

FOR SALE: 135.89 Acres of Land in Frederick/Clarke County



ACREAGE:
135.89

ADDRESS: 4000 Stonewall Jackson Hwy, White Post, VA 22663

ZONING:
Rural Area, Highway Commercial,
Agricultural Open Space

SUMMARY: 2 parcels of land with 96.89 acres in Frederick County and 39 acres in Clarke County. The Frederick County land is master planned for Industrial. Adjacent to Lake Frederick planned community and Dinosaur Land. The land is served by well, septic and electricity with public water and sewer in the process of being extended to the property. Served by major transportation routes to include I-81 and Route 50. Located 75 miles from the Nation's Capital.

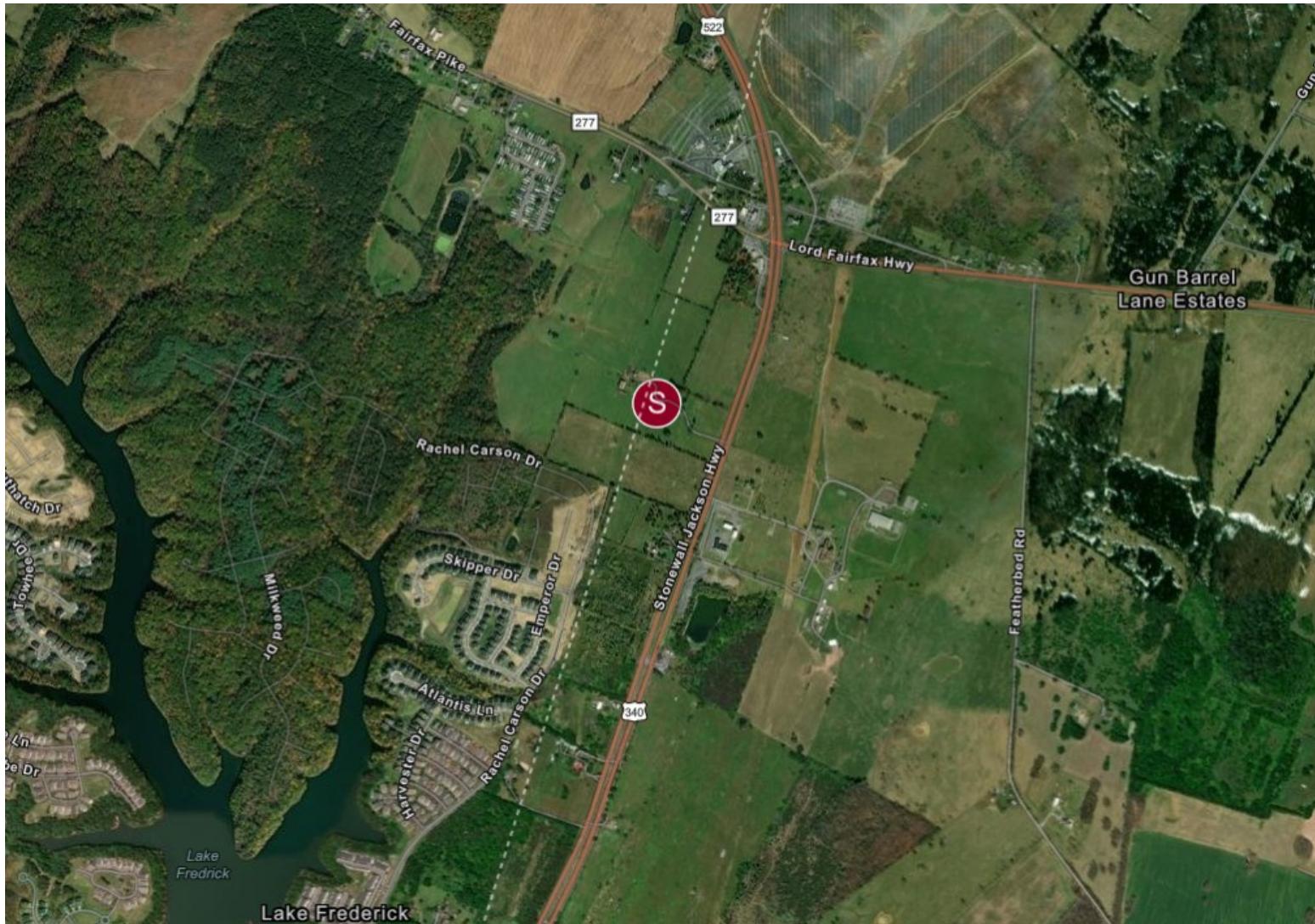
SHOWING:
By Appointment Only



11350 Random Hills Rd
Suite 735
Fairfax, VA 22030
www.farmsandacreageinc.com

Pete Ebert
Associate Broker
571.330.2225 Mobile
703.591.7020 Office
pete@farmsandacreageinc.com

AERIAL MAP

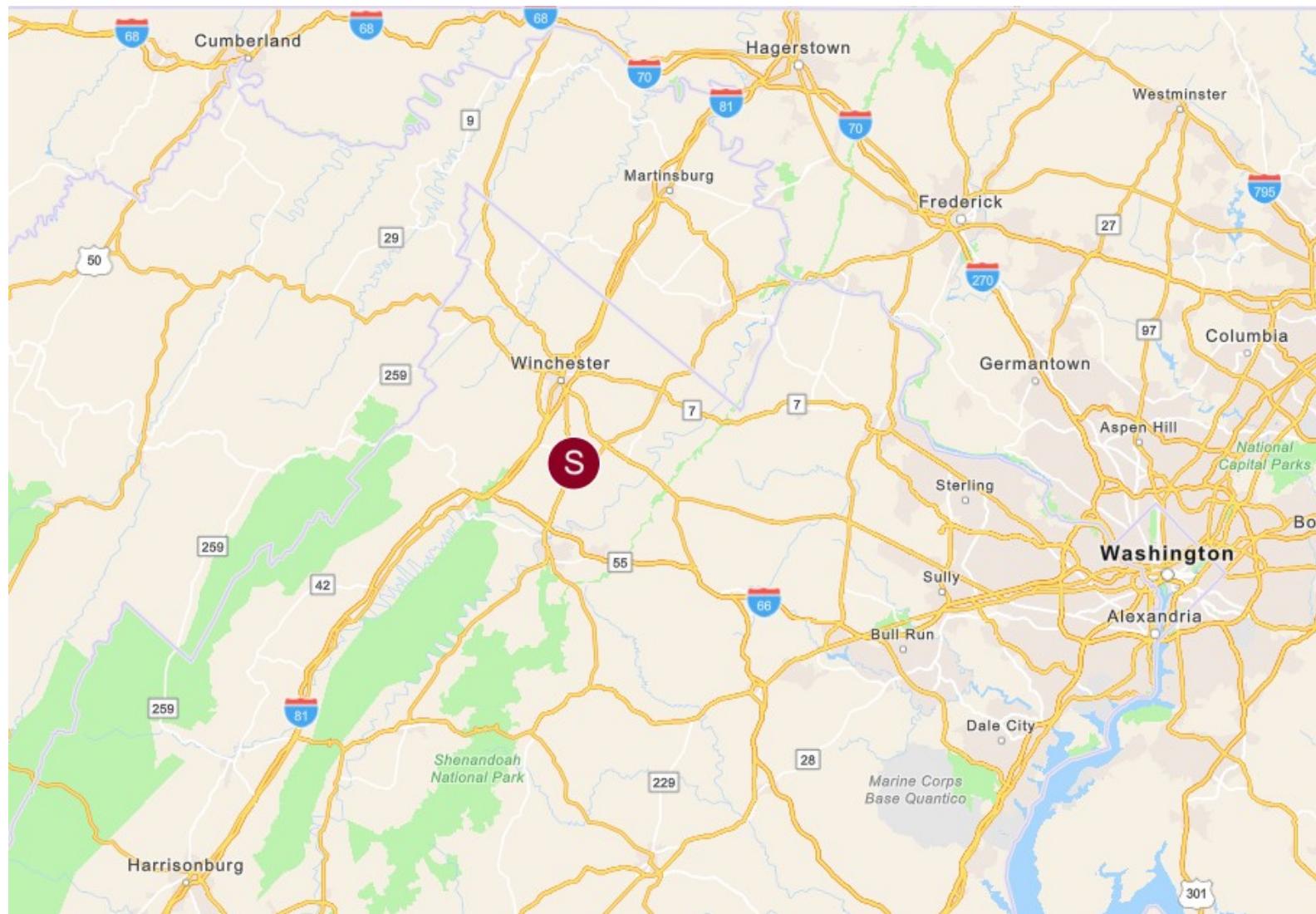


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LOCATOR MAP



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PROPERTY DRONE PHOTO

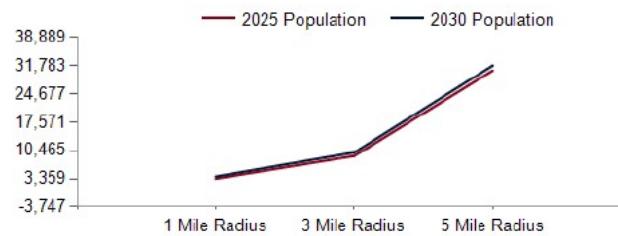


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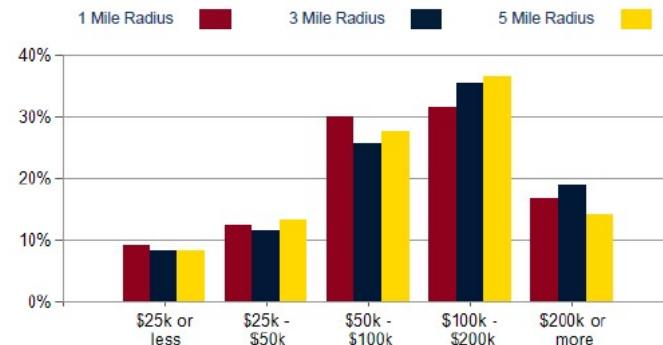
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DEMOGRAPHICS

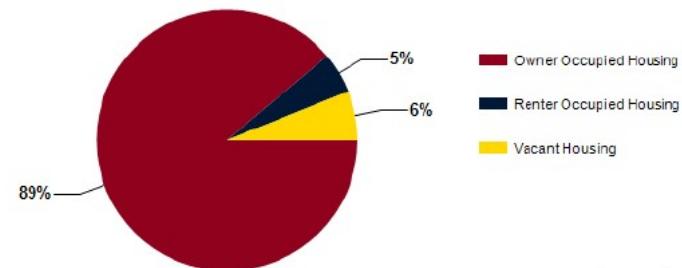
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	719	3,401	16,874
2010 Population	918	4,677	22,804
2025 Population	3,359	9,033	30,517
2030 Population	3,888	9,893	31,783
2025 African American	92	335	1,582
2025 American Indian	16	45	214
2025 Asian	89	280	736
2025 Hispanic	865	1,678	4,100
2025 Other Race	363	724	1,793
2025 White	2,297	6,561	23,195
2025 Multiracial	502	1,086	2,978
2025-2030: Population: Growth Rate	14.85%	9.20%	4.10%
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2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	126	470
\$15,000-\$24,999	69	164	497
\$25,000-\$34,999	45	97	462
\$35,000-\$49,999	127	304	1,060
\$50,000-\$74,999	175	387	1,765
\$75,000-\$99,999	241	503	1,394
\$100,000-\$149,999	281	749	2,645
\$150,000-\$199,999	159	473	1,534
\$200,000 or greater	234	653	1,617
Median HH Income	\$97,154	\$106,799	\$100,917
Average HH Income	\$118,220	\$128,511	\$117,324



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



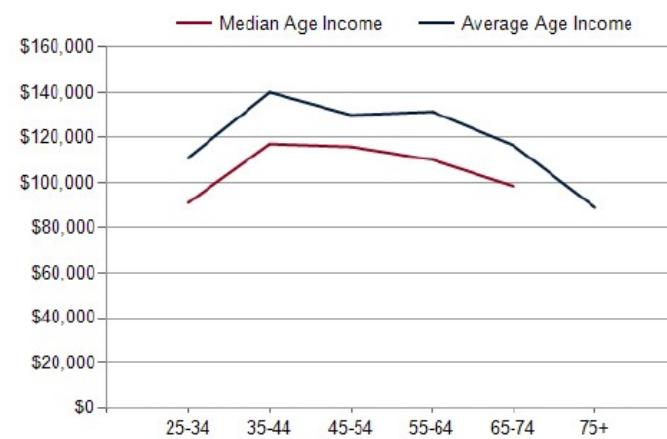
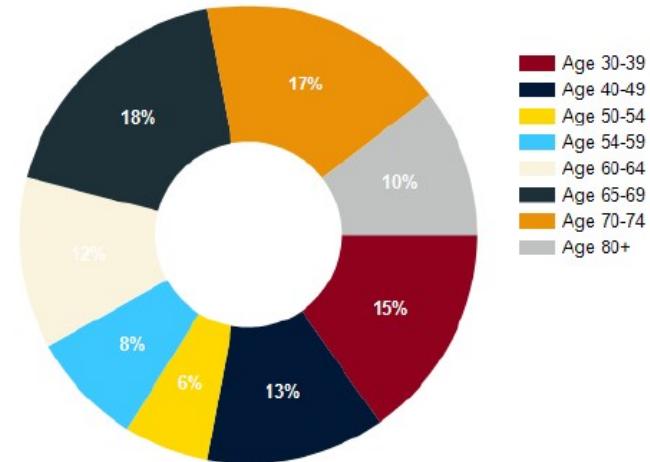
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DEMOGRAPHICS CONT.

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	165	446	1,946
2025 Population Age 35-39	189	554	2,083
2025 Population Age 40-44	161	549	2,068
2025 Population Age 45-49	131	460	1,727
2025 Population Age 50-54	139	460	1,744
2025 Population Age 55-59	186	525	1,882
2025 Population Age 60-64	281	648	2,008
2025 Population Age 65-69	419	826	1,994
2025 Population Age 70-74	405	758	1,669
2025 Population Age 75-79	241	530	1,309
2025 Population Age 80-84	101	250	726
2025 Population Age 85+	54	136	464
2025 Population Age 18+	2,745	7,078	23,692
2025 Median Age	55	46	41
2030 Median Age	57	48	42
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,049	\$110,222	\$102,988
Average Household Income 25-34	\$111,019	\$131,251	\$119,276
Median Household Income 35-44	\$117,126	\$137,392	\$117,818
Average Household Income 35-44	\$140,063	\$155,867	\$137,095
Median Household Income 45-54	\$115,903	\$142,412	\$121,193
Average Household Income 45-54	\$129,996	\$158,849	\$139,475
Median Household Income 55-64	\$110,122	\$115,427	\$107,470
Average Household Income 55-64	\$131,428	\$136,797	\$125,136
Median Household Income 65-74	\$98,339	\$101,042	\$85,791
Average Household Income 65-74	\$116,462	\$117,231	\$104,081
Average Household Income 75+	\$88,865	\$84,532	\$75,421

Population By Age



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Frederick County Zoning Information

RA—Rural Areas

The purpose of the rural area regulations is to preserve large, open parcels of land, tree cover, scenic views, sensitive environmental areas and prime agricultural and locally significant soils. The regulations provide for a variation in lot size, at a density not to exceed one unit per five acres. The varying lot size is permitted in order to facilitate designs that blend in with the existing landscape and preserve some larger tracts of undeveloped land in order to maintain the rural character of the County, as well as provide a choice to home buyers.

Clarke County Zoning Information

AOC—Agricultural Open Space Conservation

To preserve agricultural lands and allow for very low-density single-family residential development.

HC—Highway Commercial

Designed to support businesses and services that cater to the traveling public along major routes