

23.48 ACRES

I-81 INTERCHANGE AT I-66

FREDERICK COUNTY, VA



**NORMAN
REALTY**

For additional information contact:

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Property Information

Middletown, Virginia Land

Project: Approximately 23.48 acres located generally in the Northeastern quadrant of the Interstate I-81 exit at Middletown Virginia – 1 mile North of the I-81 and I-66 interchange. The project is in Frederick County, Va. approximately 65 miles from Washington DC and 12 miles South of Winchester, Va. The Inland Port is approximately 5 miles from the subject at the next exit on I-66. The project fronts on Reliance Road which also serves as the gateway to Middletown, the 6337 tudent Laurel Ridge Community College, and Cedar Grove National Battlefield park.

Acreage: 23.48 acres in a single ownership

Zoning: RA – Rural Agriculture

Comprehensive Plan: The property is located in an area designated for future utility expansion and is designated for industrial, office and technology use.

Municipality: The project is located in Frederick County, Virginia. Ultimately, it is anticipated that portions of the acreage East of I-81 planned for future growth (as is the subject) may be annexed by the Town of Middletown into the Town Boundaries. As the Town has utility capacity and the County does not have utility infrastructure there may be need for cooperation between the municipalities.

Utilities: The Town of Middletown currently has public sewer and water in the Town. An eight (8) inch sewer line which serves an existing adjoining gas station. This line, together with a 6 inch water line run across I-81 to a pump station. Middletown funded and is constructing a sewer plant expansion. Water may be provided by either Frederick County or the Town.

The Town and County recently entered into a memorandum of understanding which allows Sheetz to utilize the Town lines to gain access to the Town treatment facilities. Under this agreement, Sheetz pays its utilities and tap fees to the County Service Authority, who then pays the Town for use of the system. This arrangement could potentially be utilized for the development of the subject property.

Roads: Road masterplans call for a realignment of Buckton Road away from the interchange ramps, thus creating a potential for a new intersection generally in the location of Confidence Lane. Road realignments, upgrades to the interchange ramps and controlled access points are contemplated. Confidence Lane is being relocated as part of the adjacent Sheetz construction. This 42 ft roadway will extend to the rear of their property line which is also the subject properties rear point. Access to this drive will require the cooperation of Sheetz, who indicates openness to the concept with appropriate conditions and shared expenses.

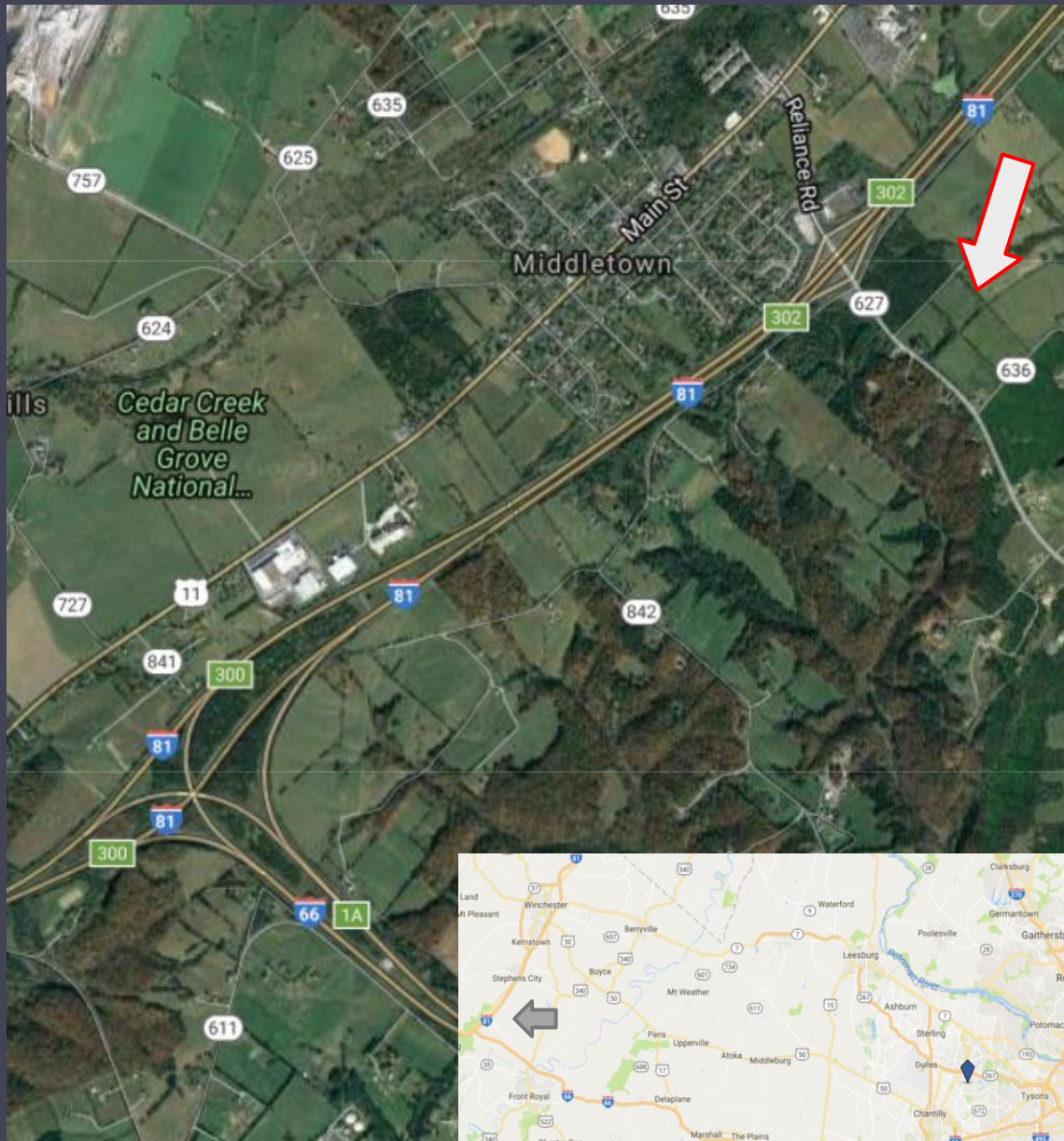
Price: One Hundred Seventy Five Thousand Dollars (\$175,000) per acre.

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Confluence of I-81 and I-66



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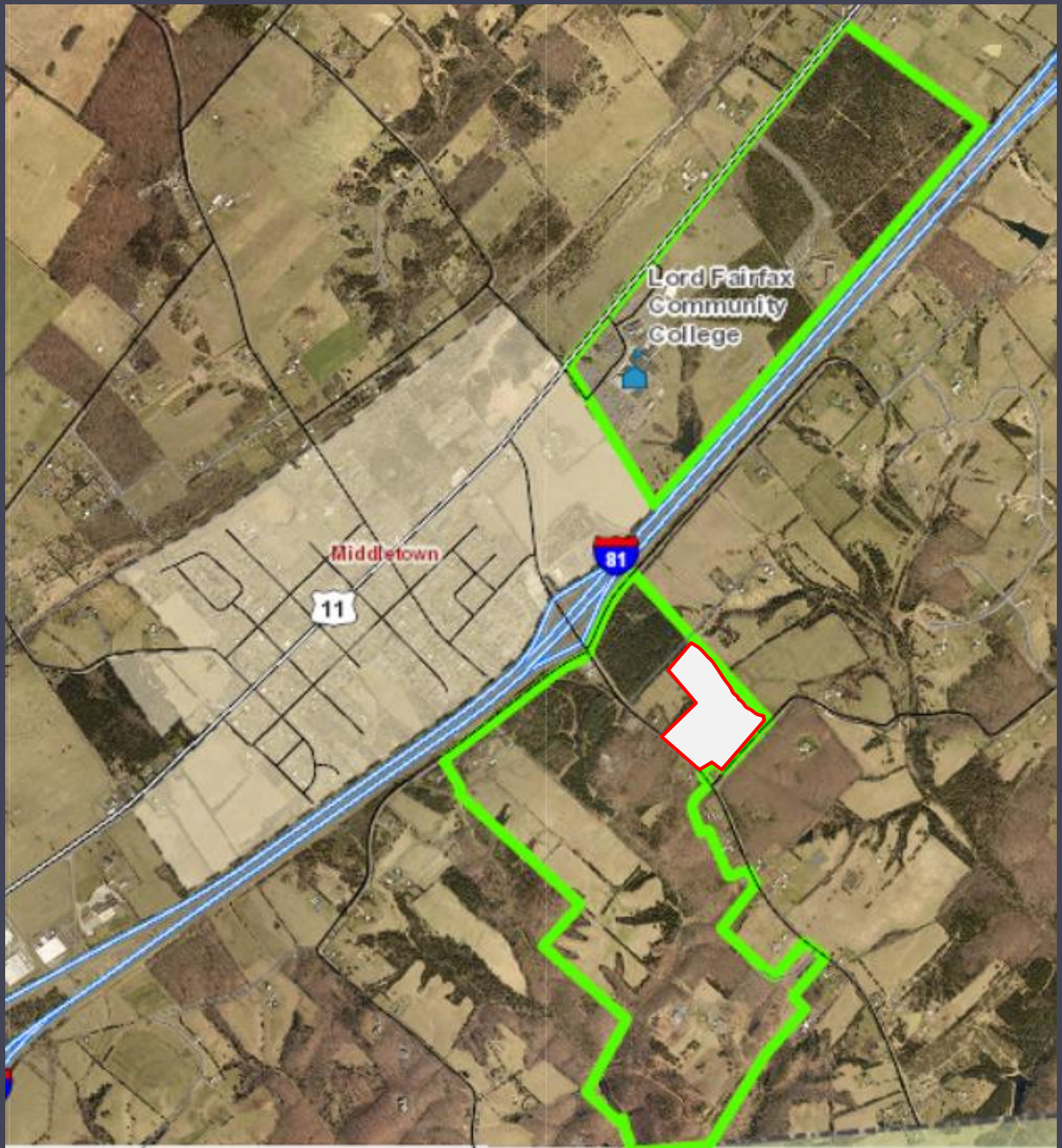
23.48 ACRES - potential Industrial



Comprehensive Plan – Mixed Use Industrial, Office & Technology



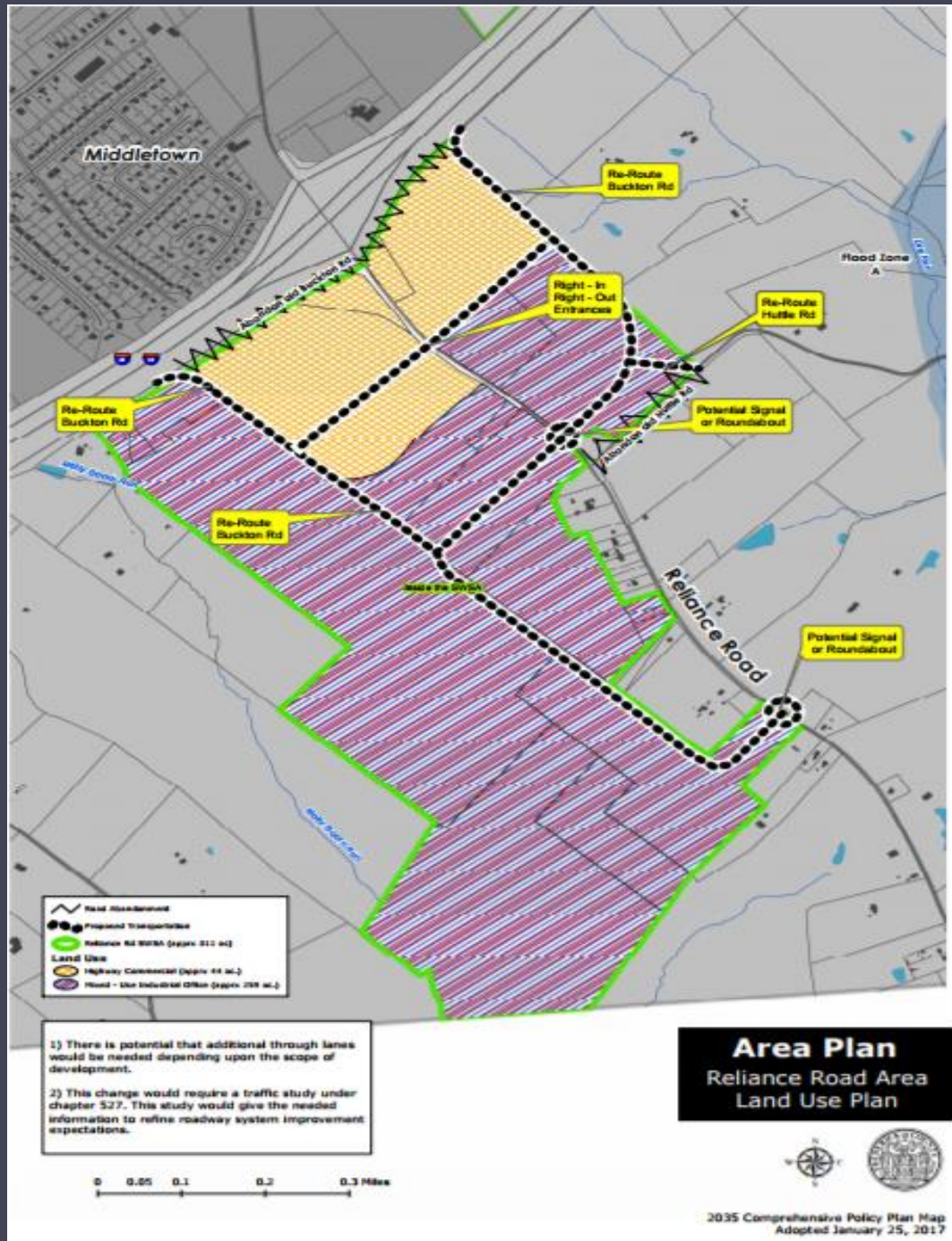
Area of Future Potential Annexation and Utility Expansion



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Future Road Plan



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