



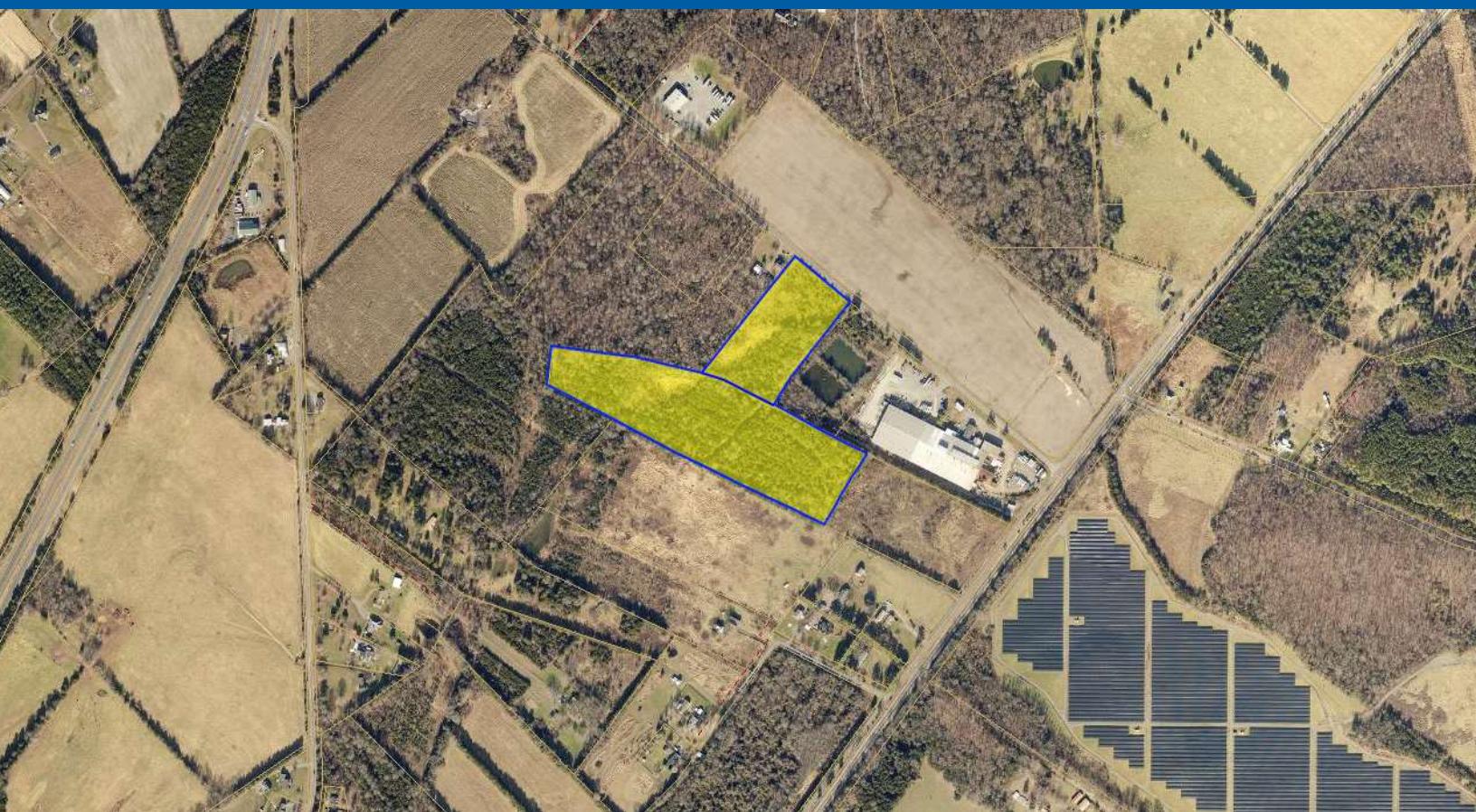
INDUSTRIAL LAND

11622 LUCKY HILL RD, REMINGTON, VA 22734

OFFERED AT \$2,300,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Exceptional opportunity to acquire 22 acres of industrial-zoned land in Remington, VA. This strategically located parcel offers prime frontage along Lucky Hill Road (Route 655), with immediate access to Route 28 (15,000 ADT) and U.S. Route 15/29 (45,000 ADT), providing outstanding regional connectivity for logistics, manufacturing, or distribution operations.

Public sewer is available, significantly reducing development costs and streamlining project timelines.

Large, developable industrial parcels are becoming increasingly rare in Fauquier County. This site is ideally suited for end users or investors seeking a location with strong infrastructure, excellent access, and long-term growth potential.

PROPERTY HIGHLIGHTS

- 22 Acres of Industrial Land with excellent frontage on Lucky Hill Road (Route 655), just minutes from Route 28 and U.S. Route 15/29.
- Public Sewer Available at the Site, increasing development flexibility and utility access.
- Prime Location for Industrial Users or Investors—rare opportunity in a fast-growing corridor of Fauquier County

OFFERING SUMMARY

Sale Price:	\$2,300,000
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Lot Size:	22 Acres
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DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	4,853	12,537	44,391
Total Population	14,468	35,727	126,112
Average HH Income	\$119,699	\$131,488	\$144,446

BILL CHIPMAN CHRIS BERNARD

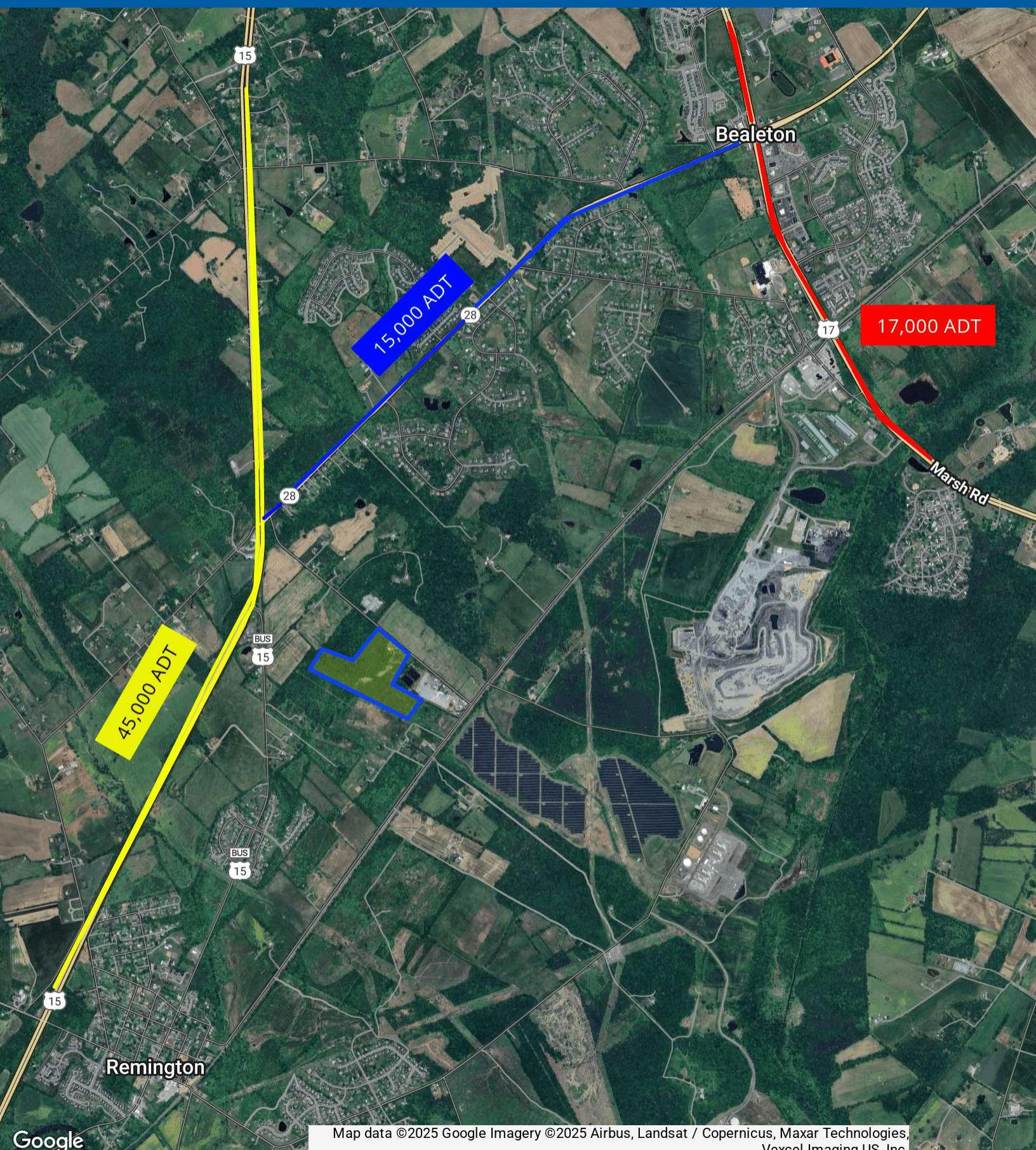
President/Owner Senior Associate
 540.347.2610 540.347.2610
 bill@cresinc.us chris@cresinc.us

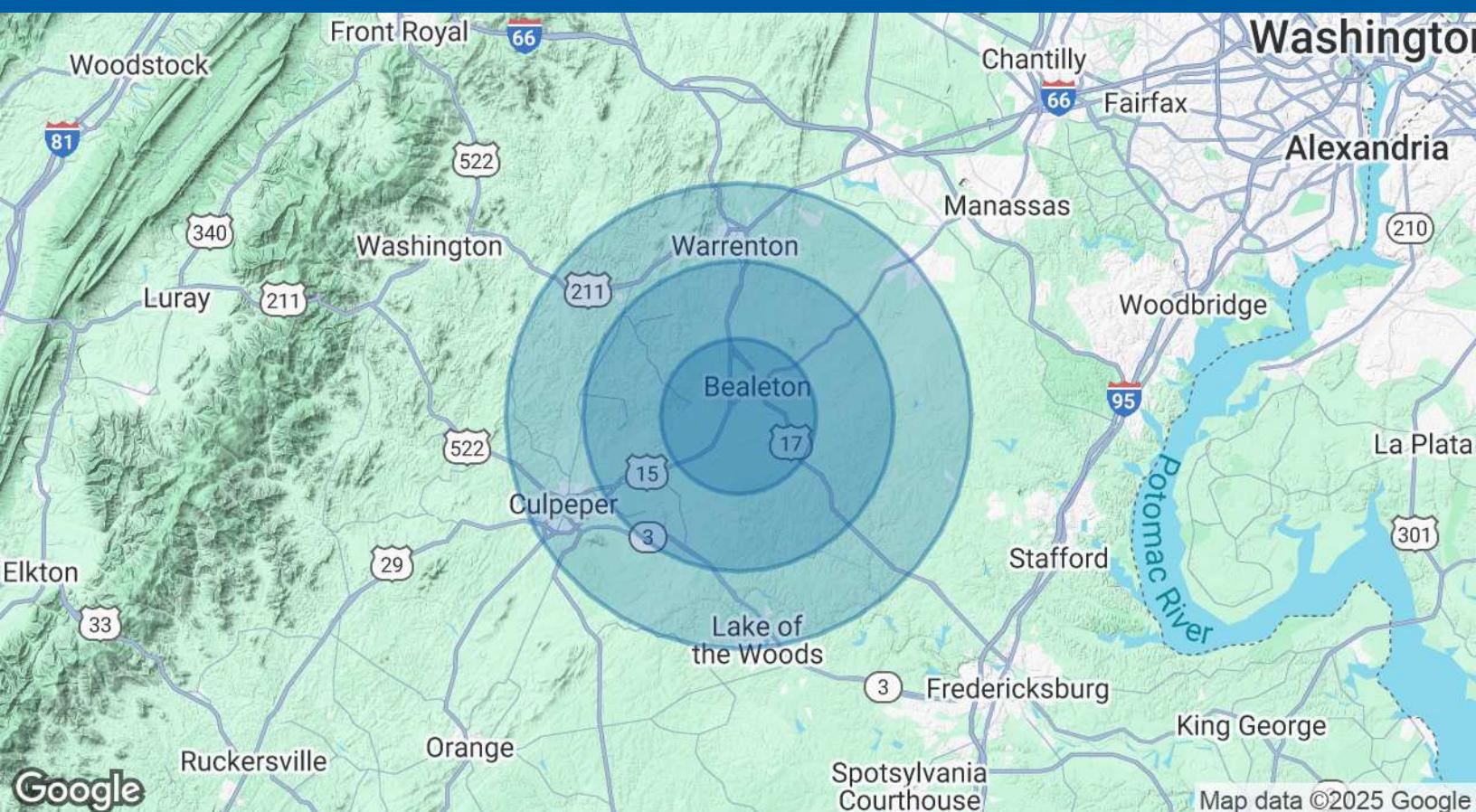




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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	14,468	35,727	126,112
Average Age	37	40	41
Average Age (Male)	37	39	40
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,853	12,537	44,391
# of Persons per HH	3	2.8	2.8
Average HH Income	\$119,699	\$131,488	\$144,446
Average House Value	\$450,109	\$528,925	\$524,482

Demographics data derived from AlphaMap