



9223 Elk Run Rd & 3495 Catlett Rd
Catlett, VA 20119

Four Parcels in Fauquier County

9223 Elk Run Rd PIN: 7922-82-7991-000 & PIN: 7922-82-3778-000

3495 Catlett Rd PIN: 7922-83-7305-000 & PIN: 7922-83-6215-000

Sales Price: \$3,350,000.00

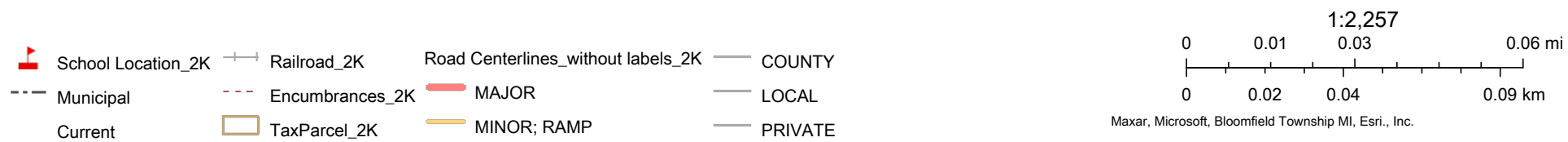
**Approximate Estimated
Acreage 9.5**

Property Class: Commercial

Zoned C-1 & I1

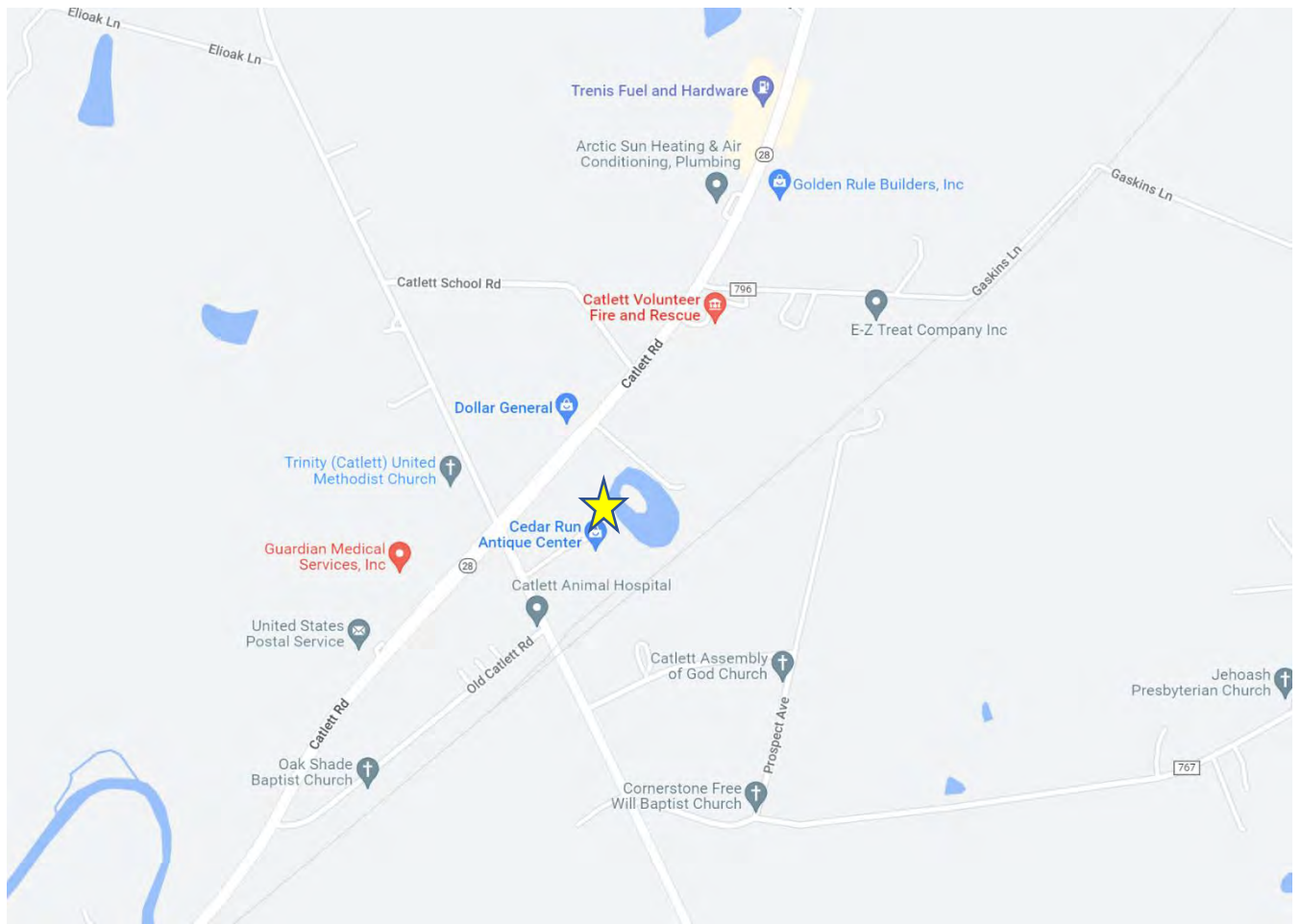


property line fix







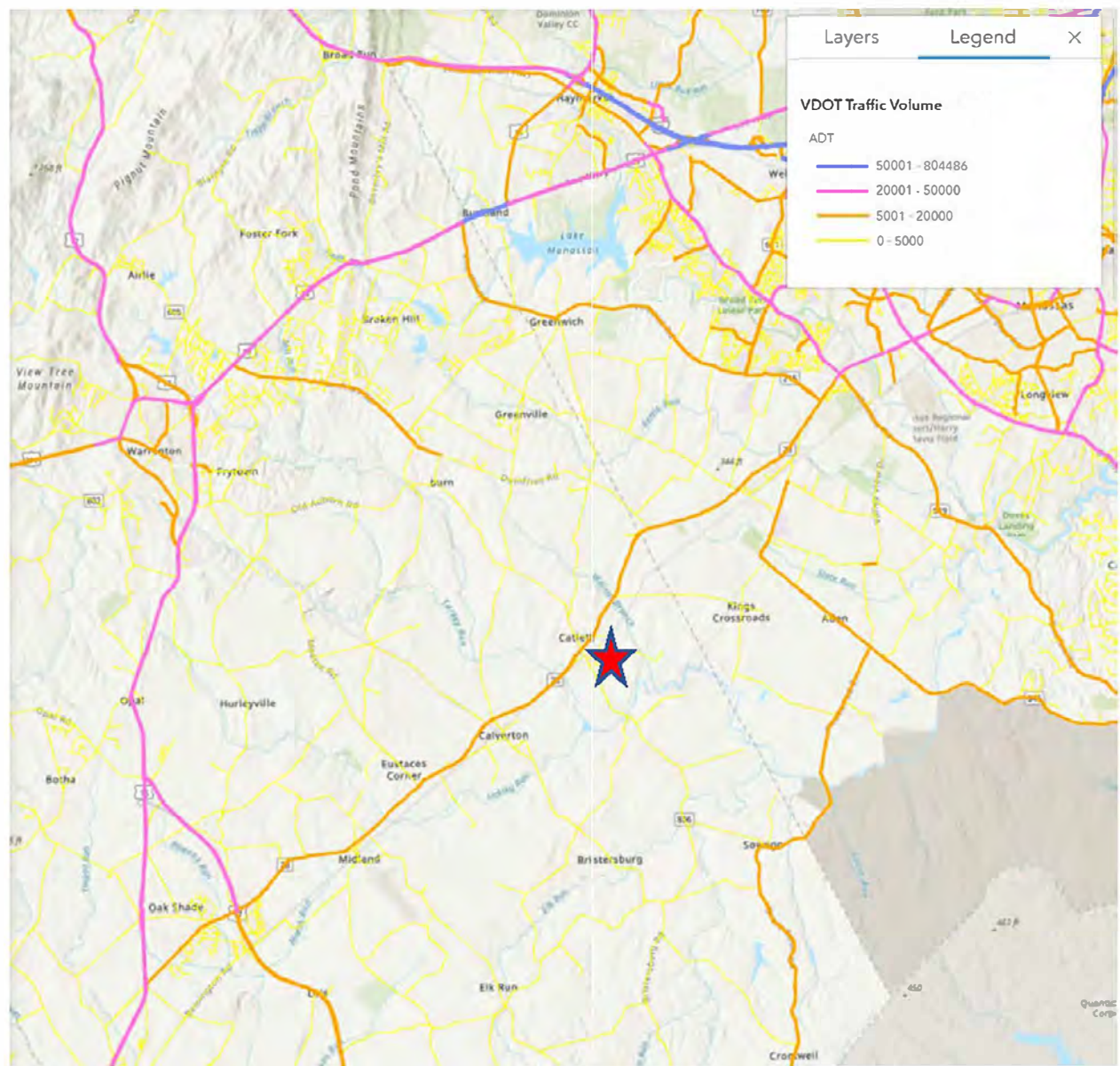


Commercial Neighborhood (C-1) District- generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. The areas should be located so as to provide pedestrian access from nearby neighborhoods. The size should relate to the neighborhoods served and the configuration should allow for internal pedestrian movement.

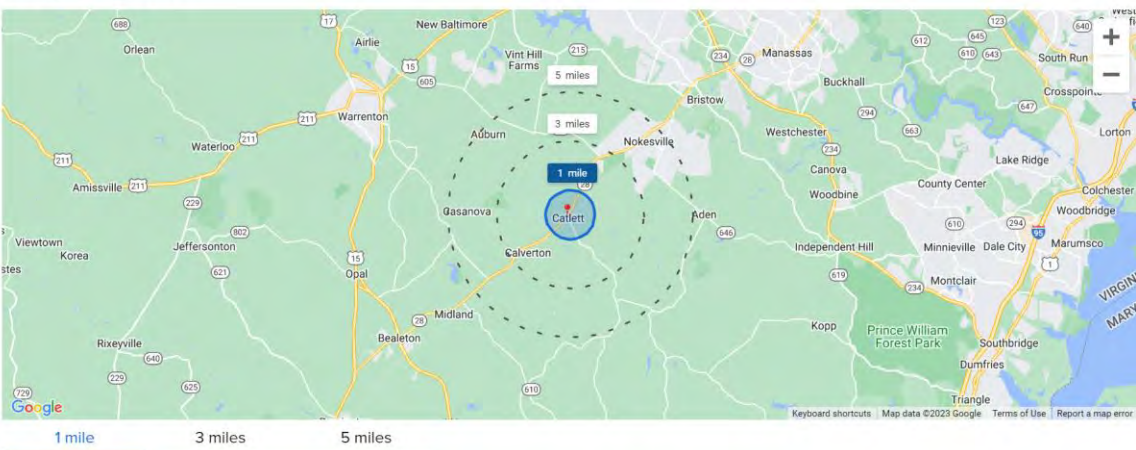
Permitted Uses:

- Business or Professional Office
- Retail shopping center
- Convenience store
- Veterinary Clinic
- Farm supply establishment
- Restaurant
- Bank
- Bakery
- Appliance, Radio, and Television Repair Shop
- Barber shop
- Beauty Parlor
- Bowling Alley
- Dancehall
- Health Club and Gymnasiums
- Job Printing
- Key Making
- Pet Shop
- Shoe Repair
- Tailor
- Skating Rink
- Tool Rentals
- Service Station

Industrial Park (I-I) District -designed for industries where the primary activity is conducted within completely enclosed structures. The district allows for public-access type industrial uses, and commercial uses generally related to the industrial activities. In general the district contains uses which have minimal environmental impacts.



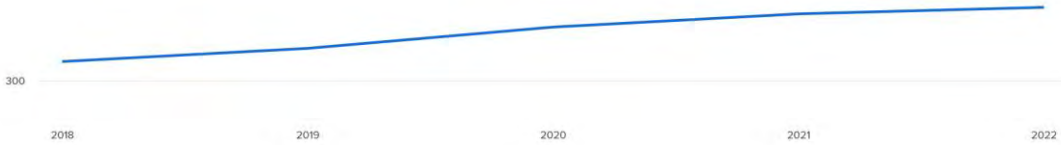
Demographic Insights



Population

345

↑ 1% Compared to 341 in 2021
↑ 10% Compared to 312 in 2018



Household Income

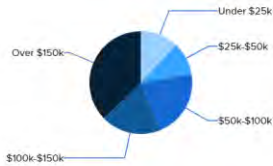
\$111k

Median Income

\$119k

2026 Estimate

↑ 1% Growth Rate



Age Demographics

44

Median Age

44

2026 Estimate

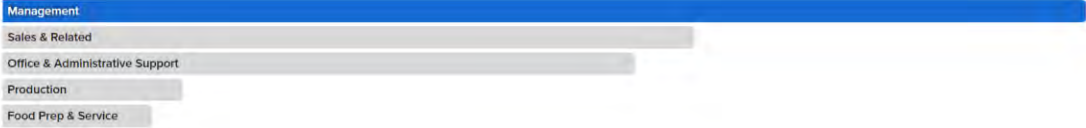
↓ -2% Growth Rate



Number of Employees

311

Top 5 Employment Categories



Housing Occupancy Ratio

11:1

12:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

Renters

Homeowner

Connection to Fauquier County's Engineering Design Unit and Connection have been completed. Ready for Development.

CATLETT & CALVERTON WASTEWATER TREATMENT PROJECT

The Board has awarded a contract to a qualified Design-Build team to construct an affordable and effective wastewater system to meet the treatment needs in the communities of Catlett and Calverton.

[Project Website](#)

Partially Financed by VADEQ

Starting July 2020

Completion January 2022

10+Miles of Sewer Force Main to be installed.

Over 100 Homes and Businesses signed up to be connected.

Treatment Plant Capacity: 80,000 GPD or 308 Homes.

For Information on signing up call - Fauquier County: (540)422-8001

Mapping Site Directions



Near Me Tool

Enter PIN to determine which phase of the Wastewater Treatment Construction project your property falls within.



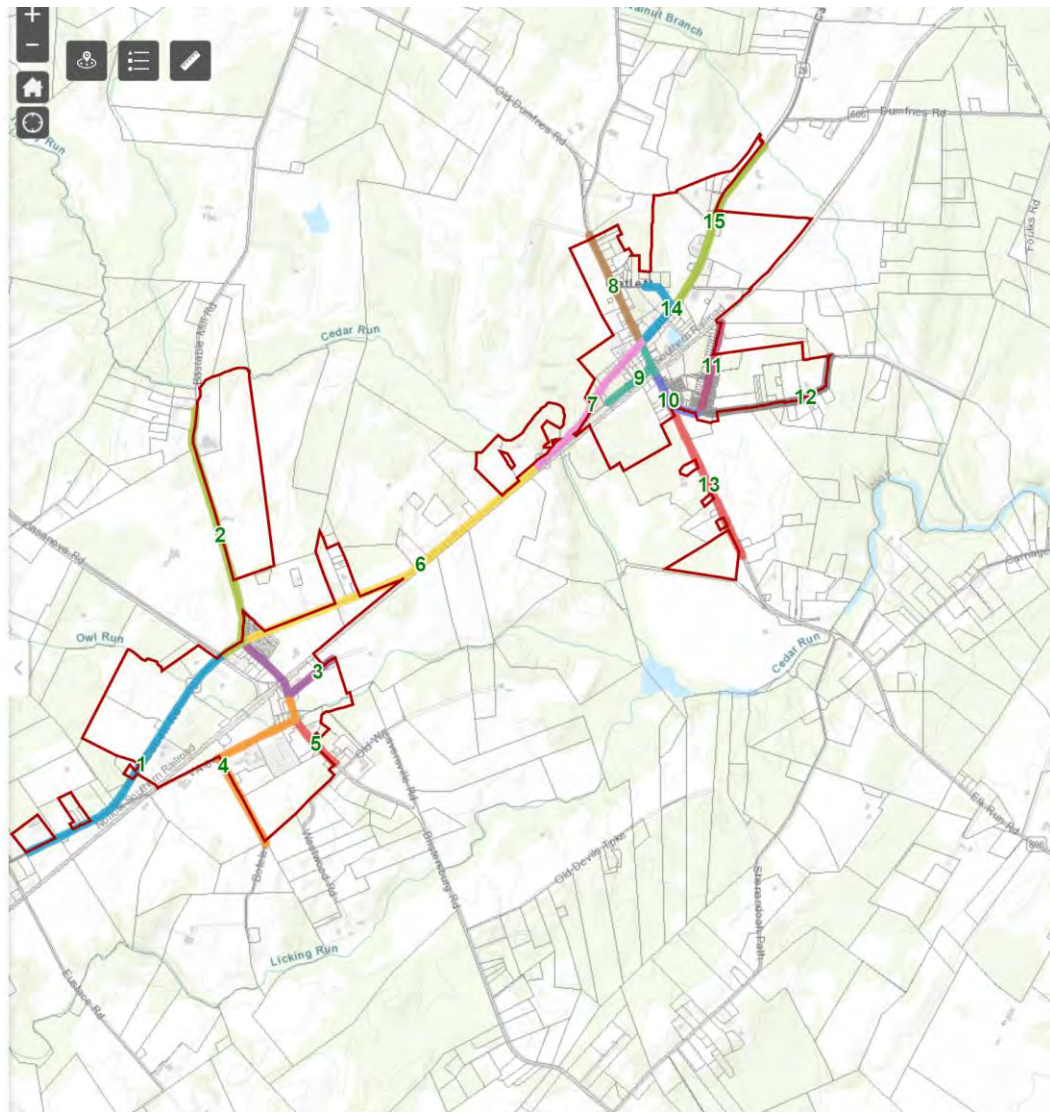
Map Legend



Measure Features



Base Maps



CATLETT-CALVERTON WASTERWATER TREATMENT SYSTEM



Authorized and Funded by the Fauquier County Board of Supervisors and the
Citizens of Fauquier County

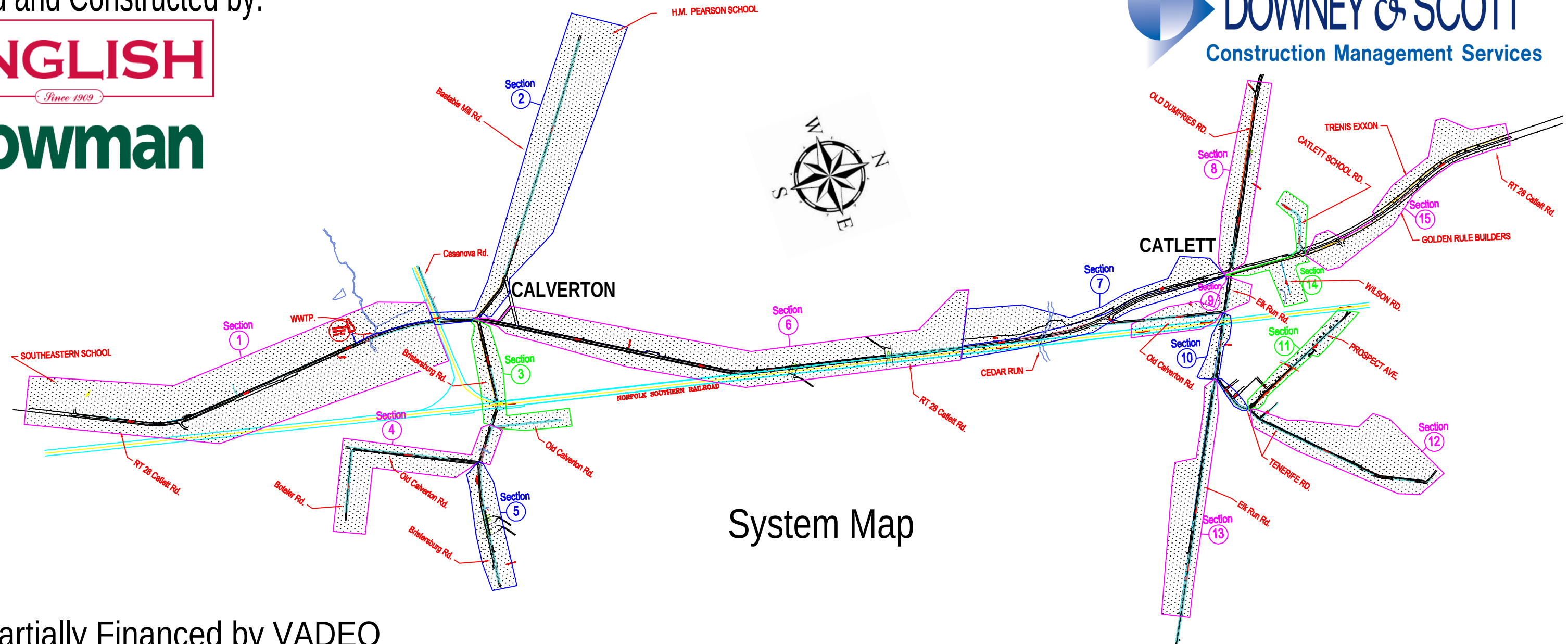


Designed and Constructed by:

ENGLISH
Since 1909
Bowman

Construction Management by:

DOWNEY & SCOTT
Construction Management Services



System Map

Partially Financed by VADEQ

Starting July 2020

Completion January 2022

10+ Miles of Sewer Force Main to be Installed

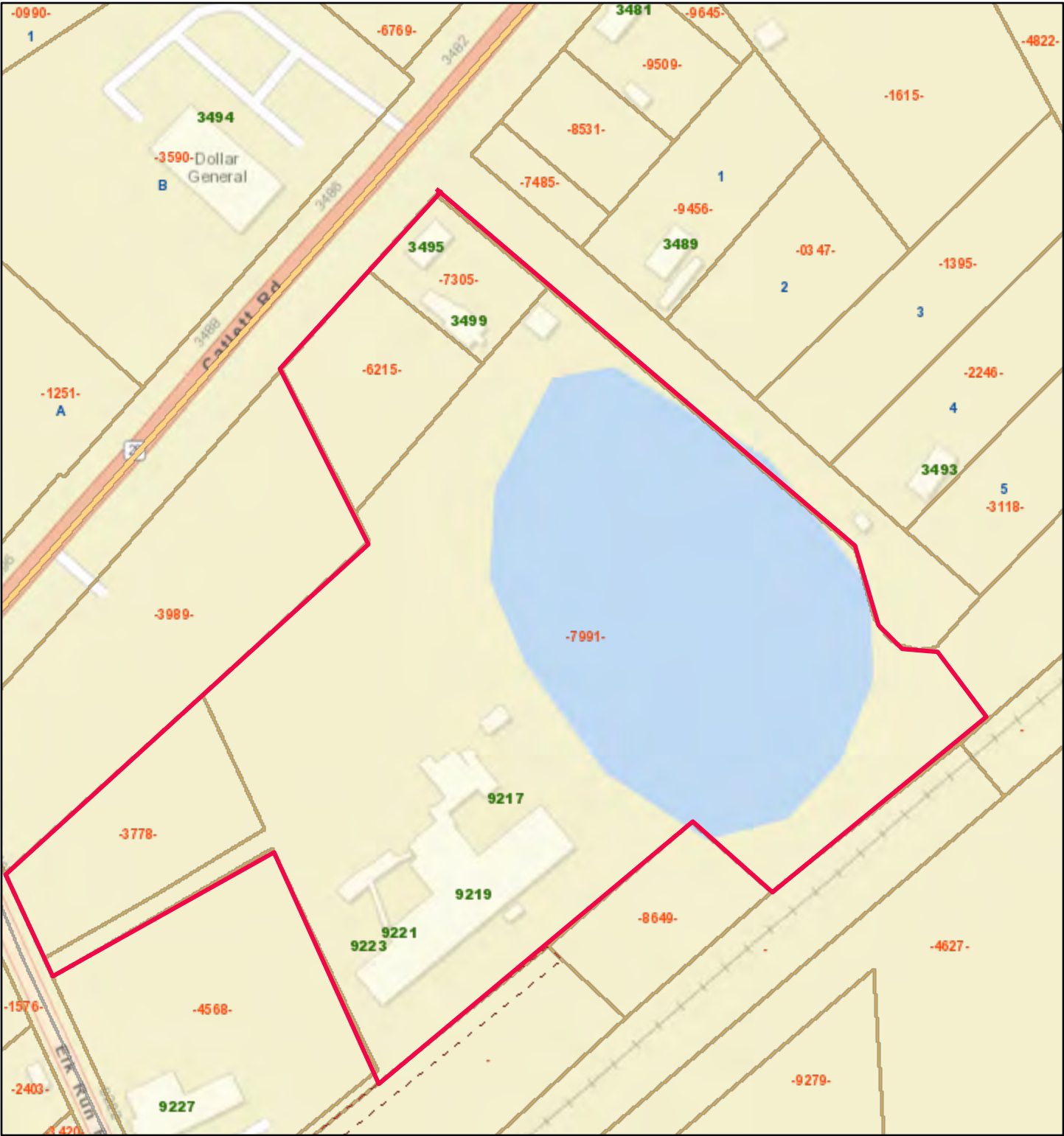
Over 100 Homes and Businesses Signed Up to be Connected

Treatment Plant Capacity: 80,000 GPD or 308 Homes

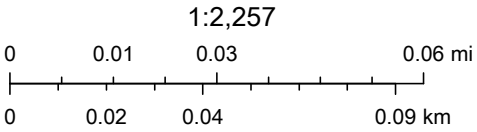
For Information on Signing Up Call Fauquier County: (540) 422-8001



property line fix 2p



- | | | | |
|--|--------------------|--|------------------------------------|
| | School Location_2K | | Road Centerlines_without labels_2K |
| | Municipal | | MAJOR |
| | Current | | MINOR; RAMP |
| | Railroad_2K | | COUNTY |
| | Encumbrances_2K | | LOCAL |
| | TaxParcel_2K | | PRIVATE |
| | | | Override 1 |



Prince William County, VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Bloomfield Township MI, Esri., Inc.

Legend

VDOT Traffic Volume

Average Daily Traffic (ADT)

50,001 - 243,000

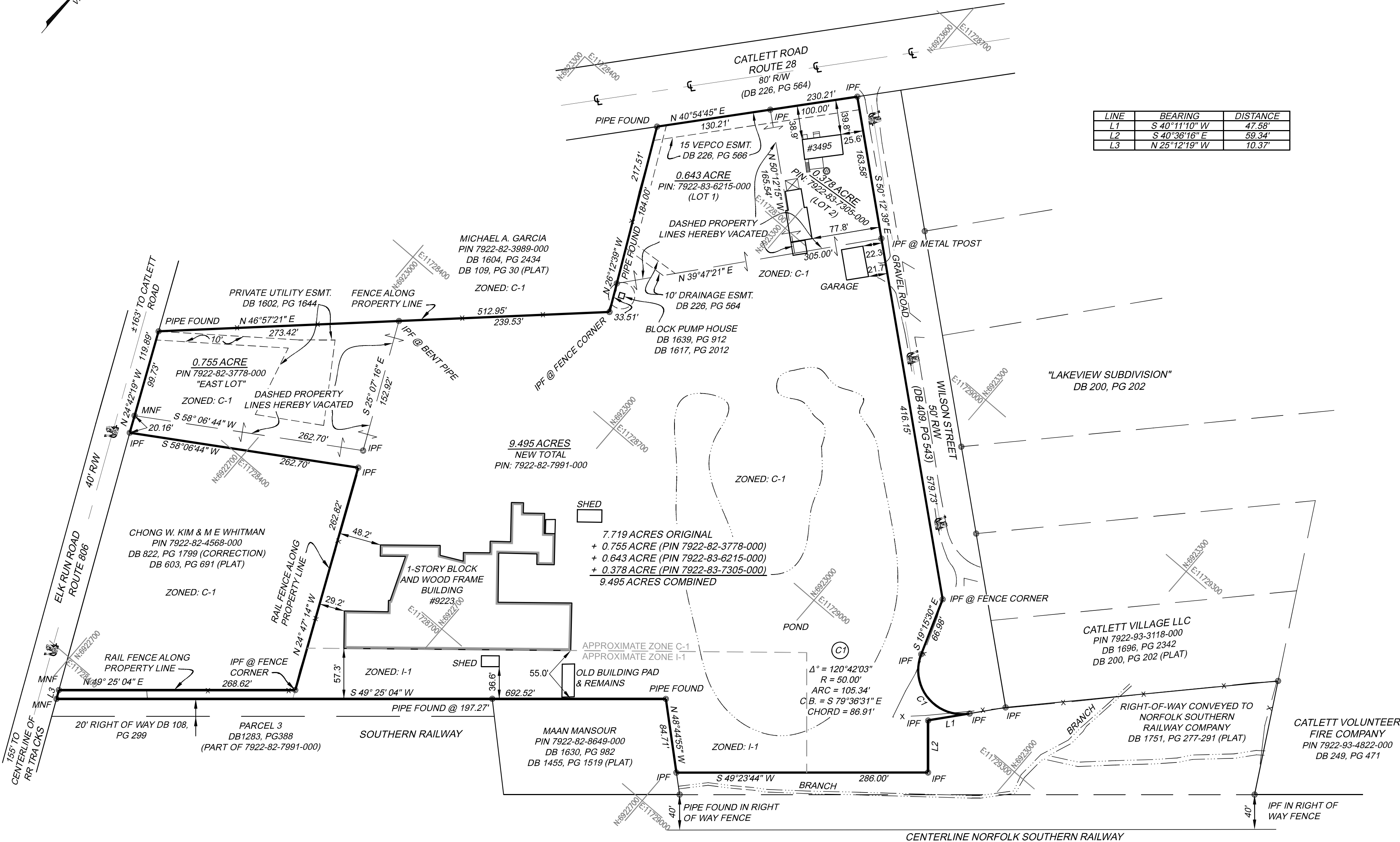
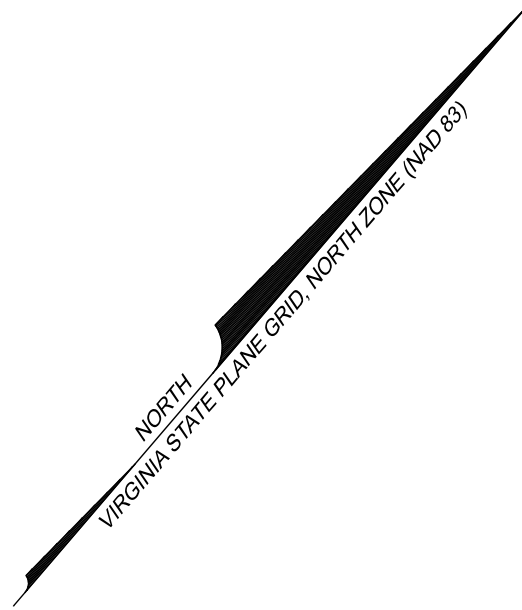
20,001 - 50,000

5,001 - 20,000

0 - 5,000

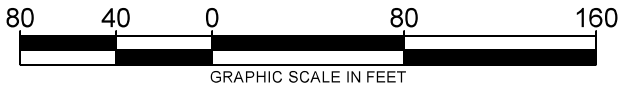


Apr 23, 2024 - 2:38pm Z:\2019\20191772\Survey\CAD\dwg\Consolidation.dwg



LINE	BEARING	DISTANCE
L1	S 40°11'10" W	47.58'
L2	S 40°36'16" E	59.34'
L3	N 25°12'19" W	10.37'

- LEGEND**
- IPF IRON PIN FOUND
 - MNF MAG NAIL FOUND
 - - - EDGE OF WATER
 - x-x- FENCE



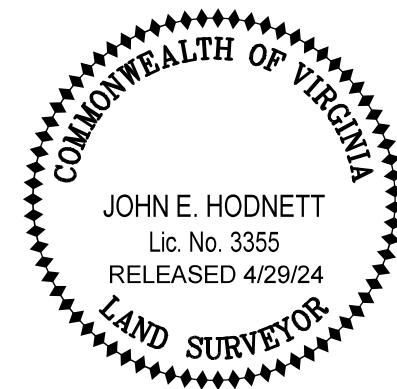
HURT & PROFFITT
INSPIRED / RESPONSIVE / TRUSTED



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2524 LANGHORNE ROAD
LYNCHBURG, VA. 24501
HANDP.COM
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PLAT SHOWING
CONSOLIDATION OF THE PROPERTIES OF
BARCROFT TERRACE INCORPORATED
CEDAR RUN MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA

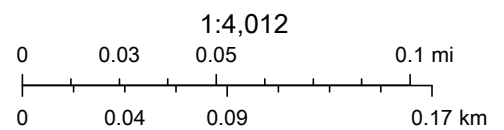
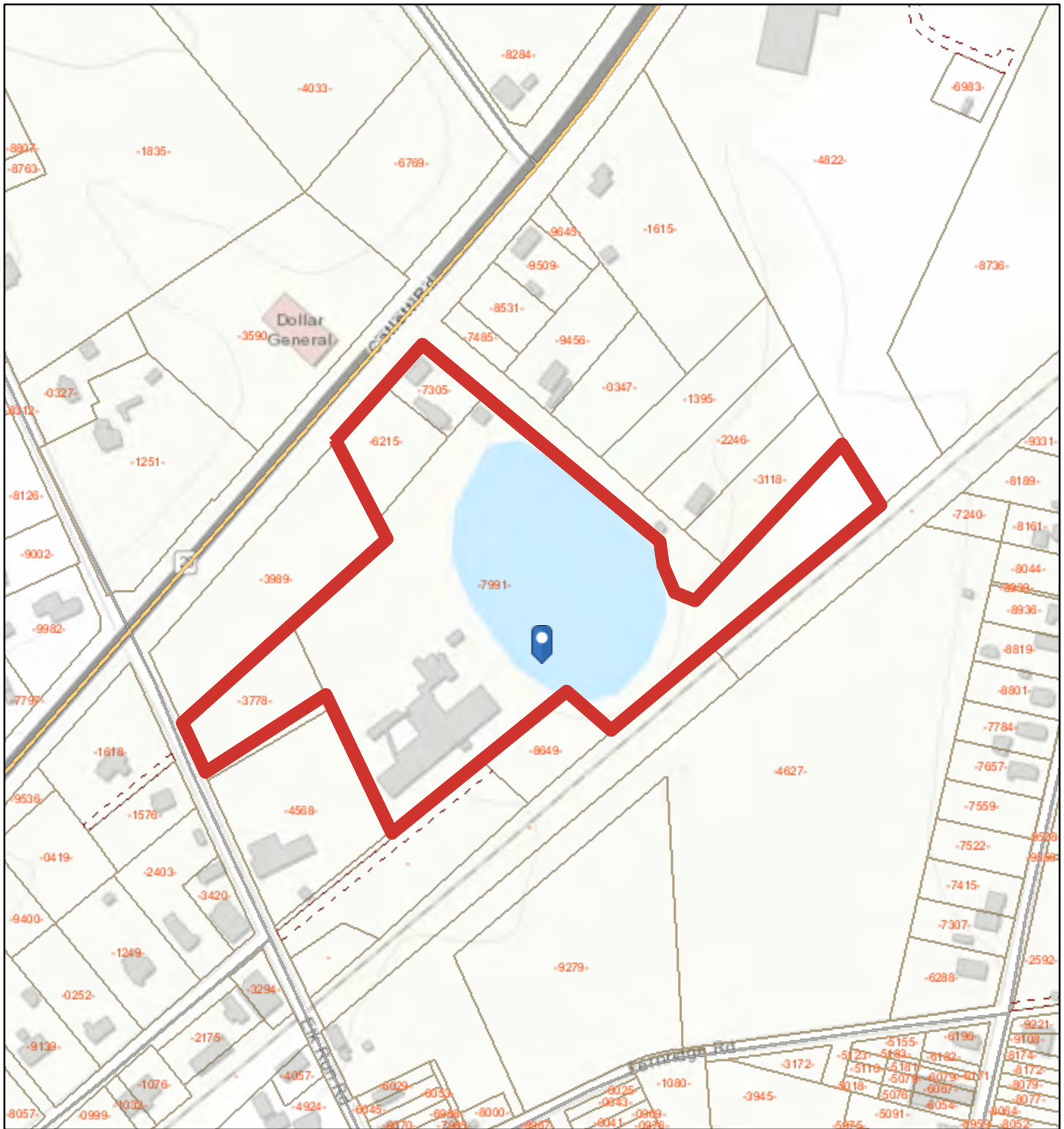
PROJECT NO.	20191772
FILE NO.	
LAT.	38.6554°
LONG.	-77.6392°
DATE:	11/02/2023
DRAWN BY:	JEH
CHECKED BY:	JEH



SHEET NO.	REV.
2 OF 2	

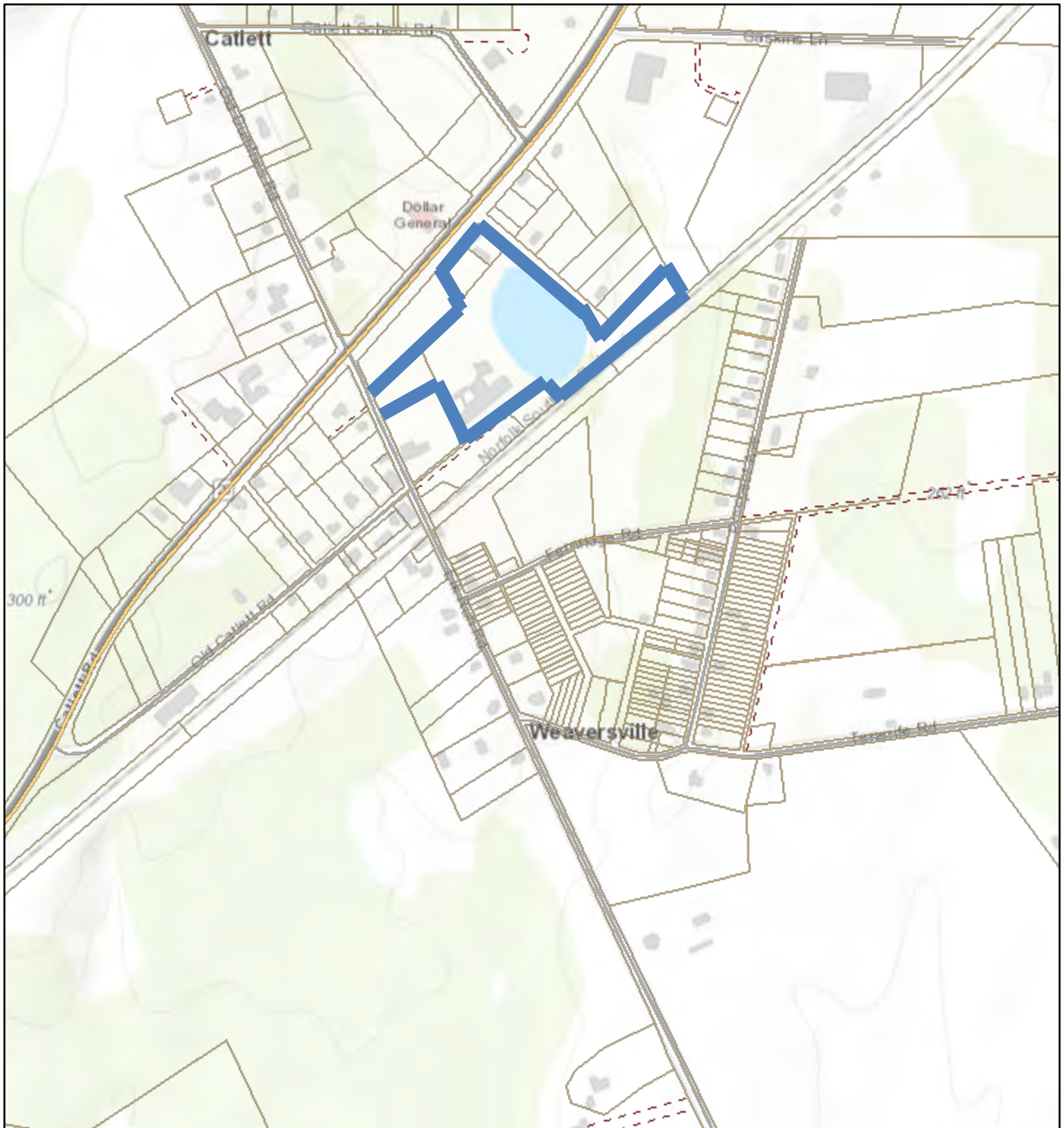


Tax Parcel Viewer - Property Report



County of Prince William, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Bloomfield Township MI, Esri., Inc.

Tax Parcel Viewer - Property Report



-  School Location_9K
-  Municipal
-  Railroad_9K
-  TaxParcel_9K
-  MAJOR
-  MINOR; RAMP
-  COUNTY
-  LOCAL
-  PRIVATE
-  Road Centerlines_without labels_9K

1:9,028

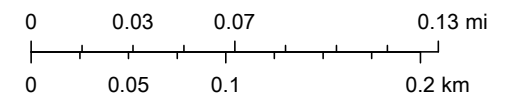
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

County of Prince William, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Bloomfield Township MI, Esri., Inc.

Tax Parcel Viewer - Property Report



1:4,969



USDA FSA, GeoEye, Maxar, Bloomfield Township MI, Esri., Inc.

Fauquier County GIS
Bloomfield Township MI, Esri., Inc. | Maxar, Microsoft |