



## Great Development Opportunity

### Land For Sale

#### Property Highlights

- 60 acres of beautiful land
- Possibly annexed into city zoning for water sewer
- Very build-able
- Suitable for development
- Easy access to Route 81
- Numerous nearby amenities
- Located in beautiful Shenandoah County

#### Space Details

**Sale Price:** \$1,200,000

**Lot Size:** 60 Acres

Table of Contents

**CONTENTS**

TABLE OF CONTENTS	2
SITE PLAN	3
PROPERTY DESCRIPTION	4
REGIONAL MAP	5
LOCATION MAPS	6
DEMOGRAPHICS REPORT	7
DEMOGRAPHICS MAP	8

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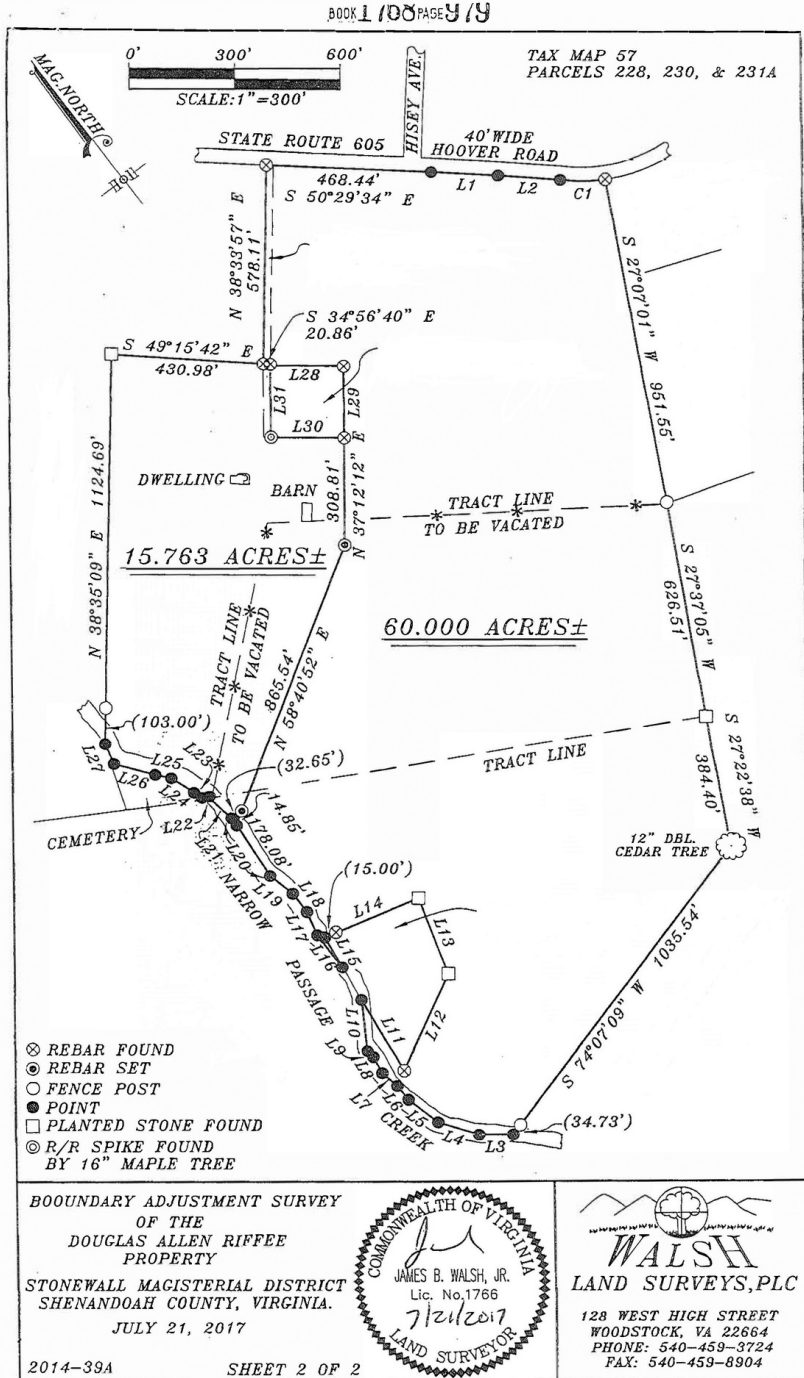
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Long & Foster Commercial in compliance with all applicable fair housing and equal opportunity laws.

**PROPERTY INFORMATION | Site Plan**





**PROPERTY INFORMATION** | Property Description



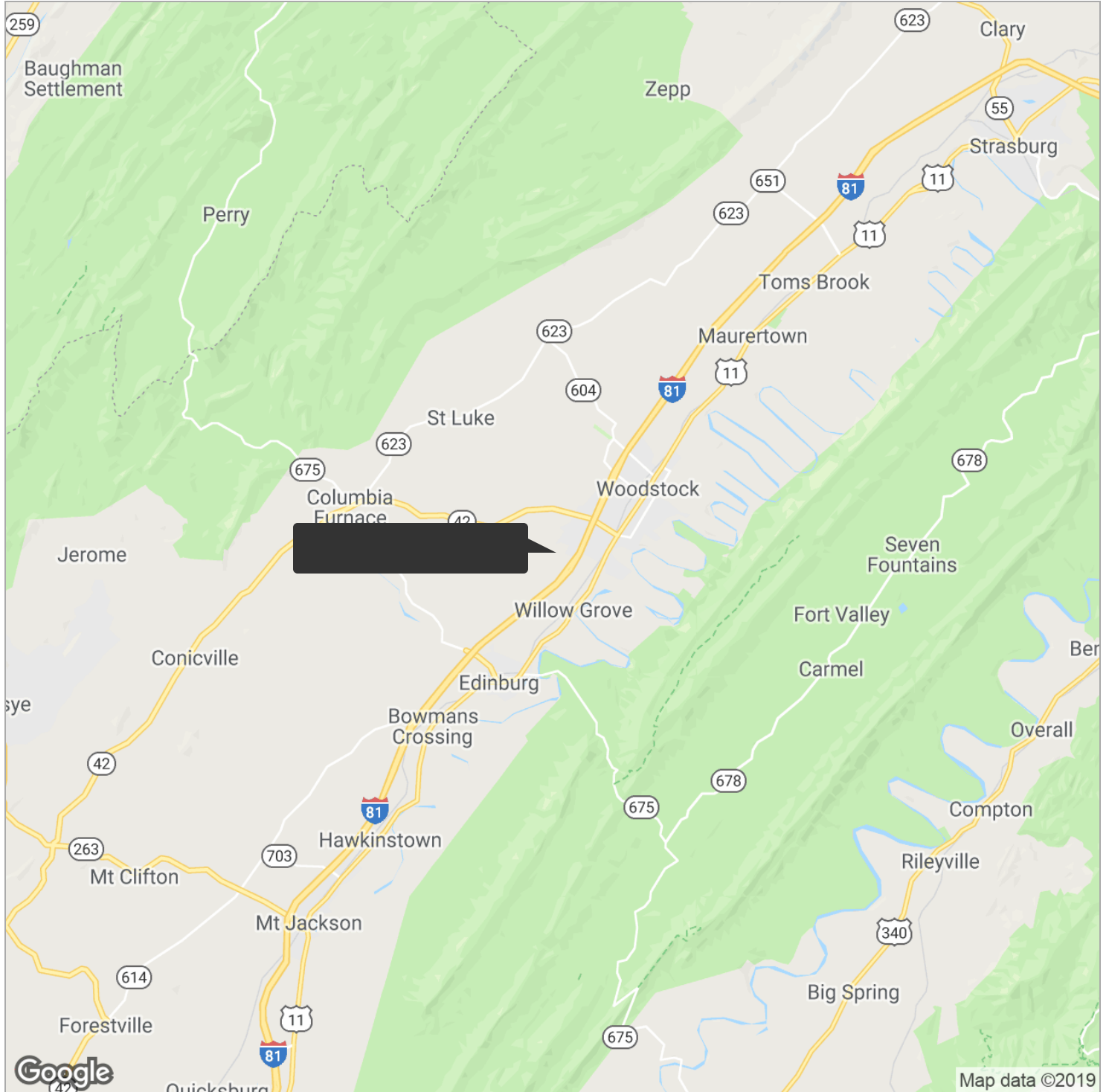
**PROPERTY OVERVIEW**

Asking price of \$1,200,000

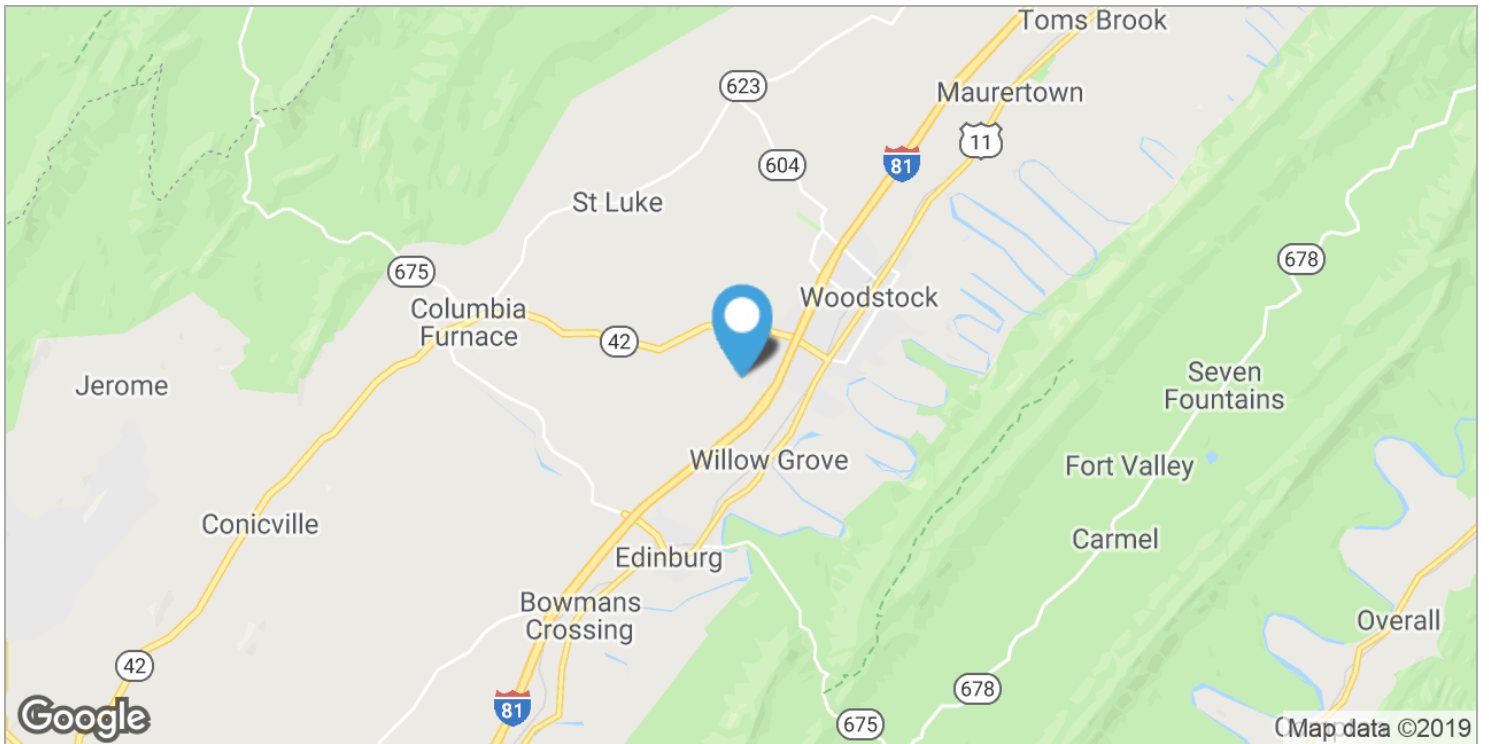
**LOCATION OVERVIEW**

60 acres of beautiful land, suitable for development. Located in beautiful Shenandoah County. Bordering on the City and can be annexed to the City.

| Regional Map



| Location Maps



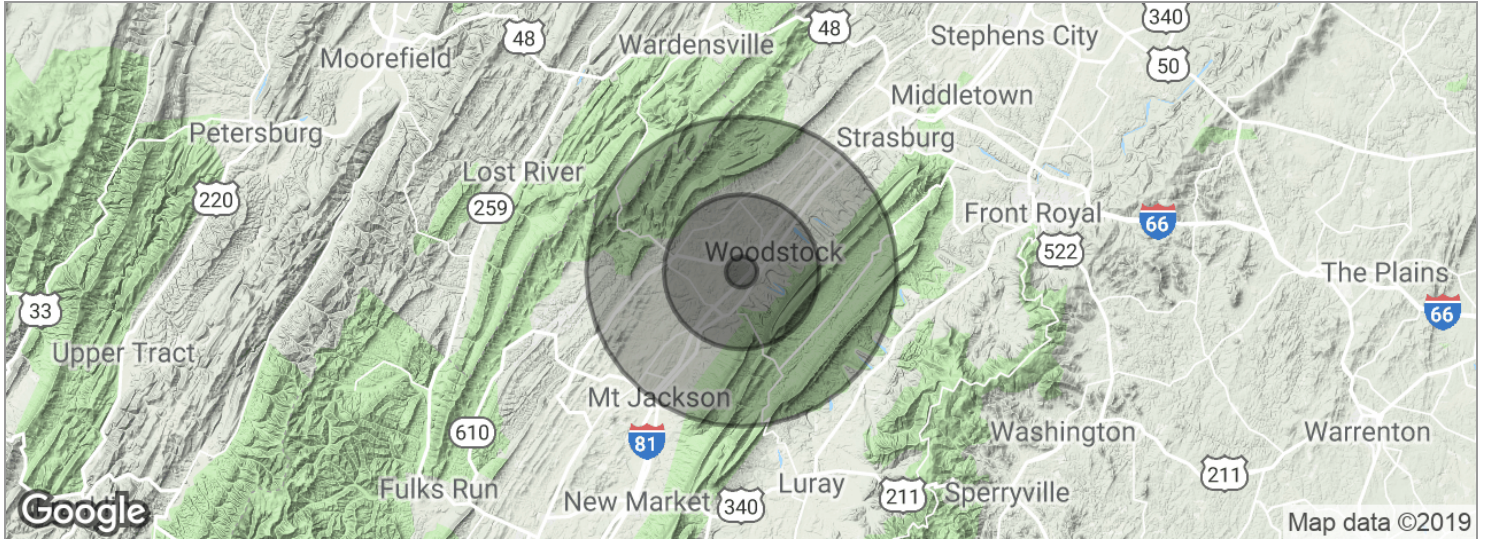
**PROPERTY INFORMATION** | Demographics Report

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	856	12,951	25,694
Median age	42.1	42.6	43.3
Median age (Male)	40.7	41.4	42.5
Median age (Female)	42.9	43.4	44.1
	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	372	5,575	10,772
Total persons per HH	2.3	2.3	2.4
Average HH income	\$57,730	\$58,974	\$60,978
Average house value		\$261,949	\$255,686

*\* Demographic data derived from 2010 US Census*



**PROPERTY INFORMATION | Demographics Map**



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