

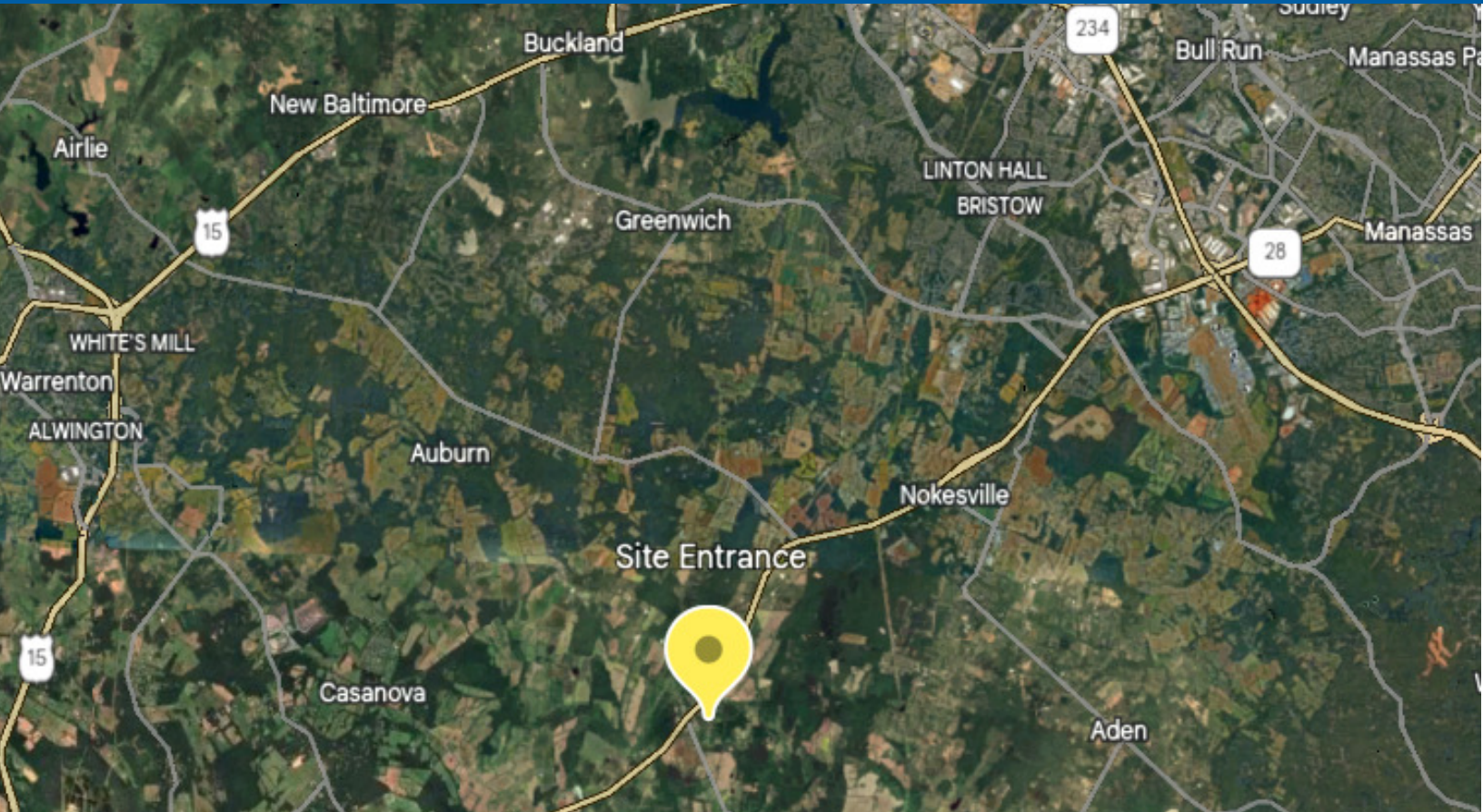
## CATLETT FARMS | IDEAL FOR RESIDENTIAL DEVELOPER PROSPECT AVENUE, CATLETT, VA

**OFFERED AT \$1,200,000**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.347.2610 | [INFO@CRESINC.US](mailto:INFO@CRESINC.US)







**PROPERTY DESCRIPTION**

IDEAL FOR RESIDENTIAL DEVELOPER: 28.28+ acre assemblage in Catlett, VA. Fauquier County R-1 zoning should allow for approximately 17 residential lots. Public water & sewer available via Fauquier WSA (Catlett District). Easy access to the Route 28 corridor. Please see concept plan (attached) for detailed site layout.

**PROPERTY HIGHLIGHTS**

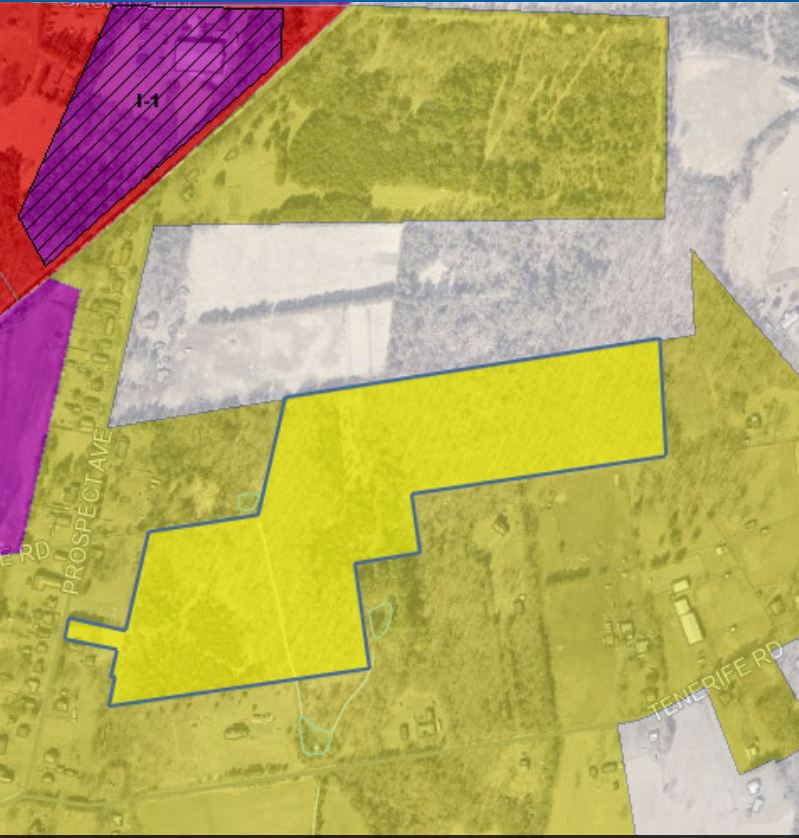
- IDEAL FOR RESIDENTIAL DEVELOPER
- 28.28+ acres | R-1 zoning
- Easy access to Route 28
- Public Water & Sewer Available
- Concept Plan Attached

**OFFERING SUMMARY**

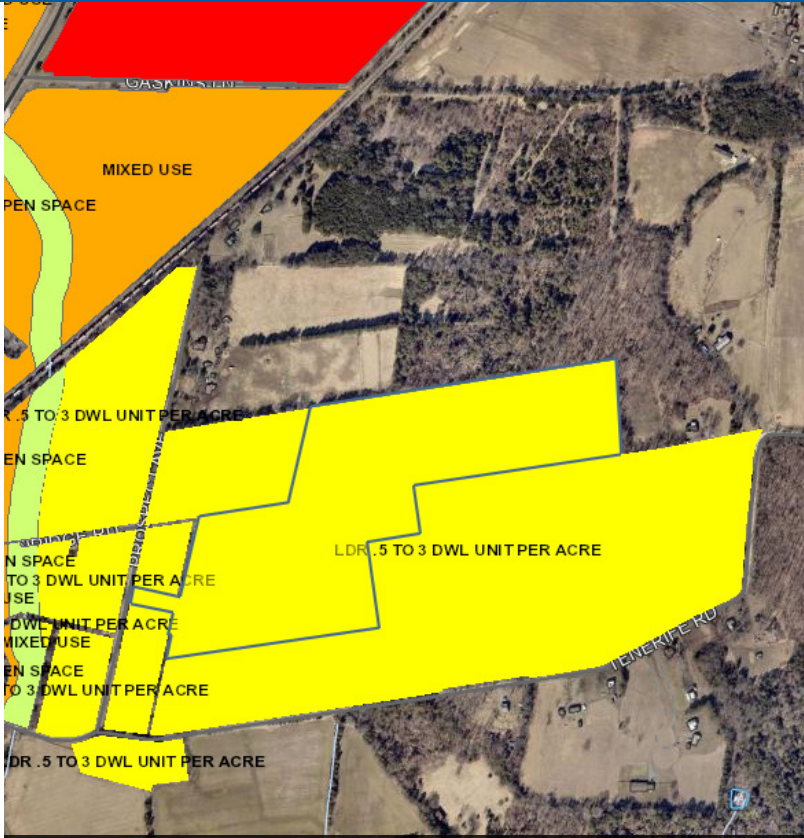
Sale Price:	\$1,200,000
Lot Size:	28.28 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,282	50,520	126,946
Total Population	6,632	158,297	399,885
Average HH Income	\$175,448	\$179,925	\$171,641

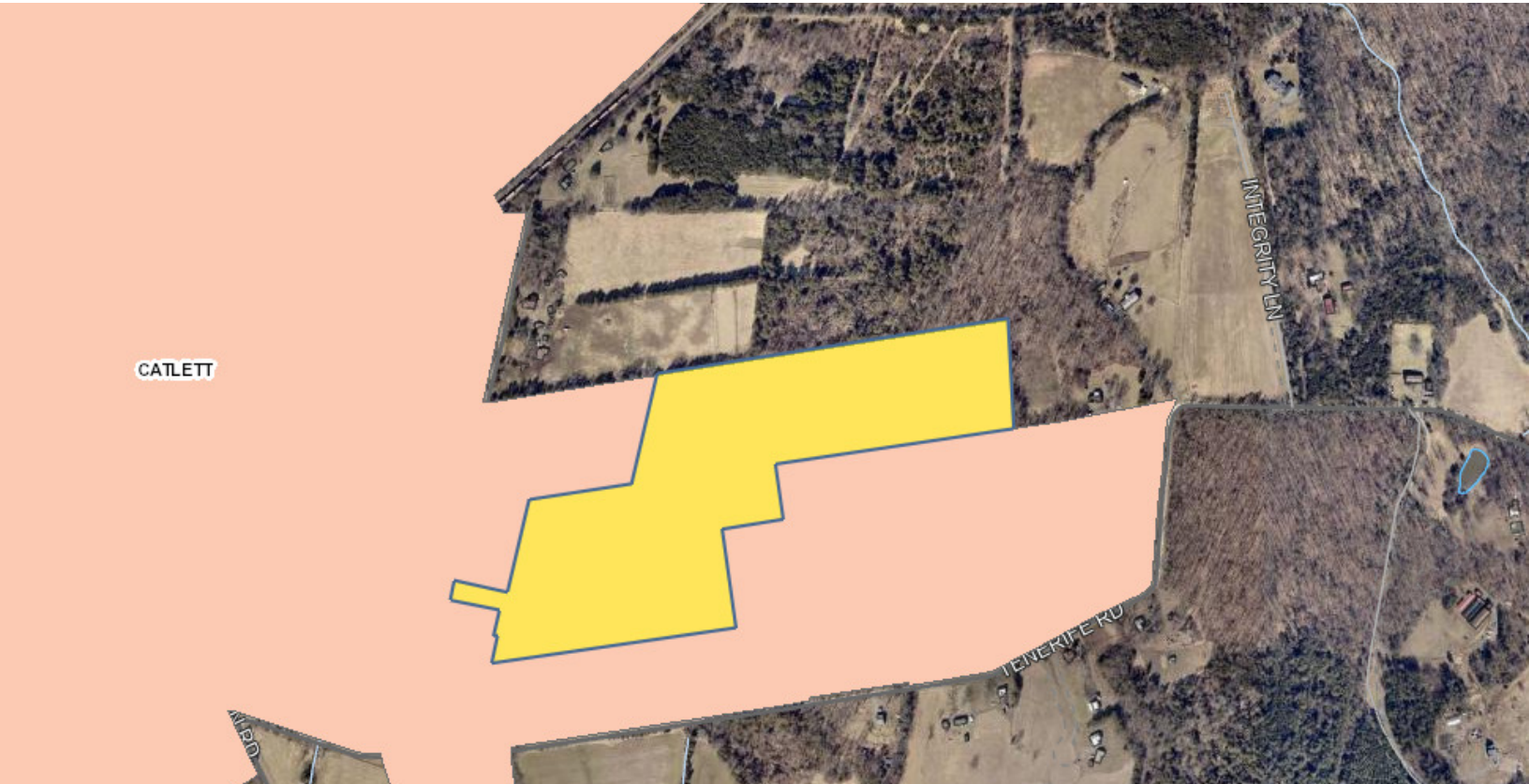




Fauquier County R-1 Zoning



Fauquier County Future Land Use



Fauquier County Service District Map (Catlett)







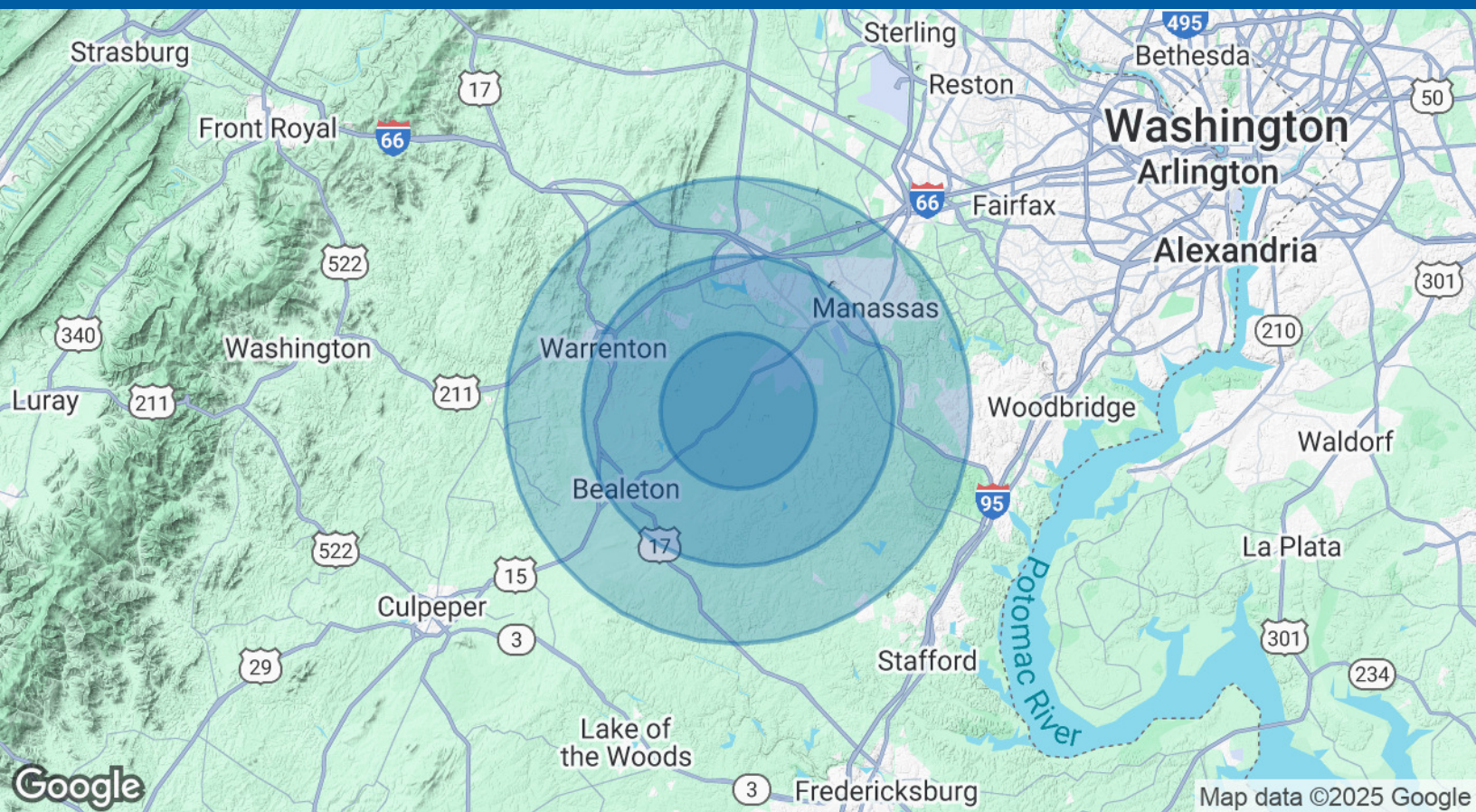


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**BILL CHIPMAN** **CHRIS BERNARD**  
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	6,632	158,297	399,885
Average Age	41	38	38
Average Age (Male)	41	37	37
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,282	50,520	126,946
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$175,448	\$179,925	\$171,641
Average House Value	\$744,124	\$616,407	\$596,034

Demographics data derived from AlphaMap