

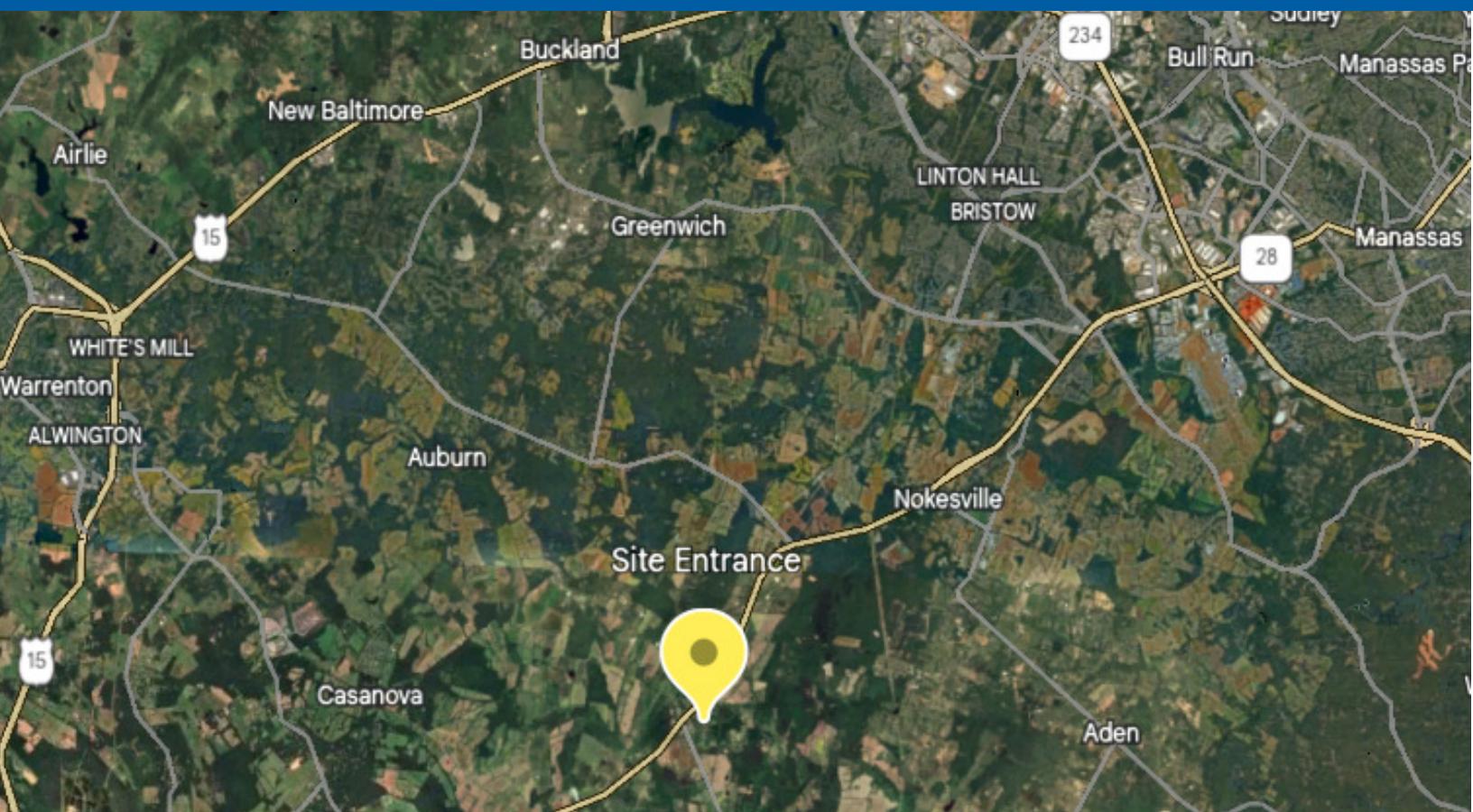


**CATLETT FARMS | IDEAL FOR RESIDENTIAL DEVELOPER
PROSPECT AVENUE, CATLETT, VA**

OFFERED AT \$1,200,000

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





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.

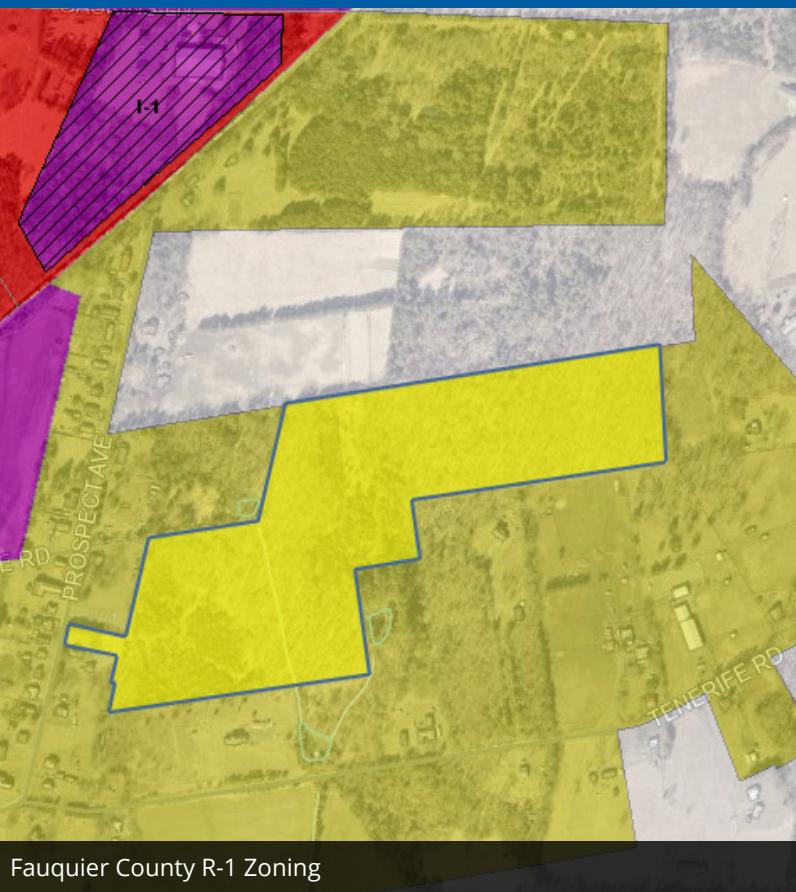
PROPERTY HIGHLIGHTS

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

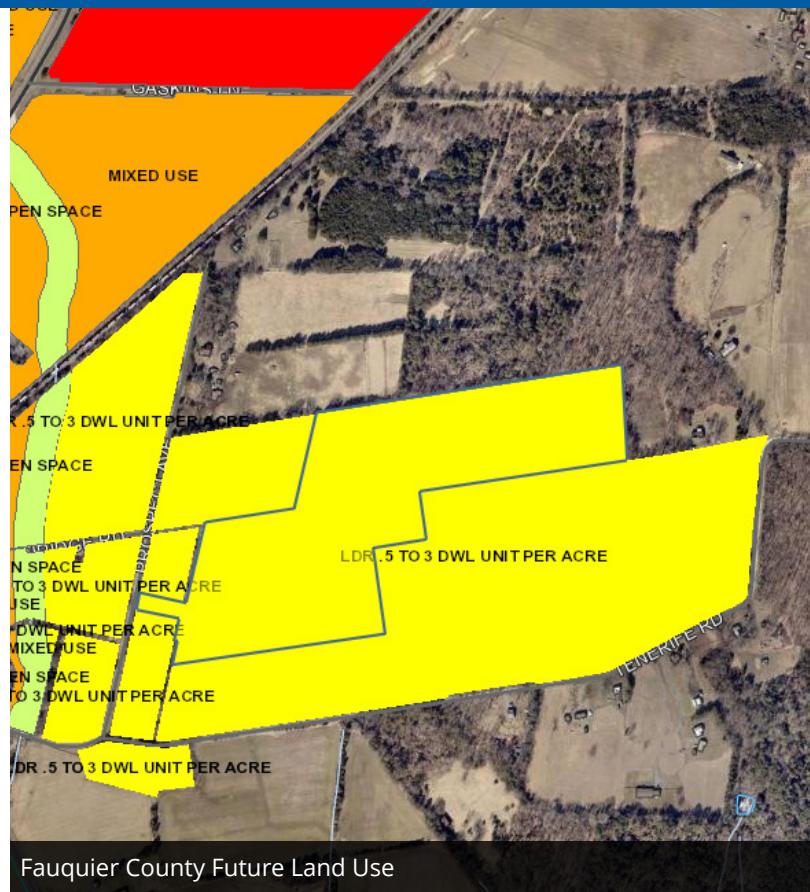
OFFERING SUMMARY

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

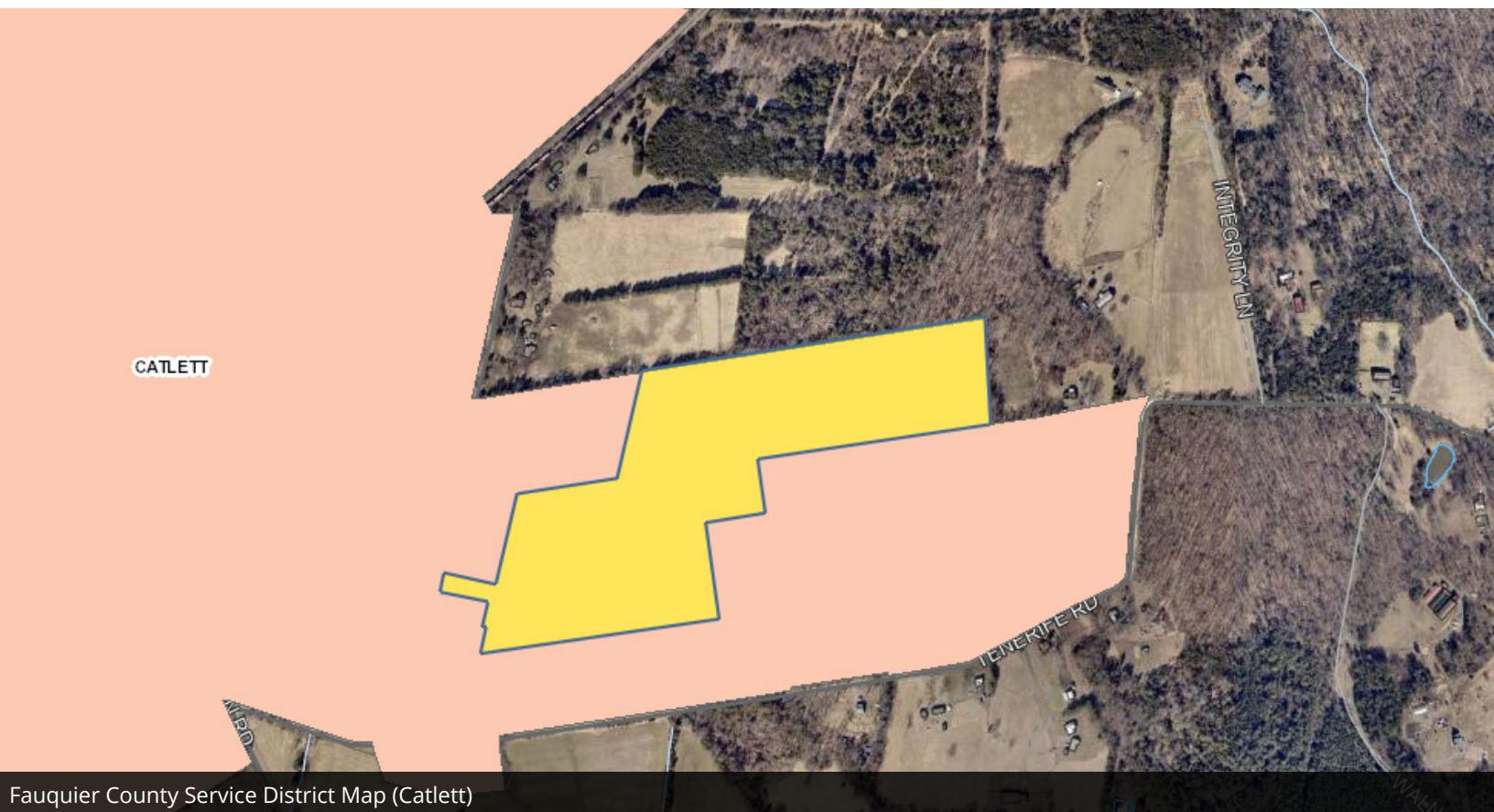
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,282	50,520	126,946
Total Population	6,632	158,297	399,885
Average HH Income	\$175,448	\$179,925	\$171,641



Fauquier County R-1 Zoning



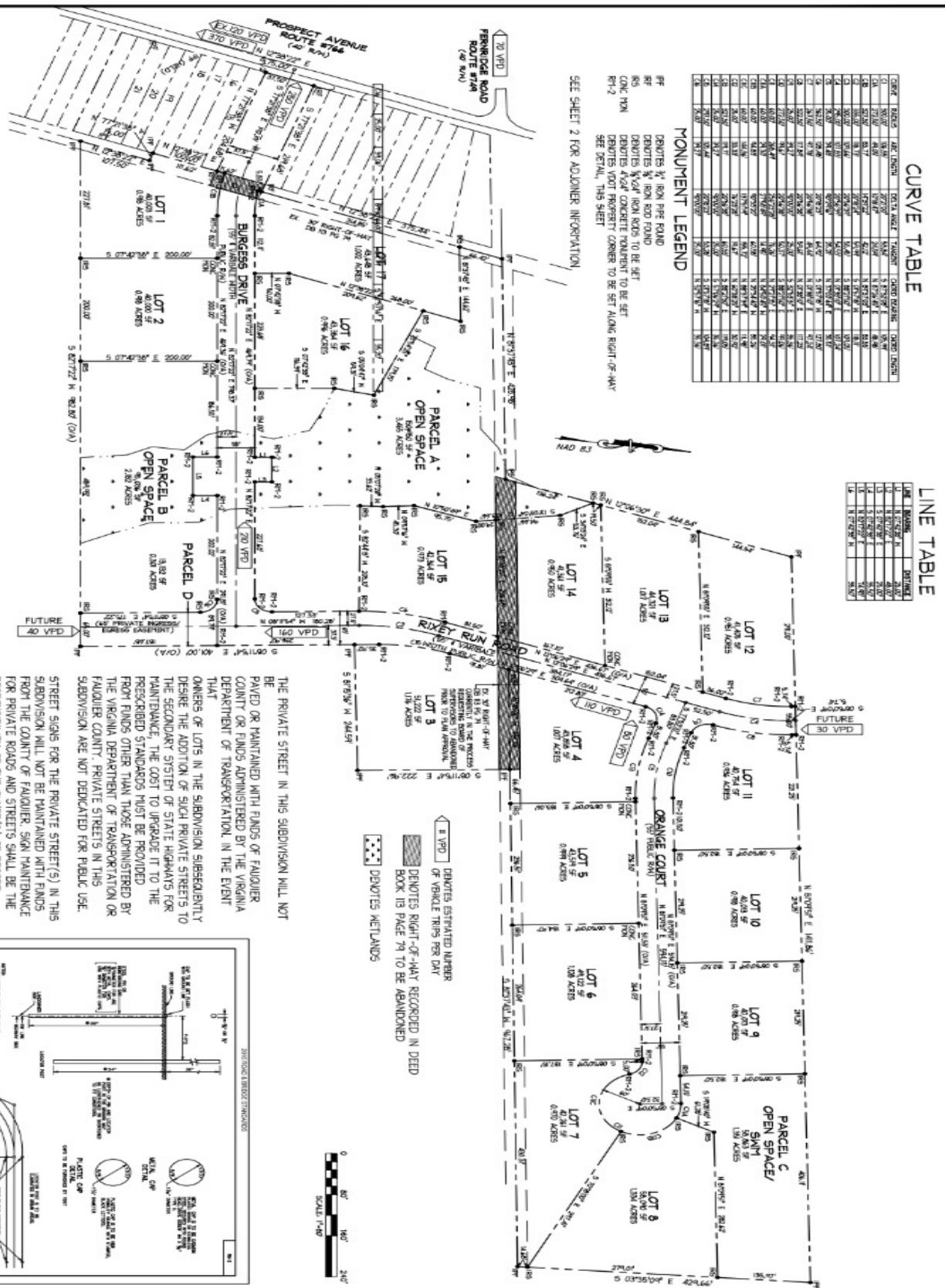
Fauquier County Future Land Use



Fauquier County Service District Map (Catlett)

BILL CHIPMAN **CHRIS BERNARD**

President/Owner Senior Associate
540.347.2610 540.347.2610
bill@cresinc.us chris@cresinc.us



CURVE TABLE

LINE TABLE

DATE	IN	OUT	TIME
11	17:42:26		20:00
12	18:37:22		20:00
13	17:47:49		20:00
14	18:57:22		20:00
15	18:57:22		20:00
16	18:57:22		20:00
17	18:57:22		20:00

PLT'S
JOURNAL OF
FUTURE
30 VPD

1. THE PROPOSED STREETS AND THE EXISTING PROSPECT AVENUE ARE CLASSIFIED AS LOCAL STREETS.

2. BLOCK LENGTH FOR DURGESS DRIVE IS 1071 FEET (ORD. 4-24).

3. BLOCK LENGTH FOR RIXLEY RUN ROAD IS 1282 FEET; OVERALL BLOCK LENGTH FOR RIXLEY RUN ROAD IS 1037 FEET; INCLUDING PRIVATE ROAD TO FUTURE PUBLIC ROAD EXTENSION (ORD. 4-24).

4. BLOCK LENGTH FOR ORANGE COURT IS 15.675 FEET (ORD. 7-3024.4 FIGURE 1).

5. PARCEL D IS A PRIVATE STREET AND WILL SERVE 2 RESIDENTIAL LOTS. (ORD. 7-3043.1 TABLE 7-3044)

BE
THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT
PAVED OR MAINTAINED WITH FUNDS OF FAUGIER
COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA
DEPARTMENT OF TRANSPORTATION, IN THE EVENT
THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY
DESERVE THE ADDITION OF SUCH PRIVATE STREETS TO
THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR
MAINTENANCE, THE COST TO UPGRADE IT TO THE
PRESCRIBED STANDARDS MUST BE PROVIDED
FROM FUNDS OTHER THAN THOSE ADMINISTERED BY
THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR
FAUGIER COUNTY. PRIVATE STREETS IN THIS
SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE.

STREET SIGNS FOR THE PRIVATE STREET(S) IN THIS
SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS
FROM THE COUNTY OF FAUGIER. SIGN MAINTENANCE
FOR PRIVATE ROADS AND STREETS SHALL BE THE
RESPONSIBILITY OF THE OWNER(S) OF RECORD.

INGRESS AND EGRESS EASEMENT FOR PUBLIC
EMERGENCY AND MAINTENANCE VEHICLES IS HEREBY
GRANTED TO FAQUIER COUNTY FOR ALL PRIVATE

SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE. STREET SIGNS FOR THE PRIVATE STREET(S) IN THIS SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUGER. SIGN MAINTENANCE FOR PRIVATE ROADS AND STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD.

The KNISELEY CO.
LAND DEVELOPMENT COMPANY
LAND PLANNING
LAND SURVEYING
SURVEY ENGINEERING

DATE	REVISION
04/23	PER COUNTY COMMENTS
04/23	PER COUNTY COMMENTS
04/24	PER COUNTY COMMENTS
04/24	PER COUNTY COMMENTS

OVERALL SITE LAYOUT

CONSTRUCTION PLAN BURGESS FARMS

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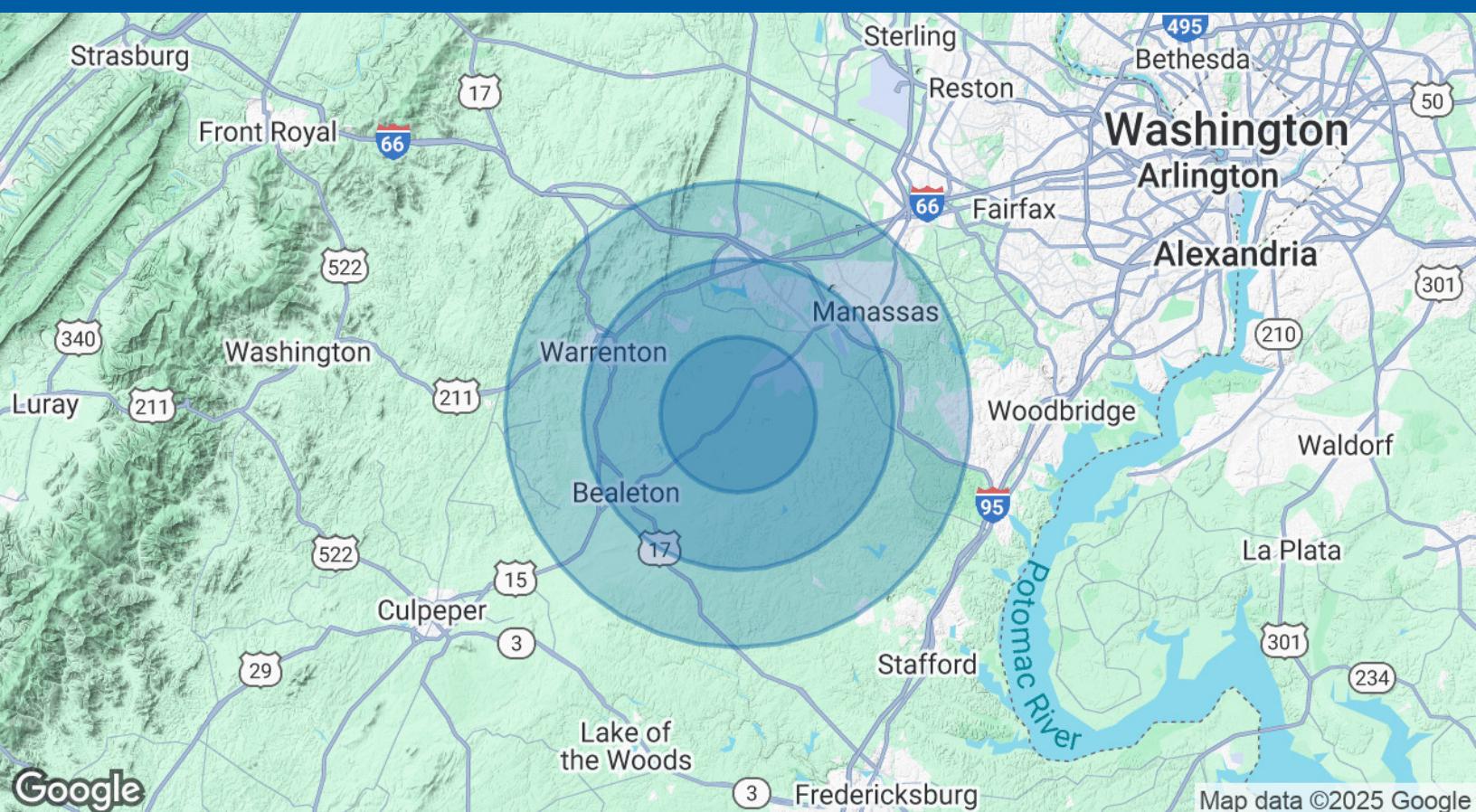
CRES INC.
COMMERCIAL REAL ESTATE SERVICES



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COMMERCIAL REAL ESTATE SERVICES



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