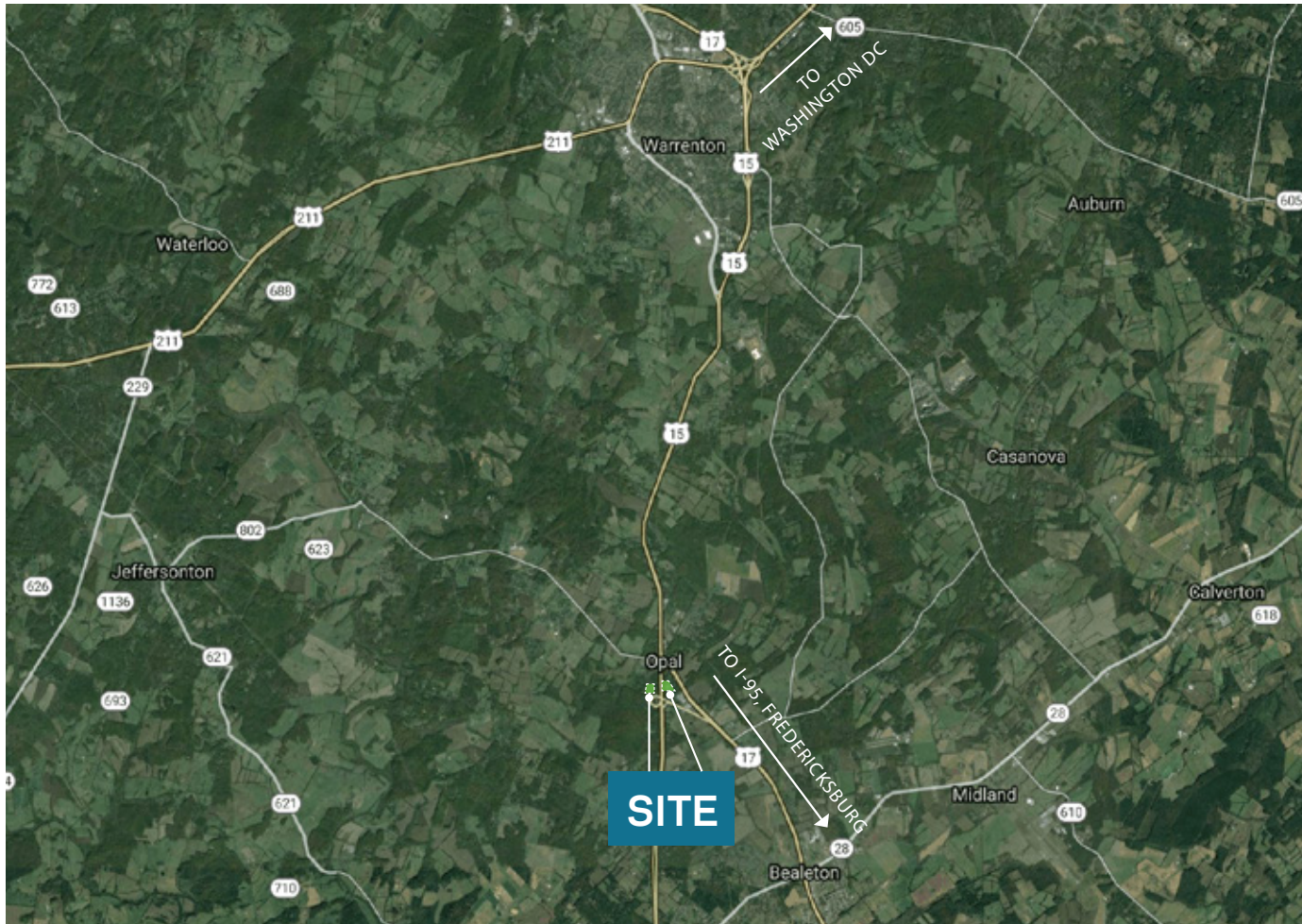


COMMERCIAL LAND

Warrenton, Virginia

FOR SALE

TWO PARCELS



- Located at the intersection of two major north-south arterial roads - Route 29 and Route 17 total traffic count of 67,000 VPD
- 4 miles from downtown Warrenton, 10 miles from Culpeper, 14 miles to I-66 and 20 miles from I-95
- Over 4,400 households within 5 miles, with an average household income of \$103,000
- Projected annual population growth of 1.5% within 5 miles
- Located in the Opal service district

FOR MORE INFORMATION,
PLEASE CONTACT **LAND
SERVICES GROUP**

JOE MCDONNELL
+1 703 288 2547
joe.mcdonnell@cbre.com

JOHN RYAN
+1 703 288 2541
john.r.ryan@cbre.com

CBRE

COMMERCIAL LAND

Warrenton, Virginia

FOR SALE

TWO PARCELS



10.2 ACRES

- Zoned C-2 (5.55 acres) & RA (4.65 acres)
- Permitted uses in C-2 zoning include retail, auto sales, restaurant, convenience store, car wash, day care and school
- Access to site is via service road
- Fauquier County PIN: 6980-28-3719

6.2 ACRES

- Zoned I-1
- Permitted uses include auto sales, auto repair and self storage
- Access to both Routes 29 and 17 via existing curb cuts
- Fauquier County PIN: 6980-39-0038

FOR MORE INFORMATION,
PLEASE CONTACT **LAND
SERVICES GROUP**

JOE MCDONNELL
+1 703 288 2547
joe.mcdonnell@cbre.com

JOHN RYAN
+1 703 288 2541
john.r.ryan@cbre.com

CBRE