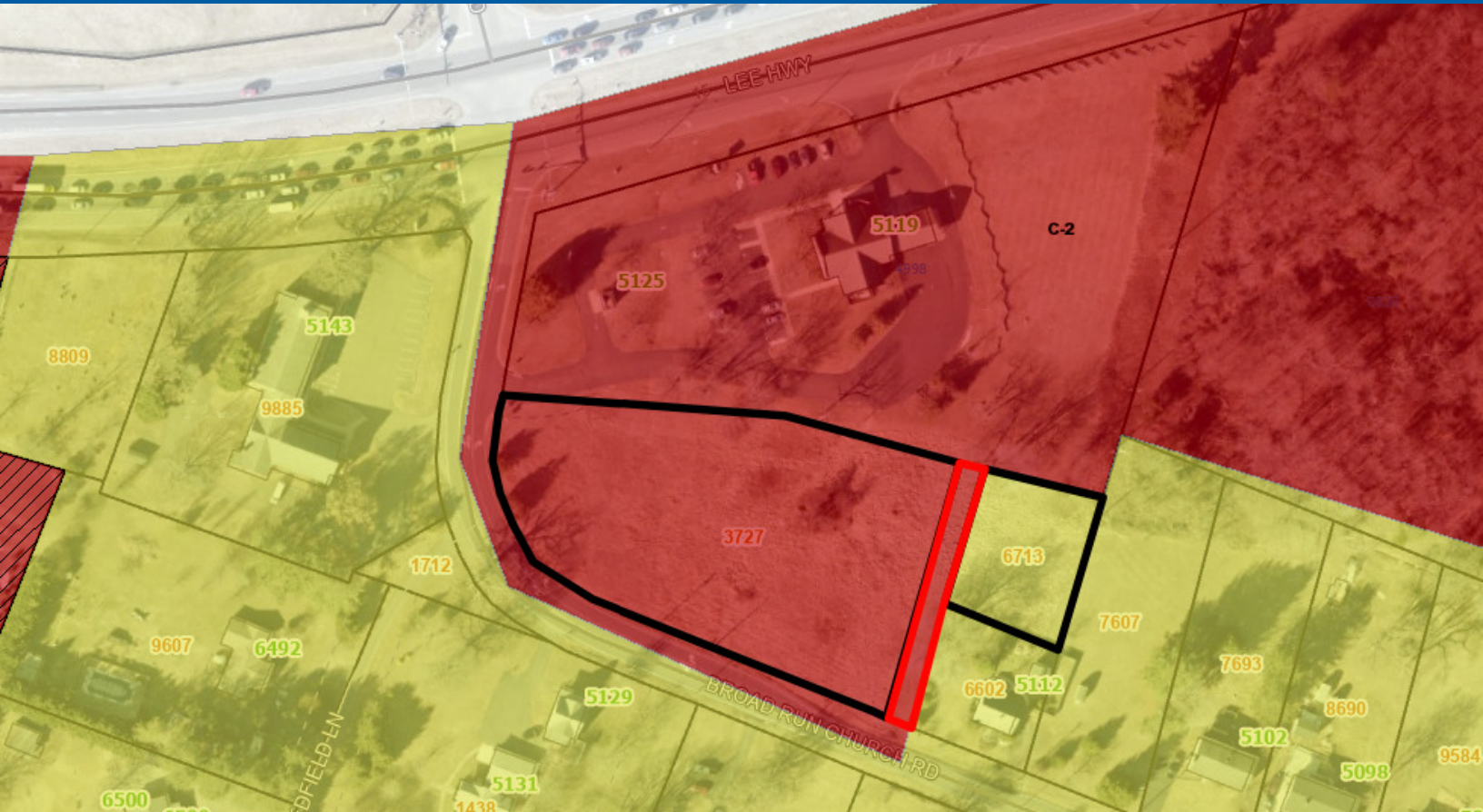




COMMERCIAL LAND

0 BROAD RUN CHURCH RD, NEW BALTIMORE, VA 20187

OFFERED AT \$1,100,000



PROPERTY DESCRIPTION

Prime 1.64± acre (71,443 SF) C-2 zoned commercial development opportunity located just off Lee Highway (Route 29 – ±60,000 ADT) in the heart of the New Baltimore Service District of Fauquier County. Situated within the dominant retail corridor between Warrenton and Gainesville, this infill parcel benefits from strong commuter traffic, high-income residential growth, and limited remaining commercial land inventory in the immediate trade area.

The site is generally cleared and graded with utilities on site (excluding gas) and features established access along Route 600 (Broad Run Church Rd), providing a de-risked path toward development. An adjacent 0.34± acre R-1 parcel (Lot 6713) is also available, offering additional flexibility to enhance layout, parking, buffering, or overall density if desired.

PROPERTY HIGHLIGHTS

- Optional adjacent 0.34± acre R-1 parcel available (Lot 6713)
- ±60,000 ADT on Route 29 (Lee Hwy)
- Existing shared entrance on Route 600 with VNB
- Prior VDOT approval for second entrance on Route 600 (renewable)
- Utilities on site (water, sewer, electric, telecom; gas nearby)
- Located in New Baltimore Service District
- 5,500+ new homes built or planned nearby

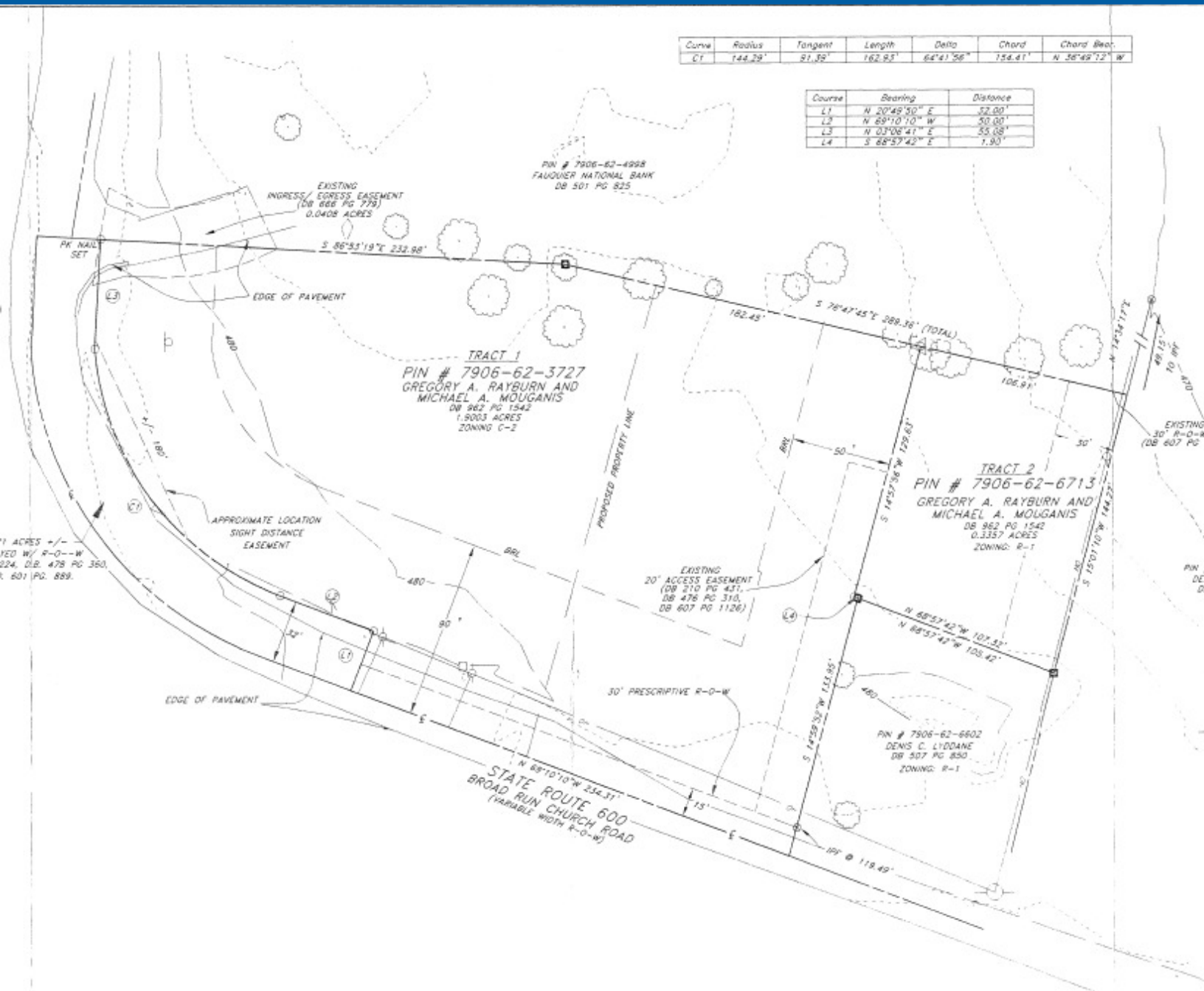
OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.64 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	471	2,067	4,253
Total Population	1,361	6,255	13,125
Average HH Income	\$205,314	\$224,663	\$229,006

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
CT	144.29'	91.39'	162.93'	64°1'56"	154.41'	N 56°42'12" W

Course	Bearing	Distance
L1	N 20°49'30" E	52.00'
L2	N 89°10'10" W	50.00'
L3	N 03°08'41" E	55.08'
L4	S 68°59'42" E	1.90'



SURVEYOR'S REPORT:

THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART 3 ARE NOTED AS FOLLOWS:

- EASEMENT TO COMMONWEALTH OF VIRGINIA, D.B. 134, PG. 224, D.B. 478 PG. 360, AND D.B. 601 P.G. 889; SHOWN ON PLAT.
- EASEMENT TO VIRGINIA PUBLIC SERVICE COMPANY, D.B. 153, PG. 237; CANNOT BE PLOTTED.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, D.B. 161, PG. 12; CANNOT BE PLOTTED.
- EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, D.B. 120 PG. 276; CANNOT BE PLOTTED.
- RIGHT OF WAY TO VIRGINIA ELECTRIC AND POWER COMPANY, D.B. 607 PG. 1129; SHOWN ON PLAT.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, D.B. 607 PG. 1129; SHOWN ON PLAT.
- SUBJECT TO TERMS AND CONDITIONS OF MUTUAL EASEMENT, D.B. 666 PG. 779; SHOWN ON PLAT.
- 20' EASEMENT FOR ACCESS TO ROUTE 600 FOR THE BENEFIT OF TRACT 2, D.B. 210 PG. 431, D.B. 476 PG. 307, AND D.B. 607 PG. 1126; SHOWN ON PLAT.

I, DAVID R. HALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES EXCEPT AS MAY BE SHOWN HEREON.

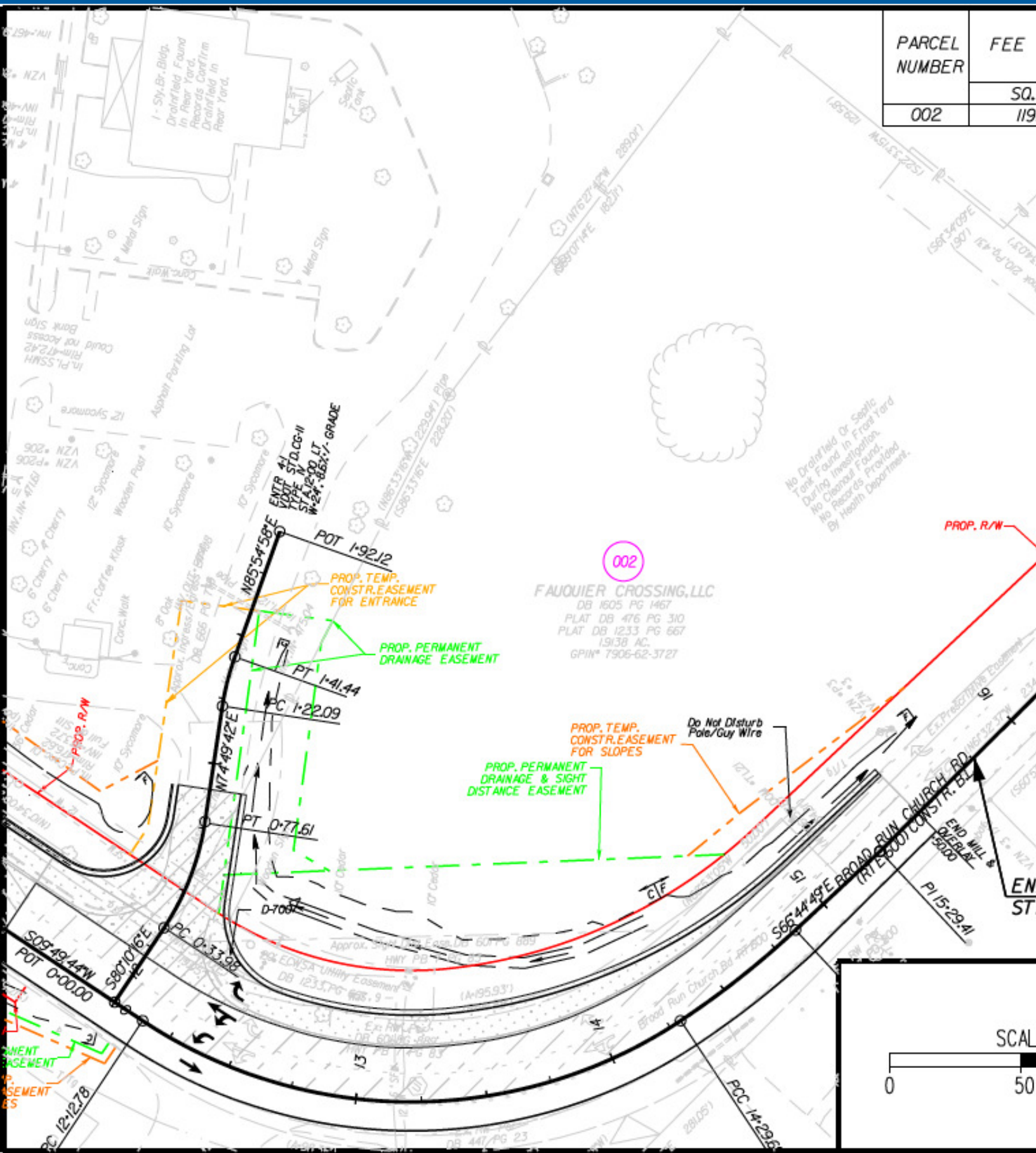
- NOTES:
- THIS PARCEL OF LAND IS DELINEATED BY FAUQUIER COUNTY TAX MAP NUMBER 7906-62-3727 AND 7906-62-6713 CURRENT OWNER OF RECORD IS GREGORY A. RAYBURN AND MICHAEL A. MOUGANIS. RECORDED IN DB 962 PG 1542, ALL AMONG THE RECORDS OF FAUQUIER COUNTY, VIRGINIA.
 - THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 5100SS, PANEL 215, A, DATED NOV. 1, 1979 THE PROPERTY IS LOCATED IN ZONE "C".
 - TITLE REPORT FURNISHED BY SARATOGA TITLE & ESCROW, INC. COMMITMENT NUMBER 03-142.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES ARE NOT LOCATED.
 - THE SUBJECT PROPERTY SHOWN HEREON TRACT 1, IS ZONED: C-2 TRACT 2 IS ZONED "P-1".
 - NO BURIAL GROUNDS OBSERVED.
 - ALL EASEMENTS ARE PLOTTED UNLESS OTHERWISE NOTED. SEE THE SURVEYOR'S REPORT ON THIS SHEET FOR FURTHER DETAILS.

SURVEYOR'S CERTIFICATE

I, DAVID R. HALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA (REGISTRATION NO. 0000000000) CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON THE GROUND AND MEETS ALL MINIMUM PROCEDURES FOR LAND-BOUNDARY SURVEYING. BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY GREGORY A. RAYBURN AND MICHAEL A. MOUGANIS. ALL FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

DAVID R. HALL, L.S. 3.11.09 NO.0002

PARCEL NUMBER	FEE
002	SQ. FT. 119



BILL CHIPMAN **CHRIS BERNARD**
 President/Owner Vice President
 540.347.2610 540.347.2610
 bill@cresinc.us chris@cresinc.us



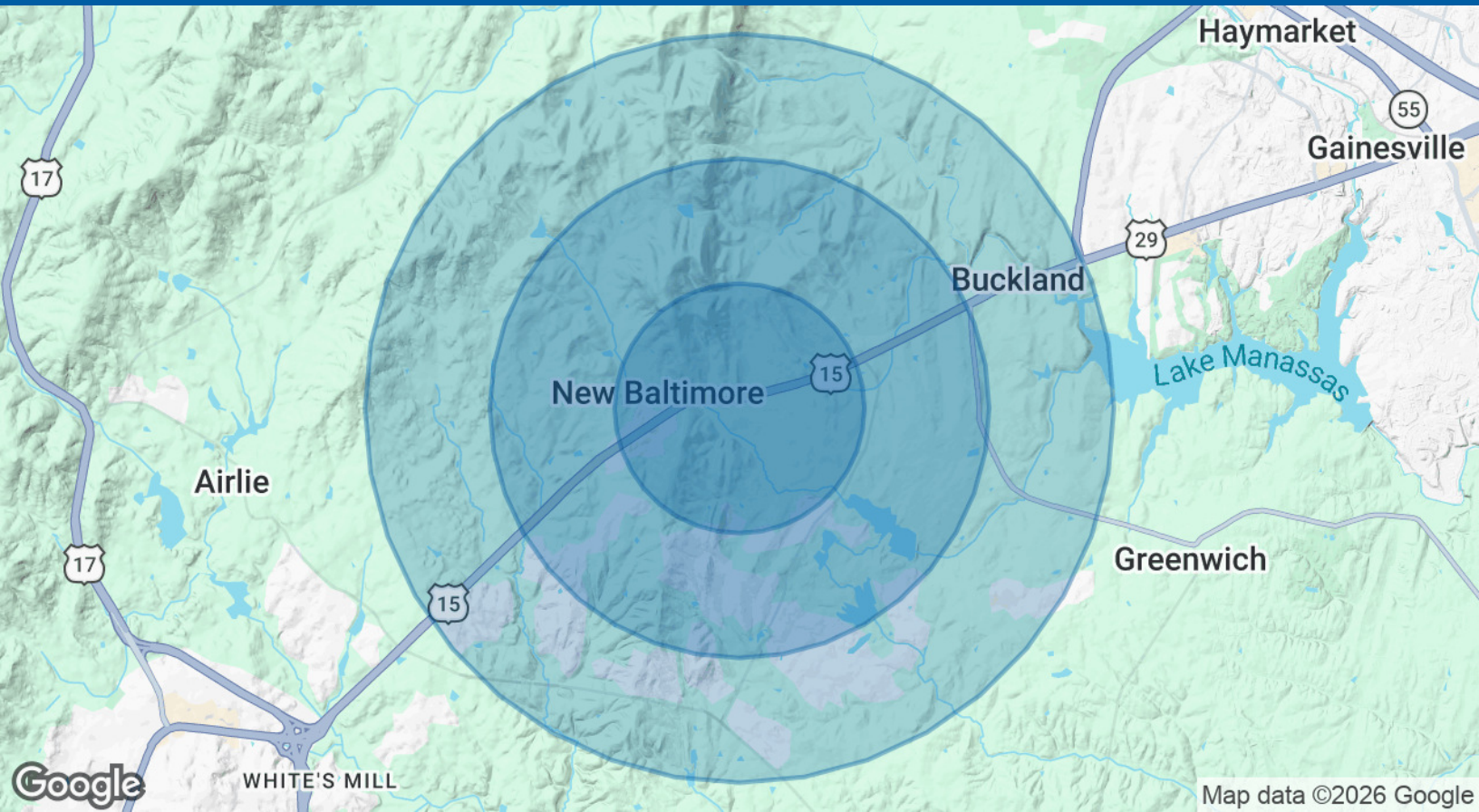


Google

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,361	6,255	13,125
Average Age	43	41	40
Average Age (Male)	42	41	40
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	471	2,067	4,253
# of Persons per HH	2.9	3	3.1
Average HH Income	\$205,314	\$224,663	\$229,006
Average House Value	\$707,099	\$705,118	\$698,735

Demographics data derived from AlphaMap

BILL CHIPMAN **CHRIS BERNARD**
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