

# FOR SALE: 361+ Acres of Agricultural Land in Warren County



**ACREAGE:**  
361.24

**ZONING:**  
Agricultural

**SHOWING:**  
By Appointment Only

**ADDRESS:** 1258 Reliance Road, Reliance, VA 22649

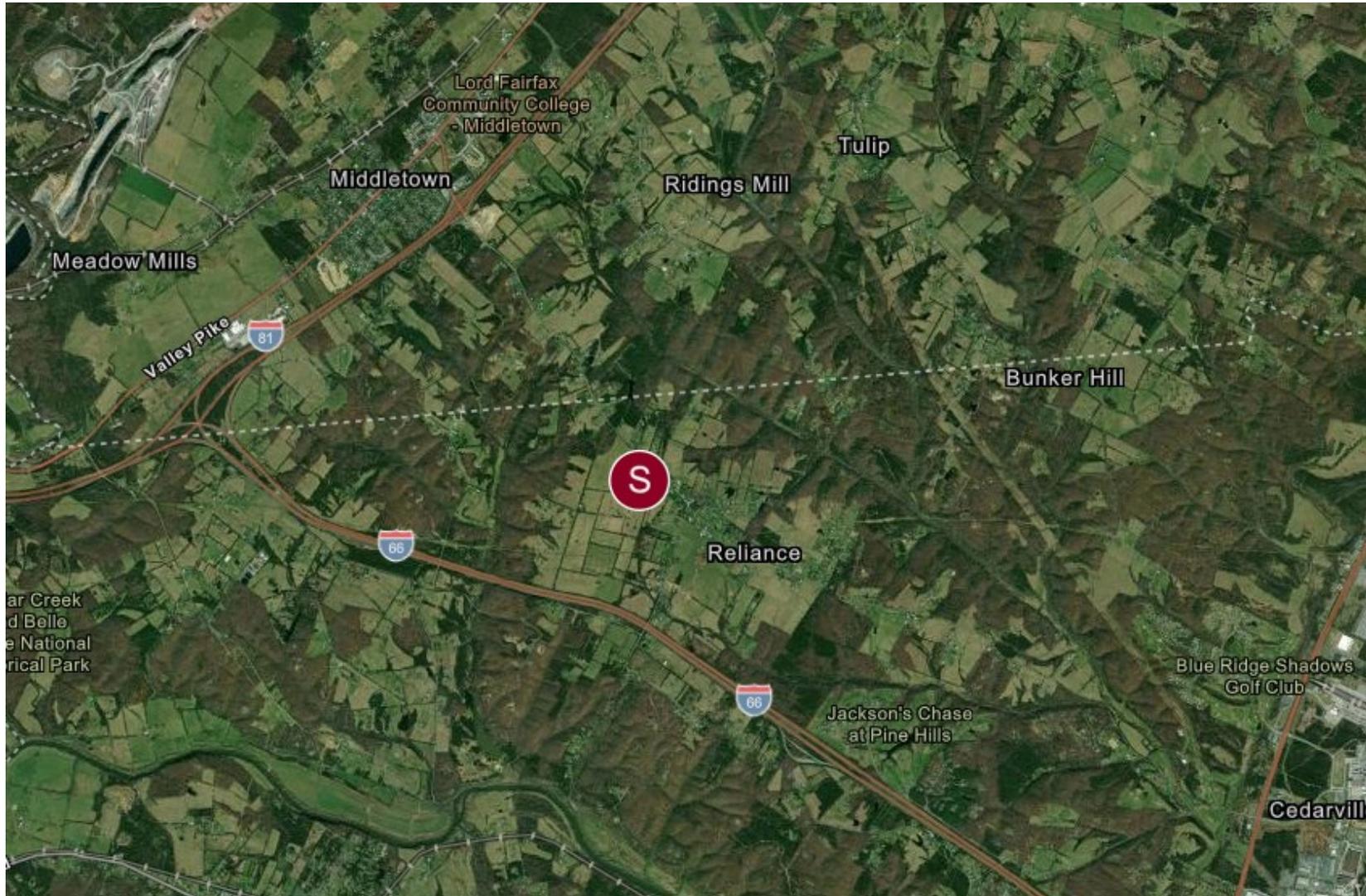
**SUMMARY:** 9 parcels are being offered with a total of 361.24 acres. Great opportunity for a residential subdivision with the appropriate rezoning. The land is served by well and septic with public water and sewer possible with extension. The property has electricity with a gas line running through it. It's conveniently located right off of I-66 with I-81 on the west.



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# LOCATOR MAP



Farms AND Acreage, Inc.

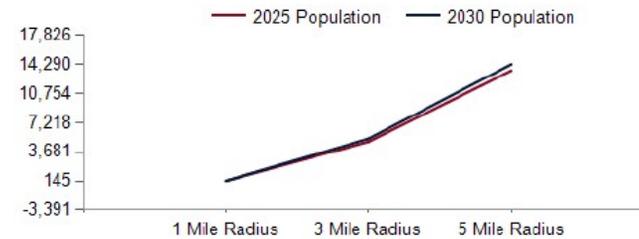
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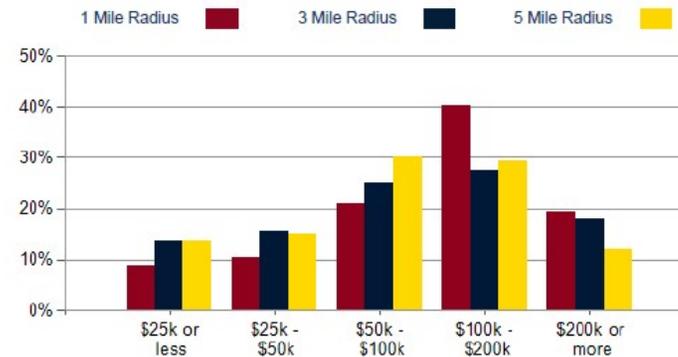
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	71	2,816	8,051
2010 Population	99	3,594	10,511
2025 Population	145	4,894	13,525
2030 Population	152	5,263	14,290
2025 African American	4	149	437
2025 American Indian	1	43	105
2025 Asian	2	44	135
2025 Hispanic	11	381	1,159
2025 Other Race	7	187	528
2025 White	120	4,134	11,354
2025 Multiracial	11	337	962
2025-2030: Population: Growth Rate	4.75%	7.30%	5.55%

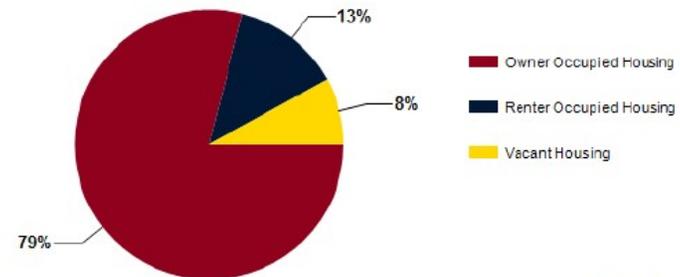
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	94	365
\$15,000-\$24,999	3	162	312
\$25,000-\$34,999	2	112	261
\$35,000-\$49,999	4	178	489
\$50,000-\$74,999	7	297	844
\$75,000-\$99,999	5	172	667
\$100,000-\$149,999	12	309	892
\$150,000-\$199,999	11	206	576
\$200,000 or greater	11	337	603
Median HH Income	\$122,490	\$86,756	\$82,215
Average HH Income	\$134,377	\$115,964	\$104,591



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



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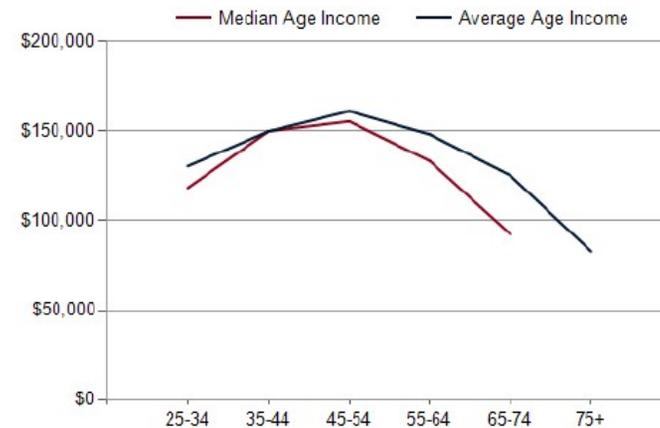
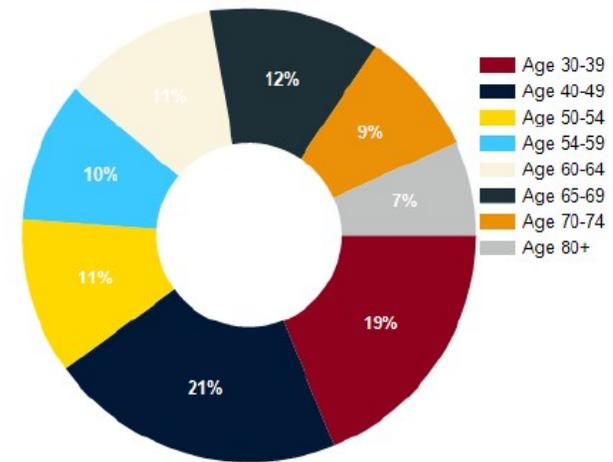
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# DEMOGRAPHICS CONT.

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8	320	858
2025 Population Age 35-39	9	310	892
2025 Population Age 40-44	10	312	833
2025 Population Age 45-49	9	279	747
2025 Population Age 50-54	10	280	808
2025 Population Age 55-59	9	338	922
2025 Population Age 60-64	10	383	1,042
2025 Population Age 65-69	11	317	884
2025 Population Age 70-74	8	253	724
2025 Population Age 75-79	6	200	563
2025 Population Age 80-84	3	117	332
2025 Population Age 85+	2	79	247
2025 Population Age 18+	114	3,806	10,602
2025 Median Age	43	42	42
2030 Median Age	44	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,327	\$100,663	\$87,284
Average Household Income 25-34	\$130,507	\$124,457	\$109,715
Median Household Income 35-44	\$150,000	\$115,468	\$103,850
Average Household Income 35-44	\$149,942	\$137,906	\$124,174
Median Household Income 45-54	\$155,516	\$126,112	\$110,082
Average Household Income 45-54	\$161,182	\$144,570	\$126,485
Median Household Income 55-64	\$133,333	\$97,138	\$91,239
Average Household Income 55-64	\$148,215	\$125,594	\$112,925
Median Household Income 65-74	\$92,308	\$65,811	\$73,920
Average Household Income 65-74	\$125,269	\$99,858	\$94,554
Average Household Income 75+	\$82,748	\$65,432	\$61,674

Population By Age



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## Warren County Zoning Information

### Agricultural

This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

Uses Permitted By Right Include: Single-family dwelling, Class A and B manufactured home dwelling, noncommercial park or playground, game reserve or conservation area, municipal sanitary landfills, solid waste collection facility, sawmill, farm winery, microbrewery, distillery and more.