

FOR SALE | LAND



000 AVATAR WAY

WARRENTON, VA 20186



J. CARTER WILEY

703.753.9600

carter@thewileycompanies.com

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Warrenton, VA 20186

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SALE PRICE

\$5.00 / SF

OFFERING SUMMARY

Property Type:	Land
Lot Size:	47.9449 Acres

LOCATION OVERVIEW

Located in Opal near the intersection of Rt. 17 and Rt. 15

PROPERTY HIGHLIGHTS

- C2 and RA zoning
- Long Range Land Use: Light Industrial



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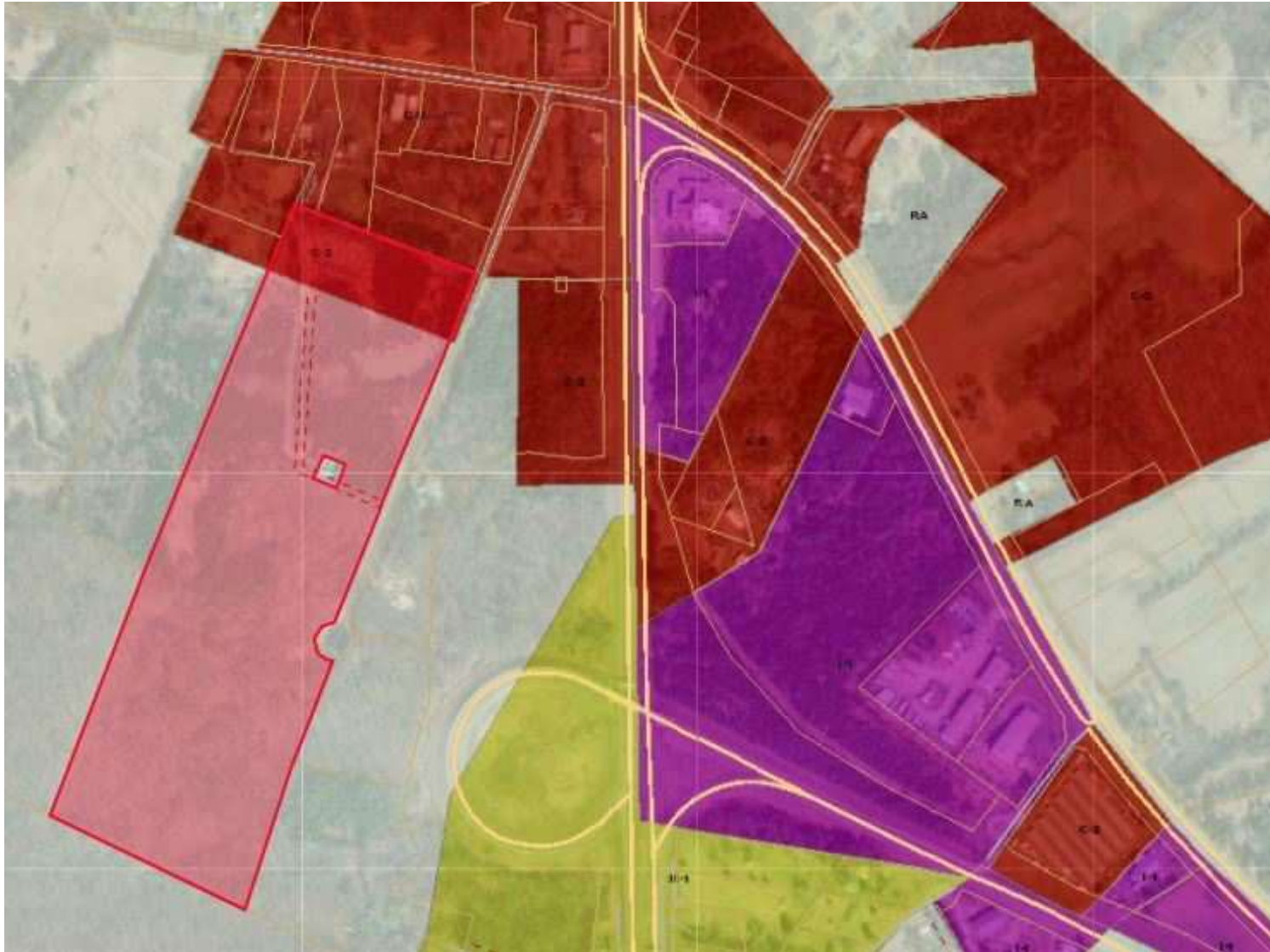
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ZONING



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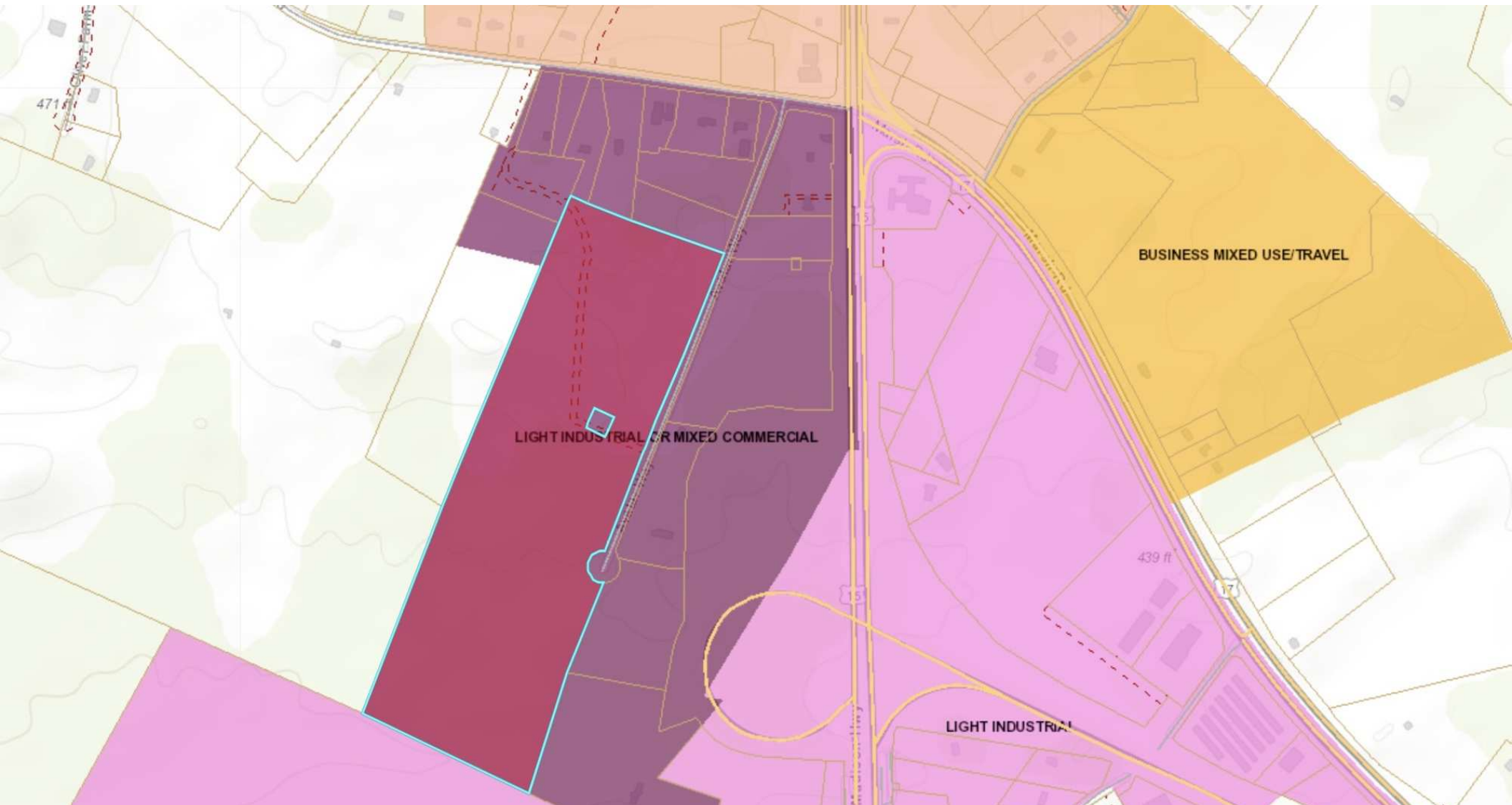
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COMPREHENSIVE PLAN



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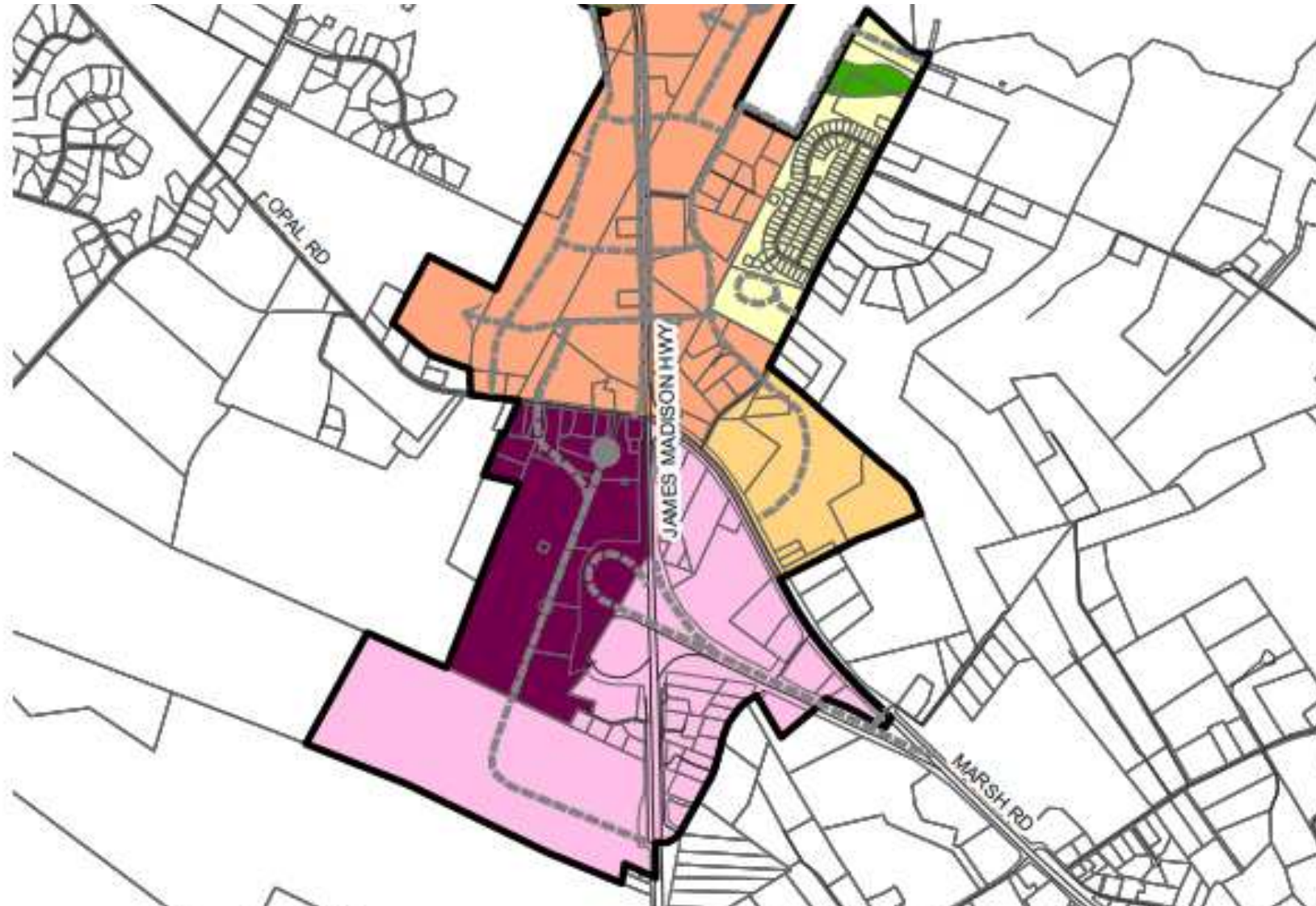
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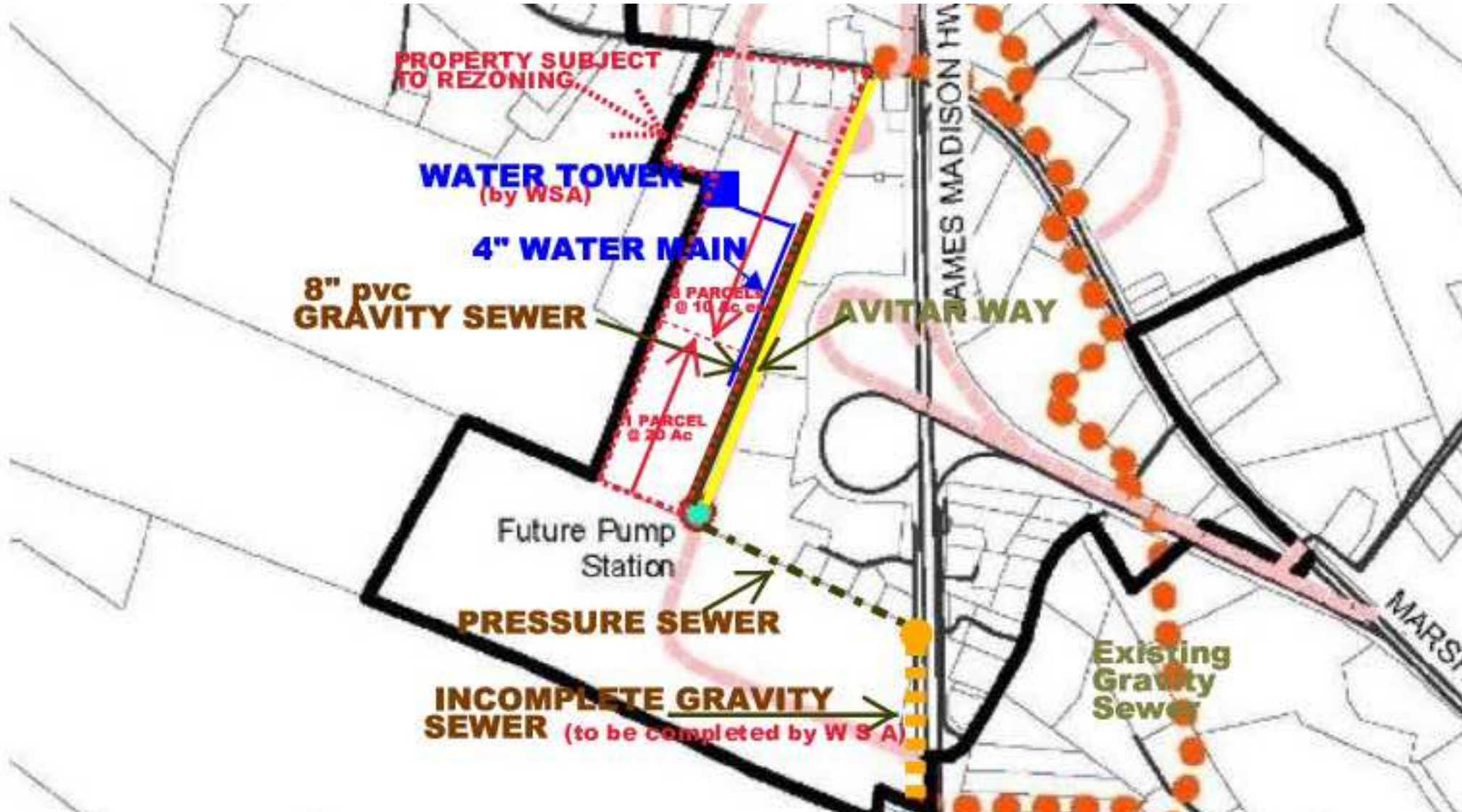
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CONCEPTUAL PLAN



PROPERTY SUBJECT TO RECORDING
 PROPOSED PROPOSED PARCEL SUBDIVISION
 UNAPPROVED WATER LANE
 UNAPPROVED GRAVITY SEWER
 UNAPPROVED ONE-BEFORE-BEFORE
 UNAPPROVED GRAVITY SEWER
 UNAPPROVED GRAVITY SEWER
 TO BE COMPLETED BY WWA

OPAL PROPOSALS

Dewberry
 Engineers, Inc.
 10000
 10000

FAUCOLES COUNTY, VA
 18/03/2021
 SCALE: 1"=50'

GRAPHIC SCALE
 0 10 20 30 40 50
 1" = 50'

FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO MODIFICATION
 WITHOUT NOTICE. THE INFORMATION IS PROVIDED AS IS. THE
 ACCURACY, COMPLETENESS, RELIABILITY, USABILITY, OR SUITABILITY
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 ENGINEERS, INC. SHALL NOT BE RESPONSIBLE FOR THE INFORMATION.

18/03/2021 10:00 AM 18/03/2021 10:00 AM



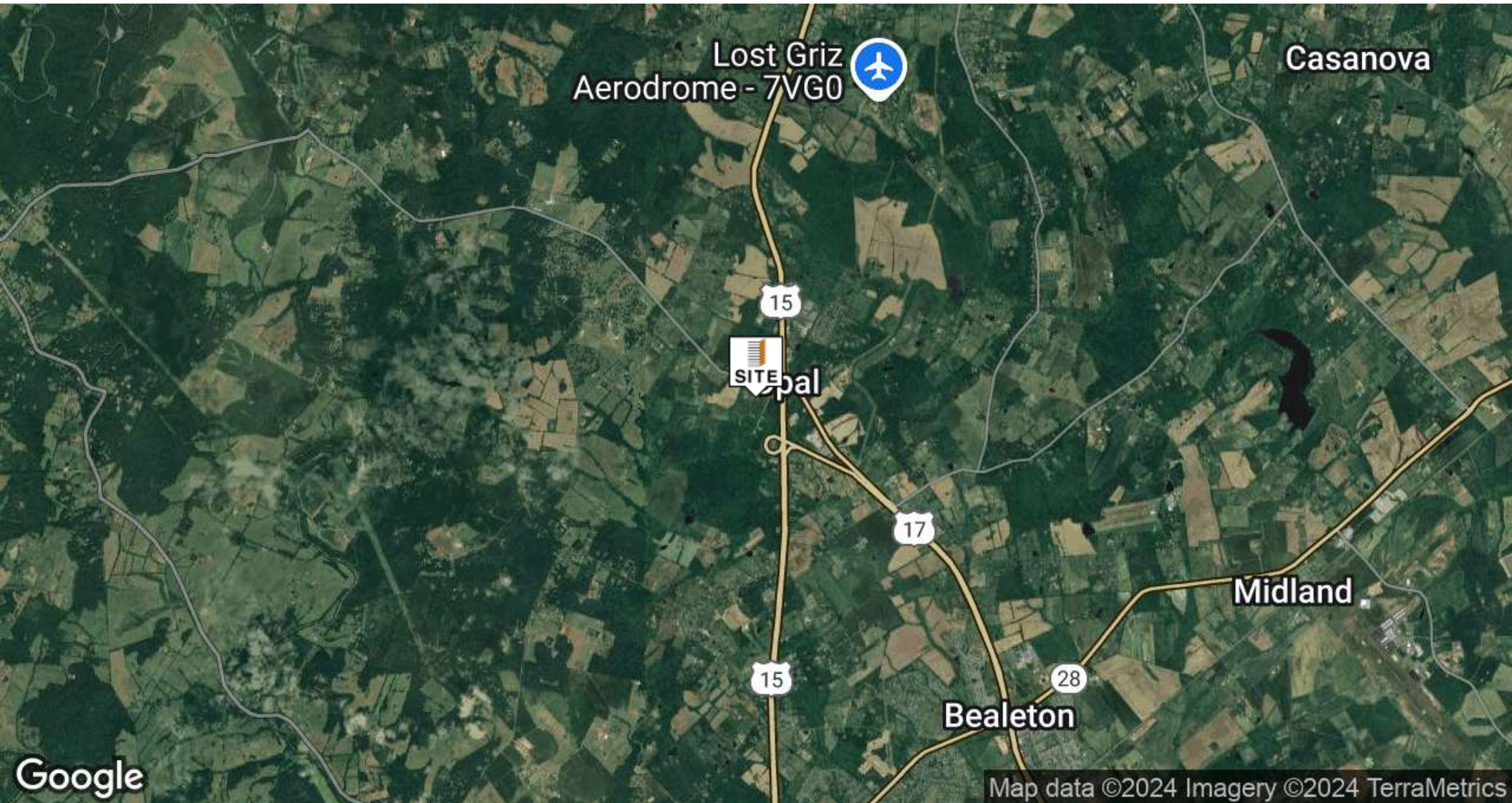
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