

PRIME DEVELOPMENT OPPORTUNITY FOR SALE

9.23 Acres ~ Approx. 695' Frontage
On Lee Hwy. (Rte. 211 W.)

**1819 US Hwy 211 West
Luray, VA 22835**

***Located Across Road From
Busy Shopping Center***



INVESTMENT SUMMARY

Prime Commercial Development Site. Excellent location near downtown Luray with approx. 695 ft. of frontage along busy Lee Hwy. (Route 211 W. / Route 340) - a major commercial corridor with heavy vehicle traffic that runs through downtown Luray. Flexible C-1 zoning allows for many potential commercial uses including retail, restaurant, auto repair, veterinary, office, fitness center, self-storage, and many more.

The surrounding area has experienced a surge in recent growth and development, with many large national tenants occupying buildings along the Lee Hwy. corridor, including Walmart, Food Lion, Tractor Supply Co., CVS, Dollar General, McDonald's, Burger King, Taco Bell, Advance Auto, AutoZone, Truist Bank, Dunkin Donuts, along with many local tenants and businesses.

Existing improvements include five single-family houses that are all vacant. All houses share one well for water supply. This property is best suited for commercial development with it's existing commercial C-1 zoning. Property conveys in as-is condition.

LOCATION HIGHLIGHTS

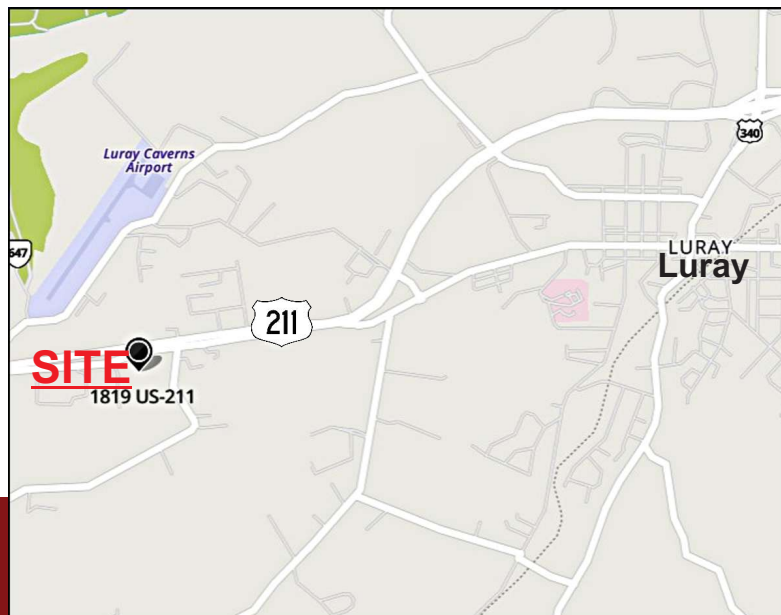
- * Approx. 660' of frontage along busy Lee Hwy. (Route 211 W. / Route 340)
- * Across the highway from FoodLion Shopping Center & Walmart
- * 2 miles to downtown Luray
- * 1 mile to Luray Caverns
- * 1.7 mile to Luray Caverns Airport
- * 27 miles to Front Royal
- * 30 miles to Harrisonburg
- * 93 miles to Washington DC

OFFERING SUMMARY

Price	\$1,000,000
Land Area	9.237 acres (as per survey)
Zoning	C-1 (commercial) - see attached zoning code
Utilities	Electric, well water, septic tank <i>(Potential to petition Town of Luray for approval to extend public water/sewer to the site - see Broker for details)</i>
2023 Taxes	\$3,121
Parcel ID	41-A-99, 41-A-98, 41-A-97, 41-A-96



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VIRGINIA SMITH

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SITE

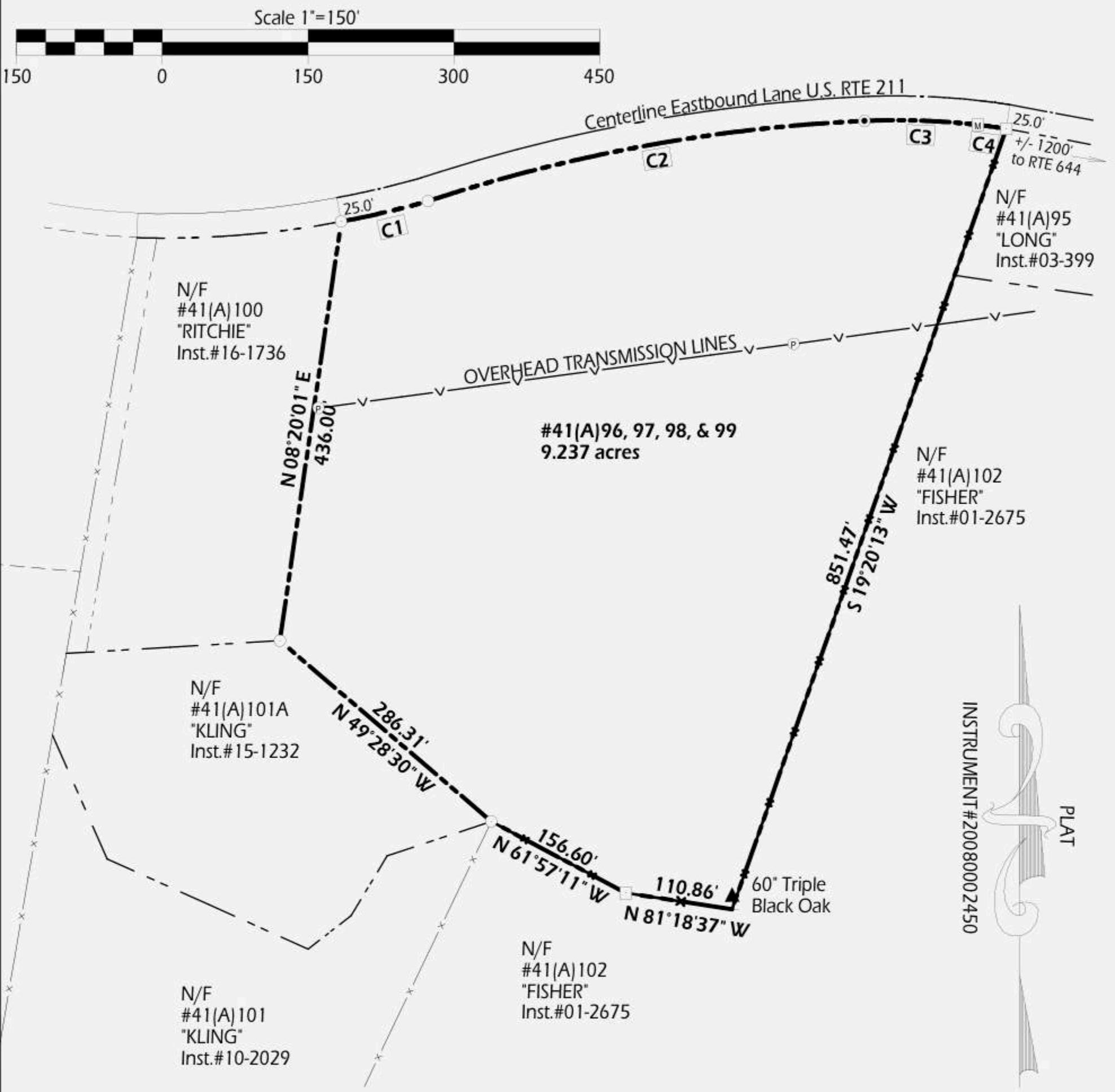


1. Easements, if any, not shown. No title report furnished.
2. This property does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

Note:
Fences generally along lines.

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	05°17'37"	996.12'	92.03'	46.05'	92.00'	N 76°44'13" E
C2	15°34'16"	1,684.50'	457.80'	230.32'	456.39'	N 79°34'53" E
C3	08°55'43"	748.52'	116.64'	58.44'	116.53'	S 87°58'55" E
C4	02°15'53"	748.52'	29.58'	14.79'	29.58'	S 82°23'08" E

- Legend
- - Iron Pin Found
 - - Iron Pipe Found
 - - Post Found
 - △ - Point
 - - Iron Pin or Nail Set
 - ▲ - Tree as noted



BOUNDARY SURVEY PLAT
Properties of
"JOAN C. GAUNT, J. CLAY GAUNT, PATRICK C. EMBRY, TERRI GIBBS,
LOU ANA CAVE,
"ROANLD GENE FRADY, JACK ALLEN FRADY, KATHRYN FRADY,
CONNIE FRADY, ET ALS
Deed Book 525, Page 341, Deed Book 570, Page 166,
Instrument#201900000044, & Instrument#201900000045,
Tax Map# 41 (A) 96, 97, 98, & 99
Luray Magisterial District
Page County, Virginia
Scale 1"=150'
9.237 Acres
January 20, 2022



RACEY ENGINEERING
312 WEST MAIN STREET
LURAY, VIRGINIA 22835
PH: 540-743-9727
FAX: 540-743-6118
Racey Job#8811

§ 125-12. Commercial (C-1). [Amended 11-10-1999; 2-12-2002; 5-14-2002; 6-21-2005; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 10-18-2016]

- A. Statement of intent. Generally, this district covers the areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by light and noise of congregation of people and passenger vehicles. This area is also intended to provide services for visitors and tourists.
- B. Permitted uses shall be as follows:
- (1) Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards).
 - (2) Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metal working and welding; and other similar uses.
 - (3) Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses.
 - (4) Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses.
 - (5) Places serving food and/or beverages including but not limited to restaurant; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; drive-ins; banquet facility; event facility; and other similar uses.
 - (6) Theaters or motion-picture theaters, except drive-ins and adult movie theaters.
 - (7) Automobile or mobile home sales with or without service facilities.
 - (8) Travel information areas.
 - (9) Motels and hotels (except adult motels); short-term tourist rentals, subject to the provisions of § 125-30.21; bed-and-breakfast establishments; and accessory and/or upstairs apartments. **[Amended 8-1-2017]**
 - (10) Indoor bowling alleys; skating rinks; archery; laser tag; and paintball.
 - (11) Farm implement sales with or without service facilities.
 - (12) Agriculture.
 - (13) Single-family detached dwellings; however, each lot shall comply with the requirements of §§ 125-9E or 125-10E.
 - (14) All facilities required by public utilities except power generation and water and/or wastewater treatment plants.

- § 125-12 (15) Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery. § 125-12
- (16) Luray Caverns Airport.
- (17) Child day center pursuant to § 125-30.6.
- (18) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Off-street parking areas pursuant to the provisions of § 125-21.
 - (2) Signs pursuant to § 125-20.
 - (3) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use pursuant to § 125-16.
 - (4) Small system wind energy facility and/or other small alternative energy (ex. Solar panels).
 - (5) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Gasoline service stations pursuant to § 125-23.
 - (2) Commercial parking facilities.
 - (3) Shopping centers pursuant to § 125-18.
 - (4) Outdoor recreation to include drive-in theaters and outdoor firearm ranges.
 - (5) Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities.
 - (6) Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended.
 - (7) Pole-designed tower facilities or pole-designed structures or monopoles, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (8) Motorsports facility pursuant to § 125-30.2.
 - (9) Adult business in accordance with § 125-30.7.
 - (10) Riding stable or academies.
 - (11) Water and/or wastewater treatment plants.
- E. Minimum lot size shall be as follows: 20,000 square feet with a minimum lot width of 100 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 40 feet; each side yard: 25 feet; rear yard: 25 feet; distance between buildings: 30 feet.
- G. Maximum building coverage and height shall be as follows: maximum building height from average

§ 125-12 grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area. § 125-12

- H. Buffer area. All property lines abutting a residential district shall be appropriately screened, fenced, walled or enclosed with a suitable enclosure of a minimum height of six feet, unless natural vegetation or wooded areas are used as buffer strips. All buffer strips must be at least six feet in height.
- I. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.
- J. All wells in Commercial Zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B),¹ Code of Virginia 1950, as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/ variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- K. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
 - (1) Boundary of the parcel with project name, Tax Map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.
 - (6) Buffer area as described in the above Subsection H.

1. Editor's Note: Said section was repealed by Laws 2008, Ch. 860, cl. 9, eff. 10-1-2008. See now § 3.2-300, Code of Virginia.