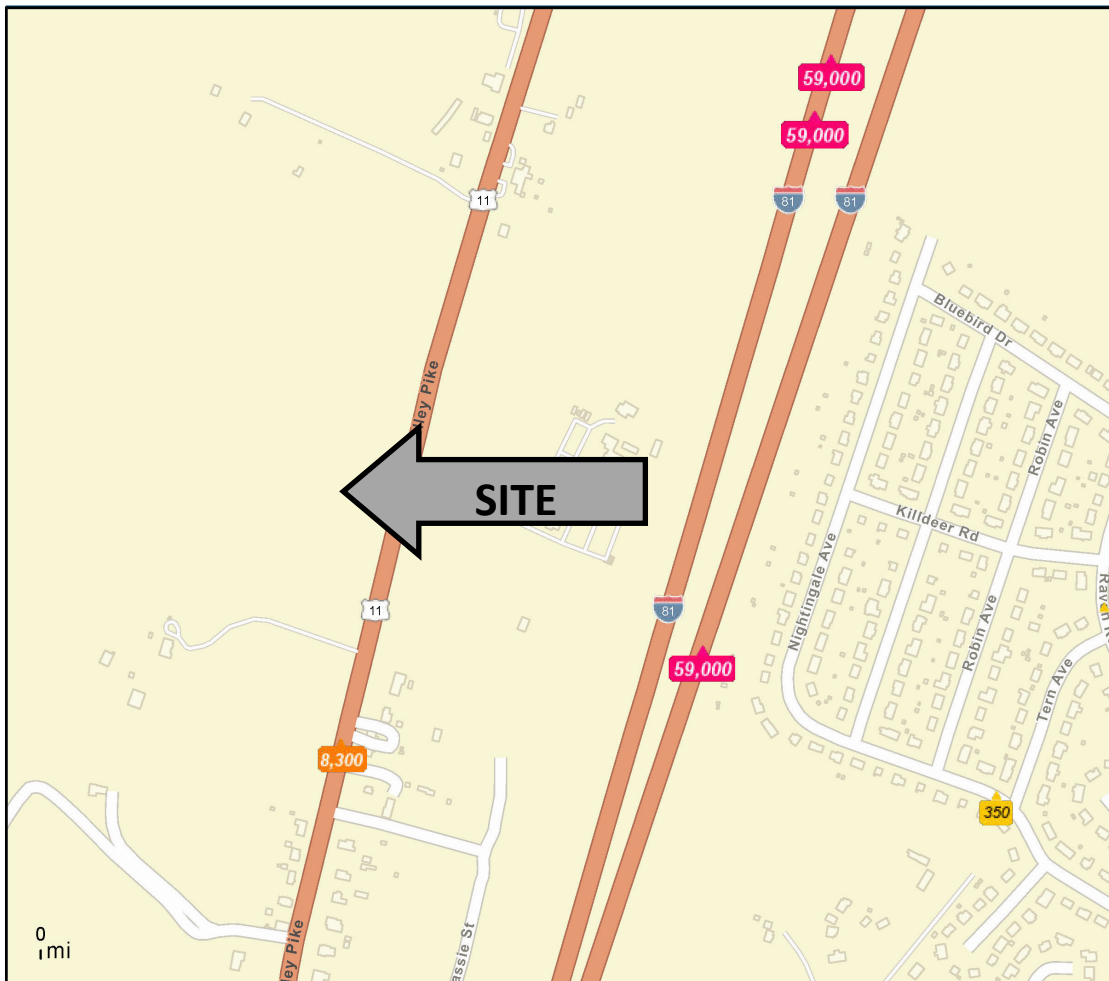
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Traffic Count Map - Close Up

4699 Valley Pike, Stephens City, Virginia, 22655
 Drive distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 39.09931
 Longitude: -78.20695



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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