



For Sale

4.7 +/- Acres on Fairground Road Front Royal, Virginia

\$395,000

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Executive Summary

- 4.7 +/- Acre Lot on Fairground Road (Route 661), Warren County, Front Royal, VA
- Available Utilities: Water, Sewer, Electric and Gas
- Tax ID# 05C-2
- May be subdivided
- Commercial/Industrial Zoning
- Located at the entrance of Stephens Industrial Park
- Breathtaking views of the mountains surrounding the Shenandoah Valley
- Surrounded by Golf Courses, Shopping, Hotels, and only about an hour away from Dulles Airport and the DC Beltway. New schools, Federal and State Parks and the Shenandoah River make this a great place to locate a business!
- Warren County, VA is located in the Northern Shenandoah Valley approximately 90 miles west of Washington, DC. It is part of the Washington-Arlington-Alexandria Metropolitan Statistical Area. Front Royal, the county seat, is strategically located at the intersection of Routes 55, 340 & 522, just 2 miles south of I-66, and 9 miles east of I-81. Warren County is located at the crossroads of 2 major interstate highways—I-81 and I-66. It has Enterprise Zoned Status, a HUB Zone designation and a designated Technology Park. Warren County's overall median income is above the national average of \$52,762 at \$61,369 (according to Weldon Cooper Ctr. For Public Information). Warren County has a civilian labor force of approximately 20,000 people with an additional 340,000 located within a 225 mile radius. The Virginia Inland Port is located in here and is an intermodal container transfer facility for the transport of ocean-going containers to & from the Port of Virginia in Hampton Roads. Over 400 commercial business are located in Warren County.

Area Map

