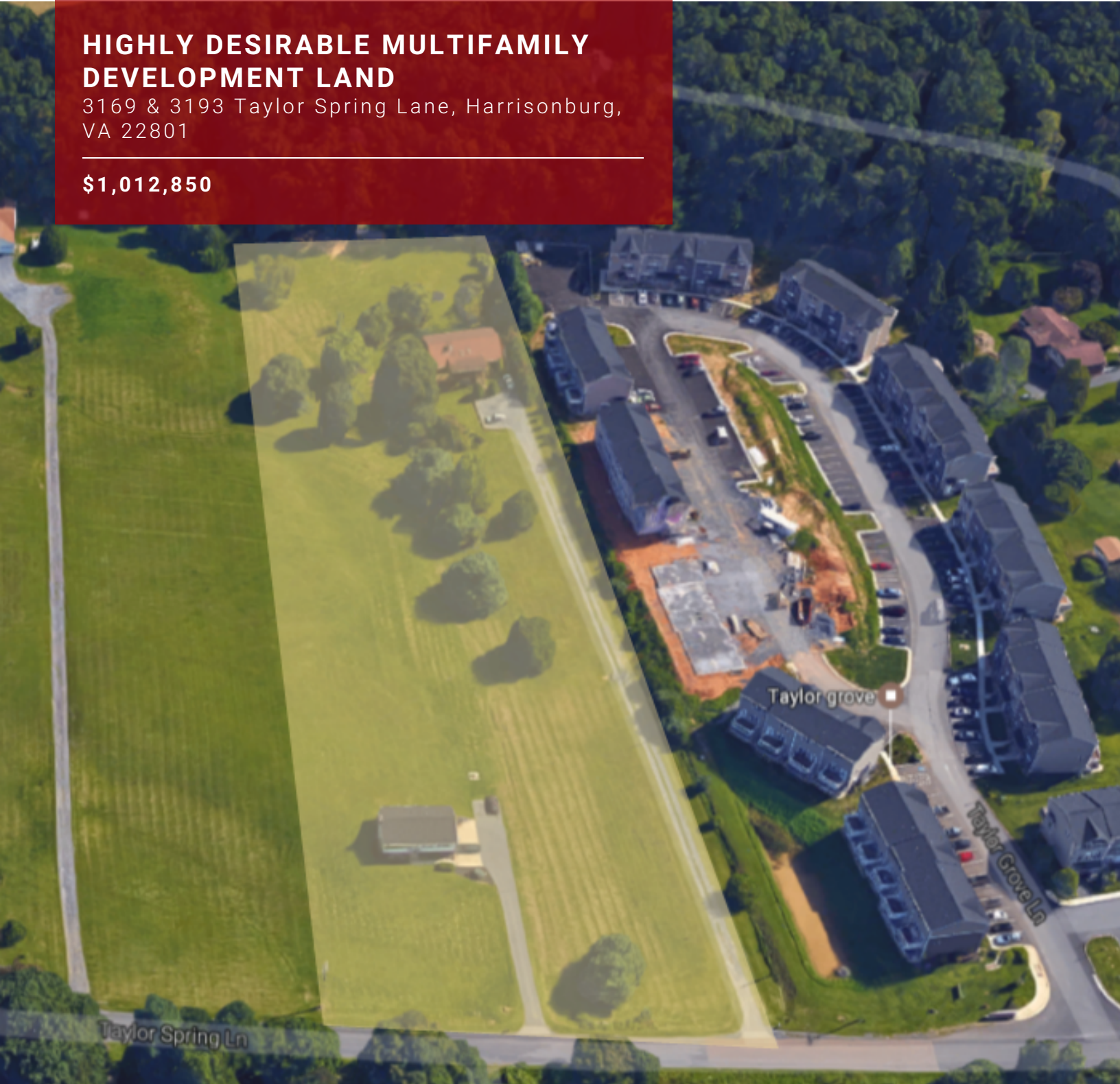


# LAND FOR SALE

## HIGHLY DESIRABLE MULTIFAMILY DEVELOPMENT LAND

3169 & 3193 Taylor Spring Lane, Harrisonburg, VA 22801

**\$1,012,850**



*For More Information:*

Keith May

540.820.7008

keith.may@cottonwood.com

1958 EVELYN BYRD AVENUE • HARRISONBURG, VA 22801

**540.434.9922 • [WWW.COTTONWOOD.COM](http://WWW.COTTONWOOD.COM)**

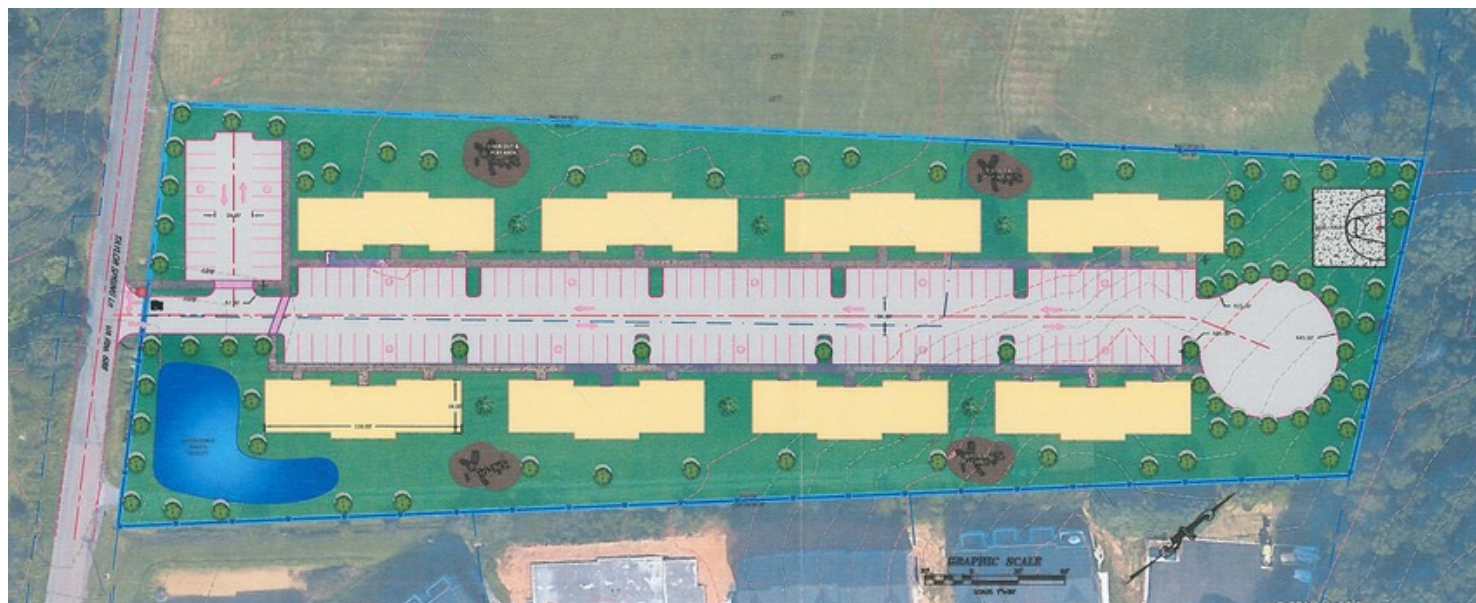
**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE



# HIGHLY DESIRABLE MULTIFAMILY DEVELOPMENT LAND

3169 & 3193 Taylor Spring Lane, Harrisonburg, VA 22801

## Executive Summary



## OFFERING SUMMARY

Sale Price: \$1,012,850

Lot Size: 4.31 Acres

Price / SF: \$5.39

# Tax Map Parcels: 2 Tax Parcels

Zoning: Currently R-3

Utilities Available: County Water & Sewer

Potential Units: Approximately 96 Units



## PROPERTY OVERVIEW

4.31 acres multifamily development land with potential for up to 96 units with rezoning similar to adjacent property. Located next to highly desirable Taylor Springs town home development. Nice level land with public water & sewer available. Surrounded by residential and multifamily developments. 2 tax map parcels. Property is currently zoned R-3. Only minutes from Harrisonburg city limits and many established office and retail businesses. 2 single family residences convey with the property.

For More Information:

Keith May  
540.820.7008  
keith.may@cottonwood.com

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

3169 & 3193 Taylor Springs Lane, Harrisonburg, VA 22802



**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE



---

## HIGHLY DESIRABLE MULTIFAMILY DEVELOPMENT LAND

3169 & 3193 Taylor Spring Lane, Harrisonburg, VA 22801

---

### Location Maps



For More Information:

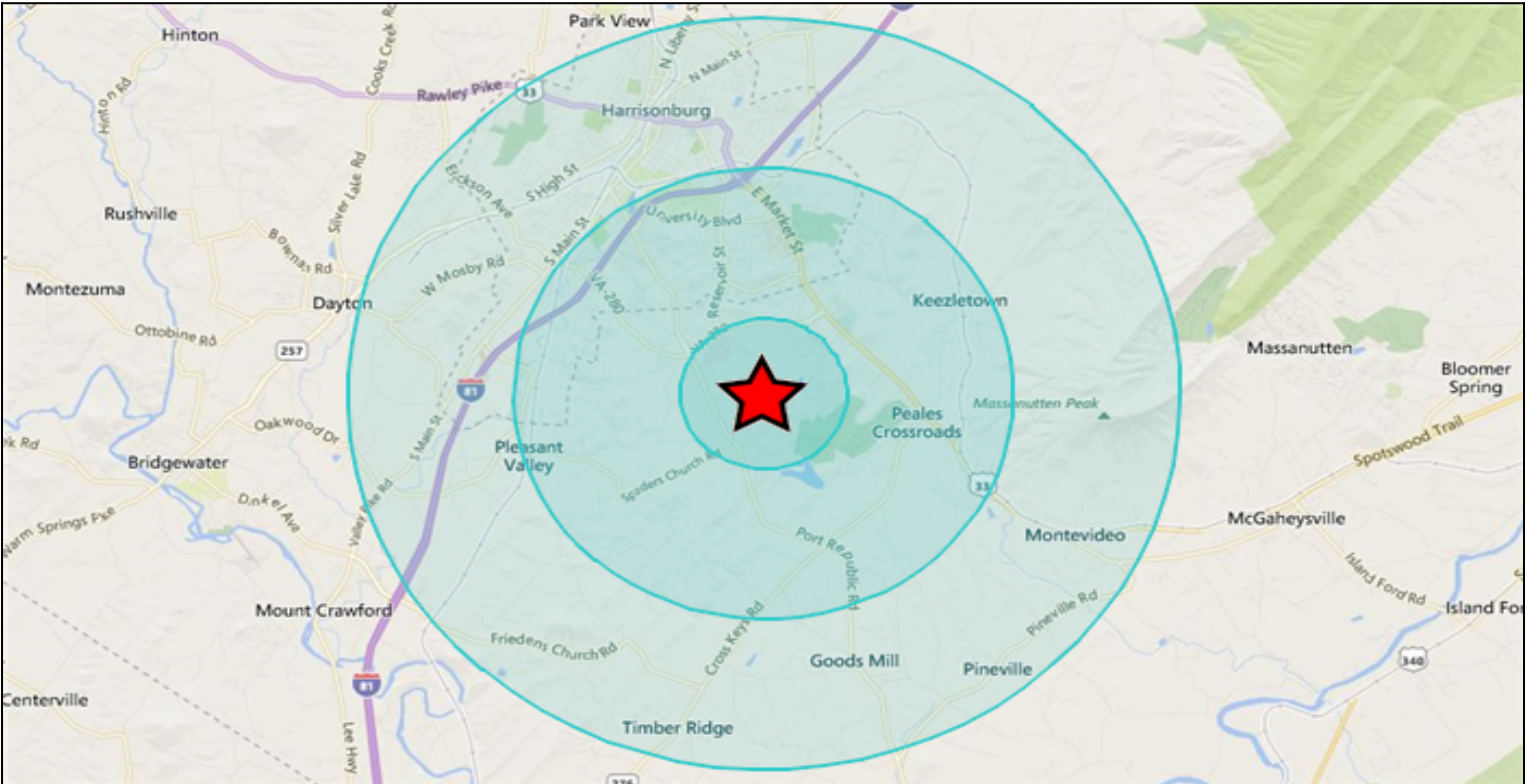
Keith May

540.820.7008

[keith.may@cottonwood.com](mailto:keith.may@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE





Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	6.217177	22.879575	89.788794
Density(Population Per Square Mile) :	836.9	1,090	716.5
Population By Year			
Population (1990) :	1,521	8,182	35,134
Population (2000) :	2,521	15,676	48,529
Population (2010) :	4,996	23,263	60,197
Population (Current) :	5,203	24,938	64,338
Population (5 Yr. Forecast) :	5,363	26,180	67,583
Percent Growth (Current Yr./Previous Yr.) :	4.14	7.76	7.56
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.08	5.24	5.43
Households By Year			
Households (1990) :	480	2,747	11,736
Households (2000) :	901	5,531	16,167
Households (2010) :	1,915	7,952	20,096
Households (Current) :	1,974	8,404	21,241
Households (5 Yr. Forecast) :	2,047	8,802	22,289
Percent Growth (Current Yr./Previous Yr.) :	3.08	6.16	5.99
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.7	4.91	4.96

Description	1 Mile	3 Mile	5 Mile
<b>General Population Characteristics</b>			
Male :	2,467	11,573	30,708
Female :	2,736	13,365	33,630
Density :	836.9	1,090	716.5
Urban :	4,761	23,444	58,358
Rural :	442	1,494	5,980
<b>General Household Characteristics</b>			
Households (Current) :	1,974	8,404	21,241
Families :	1,409	3,755	11,044
Average Size of Household :	2.55	2.89	2.71
Median Age of Householder :	58	39	42
Median Value Owner Occupied (\$) :	318,182.00	225,096.52	217,448.62
Median Rent (\$) :	1,190.00	1,051.32	811.68
Median Vehicles Per Household :	2	2	2
<b>General Housing Characteristics</b>			
Housing Units :	2,167	9,336	24,419
Owner Occupied Units :	1,526	3,657	9,810
Renter Occupied Units :	448	4,747	11,431
Vacant Units :	193	932	3,178
<b>Population By Race</b>			
White Alone :	4,761	20,801	50,994
Black Alone :	90	1,009	3,753
Asian Alone :	187	866	1,923
Native American and Alaska Native Alone :	8	71	233
Other Race Alone :	52	1,469	5,171
Two or More Races :	105	722	2,264
<b>Population By Ethnicity</b>			
Hispanic :	195	3,039	10,611
White Non-Hispanic :	4,644	19,421	46,432
<b>General Income Characteristics</b>			
Median Household Income (\$) :	87,321.00	49,079.23	53,716.83
Total Household Income (\$) :	241,900,590	608,201,854	1,562,461,217
Average Household Income (\$) :	122,543	72,371	73,559
Per Capita Income (\$) :	46,493	24,389	24,285
<b>Consumer Expenditures</b>			
Total Consumer Expenditures (\$) :	136,715	446,949	1,161,661
Total Retail Sales (\$) :	62,060	1,395,985	2,212,008
<b>Employment By Place Of Business</b>			
Total Employees :	1,993	7,537	21,261
Total Establishments :	133	1,012	1,807